EXHIBIT V.

CHAPTER 28, RESIDENTIAL TRADITIONAL COMMUNITY DISTRICTS

(Note: Red = New Language, Black = Existing language and ~~Strikethrought~~ = language to be deleted)

28.32. RESIDENTIAL TRADITIONAL COMMUNITY DISTRICTS

Subsections:

28.32.10 - Purpose of Section
28.32.11 - Purposes of Traditional Community Residential Districts
28.32.20 - Residential - Traditional Community District Land Uses and Permit Requirements
28.32.30 - Residential - Traditional Community District ~~General~~ Development Standards

28.32.10 Residential – Traditional Community Districts

This Section includes regulations for the following zoning districts

A. Residential – Traditional Community (R-TC) Districts

B. Residential – Traditional Community Mixed Use (R-TC-MU) Districts

28.32.11 Purpose of Residential – Traditional Community Districts

This Section lists the uses of land that may be allowed within the traditional community residential areas of the County represented by the Residential – Traditional Community (R-TC zoning districts. It also determines the type of land use approval required for each use within each district, and provides general standards for site development.

Residential – Traditional Community districts recognize current residential and mixed-use communities located outside agricultural or municipal service areas where previous development has occurred at higher densities or intensities than currently allowed under County policy. It is the intent to preserve and enhance the character and quality of these communities and promote future infill residential and mixed use development but not to expand the area of these communities.

The R-TC Districts replace the following previous districts:

R-TC-1AC replaces RE-1;
R-TC-20 replaces RE-1/2
R-TC-15 replaces RE-1/3

R-TC-10	replaces	RE-1/4
R-TC-6	replaces	R-S-6
R-TC-5	replaces	R-S-5
R-TC-D-4	replaces	R-D (Starr Subdivision)
R-TC-D-6	replaces	R-D (Homeacres)
R-TC-MF	replaces	R-M

The purpose of the different residential – traditional community zoning districts and the manner in which they are applied are as follows:

A. Residential – Traditional Community (R-TC) District.

The R-TC zoning districts are intended for areas that have previously been subdivided for single family residential development and provide the community services appurtenant thereto. The regulations for these districts are designed to stabilize and protect the residential characteristics of the districts, to promote and encourage a suitable environment for family life. Nine R-TC zoning districts are denoted with a suffix to indicate the minimum parcel size (e.g. R-TC-4 requires a minimum parcel size of 4,000 square feet), minimum building setbacks, and other requirements. The R-TC zoning districts are consistent with and implement the Traditional Community - Residential land use designation of the General Plan as follows:

Birds Landing	R-TC-1AC
Collinsville Township	R-TC-4
Cordelia area	R-TC-15
Elmira area	R-TC-1AC and R-TC-20
Fairfield Unincorporated area	R-TC-1AC, R-TC-20, R-TC-10 and R-TC-D
Green Valley area	R-TC-1AC, R-TC-20, and R-TC-15
Rockville Corners	R-TC-1AC
Snug Harbor area	R-TC-10
Vallejo Unincorporated area	R-TC-20, R-TC-10, R-TC-6, R-TC-5, R-TC-D & R-TC-MF
Willotta Oaks area	R-TC-15, R-TC-10

B. Residential –Traditional Community Mixed Use (R-TC-MU) District

The Residential -Traditional Community Mixed Use (R-TC-MU) zoning district is intended for certain medium-density residential and retail commercial and business areas that are appropriate for residential and commercial uses, and that can be served by community services. The regulations for this district are designed to stabilize and protect the essential residential characteristics of the district, to promote and encourage a suitable environment for family life and to provide for the integration of retail shops and businesses into the neighborhood. The R-TC-MU zoning district is consistent with and implements the Traditional Community-Mixed Use land use designation of the General Plan as follows:

Vallejo Unincorporated Area	R-TC-MU

Birds Landing Area	R-TC-MU
Cordelia area	R-TC-MU
Elmira area	R-TC-MU

28.32.20 Residential - Traditional Community District Land Uses and Permit Requirements

A. Allowed Uses and Permit Requirements:

Tables 28-32A and 28-32A1 identifies the land uses allowed by this Zoning Ordinance in each residential-traditional community district and the land use permit required to establish each use. In addition to the land use permit required by Tables 28-32A and 28-32B, special requirements may apply to certain uses.

B. Marsh Development Permit Requirements:

Any development within the Suisun Marsh, as defined by Section 29114 of the Public Resources Code, shall be subject to obtaining a Marsh Development Permit pursuant to the Suisun Marsh Preservation Act of 1977, and as provided for in Section 28.104 of this Code. When a land use subject to a marsh development permit is proposed in both the Primary Management Area and Secondary Management area as defined in the Suisun Marsh Preservation Act of 1977, the land use shall be subject to a use permit covering the whole of the project.

~~B~~C. Architectural Review:

Architectural Approval may also be required for certain uses in compliance with Section 28.102 (Architectural Approval).

~~C~~D. Building Permits:

A Building Permit shall also be required prior to any construction.

~~D~~E. Land Use Regulations:

Where the last column in Table 28.32A ("Land Use Regulations") includes a section number, e.g. 28.70.10, the zoning regulations in the referenced section apply to the use. Where the last column includes a chapter number, e.g. Chapter 13.6, the regulations in the referenced Solano County Code apply to the use. Provisions in other sections of this Zoning Ordinance may also apply.

F. Non-Conforming Uses.

Within the Suisun Marsh as defined by Section 29101 of the Public Resources Code, uses established prior to 1977 that do not conform to the uses set forth in Table 28-32A.1 shall be considered nonconforming uses under Section 28.114 except that non-substantial changes, alterations and additions to nonconforming uses may be allowed within the existing established project footprint area subject to a marsh development permit pursuant

to the Suisun Marsh Preservation Act of 1977 and as provided for in Section 28.104 of this code. The overall existing development area may not be expanded under these provisions. Development within the existing development area should minimize additional impervious surfaces. An adequate buffer should be established or maintained between the development areas and any water, wetlands, or other Marsh habitat to protect the habitat from adverse environmental impacts. An erosion, sediment and runoff control plan shall be prepared in accordance with Section 31.26(b) of the Solano County Grading, Drainage, Land Leveling and Erosion Control Ordinance. When the non-conforming uses is located in both the primary management area and secondary management area as defined by the Suisun Marsh Preservation Act of 1977, non-substantial changes, alterations and additions to the nonconforming use shall be subject to a use permit covering the whole of the project.

~~E~~G. Site Development and Other Standards.

All uses shall comply with the provisions of Article IV, Section 28-90 Site Development and Other Standards which includes standards for parking, signs and other project elements.

TABLE 28.32A ALLOWED USES: R-TC-1AC, R-TC-20, R-TC-15, R-TC-10, R-TC-6 DISTRICTS

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt,

- - - = Prohibited

ALLOWED USES* *See Definitions Section 28-10	**Permitted Uses**					**Land Use Regulations**** **See Section 28-70.10
	R-TC-1AC	**R-TC-20**	**R-TC-15**	**R-TC-10**	**R-TC-6**	
AGRICULTURAL USES						
A. CROP PRODUCTION						
Cultivated and irrigated farming	A	A	A	A	- - -	
Non-irrigated and non-cultivated farming	A	A	A	A	- - -	
RESIDENTIAL USES						
A. DWELLINGS						
Accessory buildings and uses(1)						28.72.10 (A) & (B)(1)
Accessory building greater than 2,500 square feet in size(2)	A	A	A	A	A	28.72.10 (A) & (B)(1)
Accessory buildings, aggregate: 1) greater than 2,500 square feet in size combined on a lot 4 acres or less; or, 2) greater than 5,000 square feet in size combined on a lot greater than 4 acres(2)	MUP	MUP	MUP	MUP	MUP	28.72.10 (A) & (B)(1)
Duplex	- - -	- - -	- - -	- - -	- - -	28.72.10(A)
Dwelling groups	- - -	- - -	- - -	- - -	- - -	28.72.10 (A) & (B)(2)
Guest house	- - -	- - -	- - -	- - -	- - -	28.72.10 (A) & (B)(6)
Multifamily Dwelling	- - -	- - -	- - -	- - -	- - -	28.72.10(A)
Primary dwelling	A	A	A	A	A	28.72.10(A)
Rooming and boarding house	- - -	- - -	- - -	- - -	- - -	
Secondary dwelling	A	A	A	A	A	28.72.10 (A) & (B)(6).
Second kitchen	AP	AP	AP	AP	AP	28.72.10 (A) & (B)(7)

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt,

- - - = Prohibited

ALLOWED USES* *See Definitions Section 28-10	**Permitted Uses**					**Land Use Regulations**** **See Section 28-70.10
	R-TC-1AC	**R-TC-20**	**R-TC-15**	**R-TC-10**	**R-TC-6**	
B. TEMPORARY RESIDENTIAL USES						
Temporary emergency dwelling	AP	AP	AP	AP	AP	28.72.20 (A) & (B)(3)
Temporary manufactured home storage	AP	AP	AP	AP	AP	28.72.20 (A) & (B)(4)
Temporary occupancy of existing dwelling while replacement dwelling is under construction	AP	AP	AP	AP	AP	28.72.20 (A) & (B)(5)
Temporary single-family dwelling [(3)]	AP	AP	AP	AP	AP	28.72.20 (A) & (B)(6)
C. AGRICULTURAL AND ANIMAL FACILITIES INCIDENTAL TO A RESIDENCE						
Grazing or keeping of animals, not exceeding two animal units per net acre of ownership, excepting an animal feed yard, which shall not be allowed	A	A	A	A	- - -	28.72.30 (A) & (B)(1)
Small animal husbandry	A	A	A	A	- - -	28.72.30 (A) & (B)(4)
Stable, private	A	A	A	A	- - -	28.72.30 (A) & (B)(5)
D. OTHER RESIDENTIAL USES						
Home occupation						
Type I	A	A	A	A	A	28.72.40 (A) & (B)(2)
Type II	AP	AP	AP	AP	AP	28.72.40 (A) & (B)(2)
Temporary subdivision sales office	MUP	MUP	MUP	MUP	MUP	28.72.40 (A) & (B)(3)

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt,

- - - = Prohibited

ALLOWED USES* *See Definitions Section 28-10	**Permitted Uses**					**Land Use Regulations**** **See Section 28-70.10
	R-TC-1AC	**R-TC-20**	**R-TC-15**	**R-TC-10**	**R-TC-6**	
RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES [2]						
A. RECREATION USES						
None Allowed	- - -	- - -	- - -	- - -	- - -	
B. EDUCATION USES						
None Allowed	- - -	- - -	- - -	- - -	- - -	
C. PUBLIC ASSEMBLY USES						
Church	- - -	UP	UP	UP	UP	28.73.30 (A) & (B)(1)
Clubs, lodges and fraternal organizations	- - -	- - -	- - -	- - -	- - -	28.73.30 (A) & (B)(2)
Nursery school	- - -	MUP	MUP	MUP	MUP	
Nursing home, rest home	- - -	MUP	MUP	MUP	MUP	
RETAIL AND OFFICE USES						
A. RETAIL USES						
Automobile parking lot [(4)]	UP	UP	UP	UP	UP	28.78.10 (A) & (B)(2)
B. OFFICE USES						
None Allowed	---	---	---	---	---	

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- - - = Prohibited

ALLOWED USES* *See Definitions Section 28-10	**Permitted Uses**					**Land Use Regulations**** **See Section 28-70.10
	R-TC-1AC	**R-TC-20**	**R-TC-15**	**R-TC-10**	**R-TC-6**	
TOURIST USES						
None Allowed	- - -	- - -	- - -	- - -	- - -	
COMMERCIAL SERVICE USES						
None Allowed	- - -	- - -	- - -	- - -	- - -	
INDUSTRIAL, MANUFACTURING, PROCESSING AND WHOLESALE USES						
None Allowed	- - -	- - -	- - -	- - -	- - -	

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt,

- - - = Prohibited

ALLOWED USES* *See Definitions Section 28-10	**Permitted Uses**					**Land Use Regulations**** **See Section 28-70.10
	R-TC-1AC	**R-TC-20**	**R-TC-15**	**R-TC-10**	**R-TC-6**	
COMMUNICATION, INFRASTRUCTURE AND SERVICE USES						
A. COMMUNICATION USES						
Wireless communication facilities						
Co-locations	MUP	MUP	MUP	MUP	MUP	See Section 28.81
New towers	UP	UP	UP	UP	UP	See Section 28.81
B. INFRASTRUCTURE USES						
~~Utility, Public (Inside R.O.W.)~~ Pipeline, transmission or distribution line in R.O.W.	A	A	A	A	A	28.78.20 (A) &(B)(8)
~~Utility, Public (outside ROW) and Non Public~~ Utility facilities or infrastructure, ourside of R.O.W.	MUP	MUP	MUP	MUP	MUP	28.78.20 (A)& (B)(9)
C. SERVICE USES						
Community care facility	UP	UP	UP	UP	UP	28.78.30 (A) & (B)(2)
Public Service Facility	UP	UP	UP	UP	UP	28.78.30 (A) & (B)(4)
D. TEMPORARY CONSTRUCTION AND INFRASTRUCTURE USES						
None Allowed	- - -	- - -	- - -	- - -	- - -	
RESOURCE CONSERVATION USES						
None Allowed	- - -	- - -	- - -	- - -	- - -	

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ALLOWED USES* *See Definitions Section 28-10	**Permitted Uses**					**Land Use Regulations**** **See Section 28-70.10
	R-TC-1AC	**R-TC-20**	**R-TC-15**	**R-TC-10**	**R-TC-6**	

Notes:

(1) Accessory building:
a) Does not include a guest house
b) May be established prior to construction or installation of a dwelling on the same property.

(2) Use permit approval is required by the Zoning Administrator only, unless otherwise referred to the Planning Commission by the Zoning Administrator. Aggregate square footage shall include all accessory buildings, except as follows:
a) Any structure used for the keeping of animals, such as a stable or corral, or for crop storage, which is unenclosed with an open side and no flooring, shall not required a use permit and shall not be counted as part of the aggregate total for accessory buildings
b) Any structure 120 square fee in size or less and exempt from the permit requirements of County Building Code shall not be counted as part of the aggregate total for accessory buildings.

(3) Allowed only when the primary dwelling is under construction, and the temporary dwelling is installed on a temporary foundation.

(4) An automobile parking lot must be adjacent to any C or M District.

Table 28.32A.1 ALLOWED USES: R-TC-5, R-TC-4 R-TC-D, R-TC-MF, R-TC-MU DISTRICTS

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt,

- - - = Prohibited

ALLOWED USES* *See Definitions Section 28-10	**Permitted Uses**						**Land Use Regulations**** **See Section 28-70.10
	R-TC-5	**R-TC-4(1)**	**R-TC-D-4**	**R-TC-D-6**	**R-TC-MF**	**R-TC-MU**	
AGRICULTURAL USES							
A. CROP PRODUCTION							
Cultivated and irrigated farming	- - -	- - -	- - -	- - -	- - -	- - -	
Non-irrigated and non-cultivated farming	- - -	- - -	- - -	- - -	- - -	- - -	
RESIDENTIAL USES							
A. DWELLINGS							
Accessory buildings and uses(2)							28.72.10 (A) & (B)(1)
Accessory building greater than 2,500 square feet in size(3)	A	A	A	A	A	A	28.72.10 (A) & (B)(1)
Accessory buildings, aggregate: 1) greater than 2,500 square feet in size combined on a lot 4 acres or less; or, 2) greater than 5,000 square feet in size combined on a lot greater than 4 acres(3)	MUP	MUP	MUP	MUP	MUP	MUP	28.72.10 (A) & (B)(1)
Duplex	- - -	- - -	A	A	A	- - -	28.72.10(A)
Dwelling groups	- - -	- - -	- - -	- - -	A	- - -	28.72.10(A) & (B)(1)
Guest house	- - -	- - -	- - -	- - -	- - -	- - -	
Multifamily Dwelling	- - -	- - -	- - -	- - -	A	A	28.72.10(A)
Primary dwelling	A	A	A	A	A	A	28.72.10(A)
Rooming and boarding house	- - -	- - -	- - -	- - -	A		28.72.10(A)
Secondary dwelling	A	A	- - -	- - -	- - -	- - -	28.72.10(A) & (B)(6)
Second kitchen	AP	AP	- - -	- - -	- - -	- - -	28.72.10(A) & (B)(7)

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt,

- - - = Prohibited

ALLOWED USES* *See Definitions Section 28-10	**Permitted Uses**						**Land Use Regulations**** **See Section 28-70.10
	R-TC-5	**R-TC-4[1]**	**R-TC-D-4**	**R-TC-D-6**	**R-TC-MF**	**R-TC-MU**	
B. TEMPORARY RESIDENTIAL USES							
Temporary emergency dwelling	AP	AP	AP	AP	AP	AP	28.72.20(A) & (B)(3)
Temporary manufactured home storage	AP	AP	AP	AP	- - -	- - -	28.72.20(A) & (B)(4)
Temporary occupancy of existing dwelling while replacement dwelling is under construction	AP	AP	AP	AP	AP	A	28.72.20(A) & (B)(5)
Temporary single-family dwelling [4]	AP	AP	AP	AP	- - -	AP	28.72.20(A) & (B)(6)
C. AGRICULTURAL AND ANIMAL FACILITIES INCIDENTAL TO A RESIDENCE							
Grazing or keeping of animals, not exceeding two animal units per net acre of ownership, excepting an animal feed yard, which shall not be allowed	- - -	- - -	- - -	- - -	- - -	- - -	28.72.30(A) & (B)(1)
Small animal husbandry	- - -	- - -	- - -	- - -	- - -	- - -	28.72.30(A) & (B)(4)
Stable, private	- - -	- - -	- - -	- - -	- - -	- - -	28.72.30(A) & (B)(5)
D. OTHER RESIDENTIAL USES							
Home occupation							
Type I	A	A	A	A	A	A	28.72.40(A) & (B)(2)
Type II	AP	AP	AP	AP	AP	AP	28.72.40(A) & (B)(2)
Temporary subdivision sales office	MUP	MUP	MUP	MUP	MUP	- - -	28.72.40(A) & (B)(3)

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ALLOWED USES* *See Definitions Section 28-10	**Permitted Uses**						**Land Use Regulations**** **See Section 28-70.10
	R-TC-5	**R-TC-4(1)**	**R-TC-D-4**	**R-TC-D-6**	**R-TC-MF**	**R-TC-MU**	
RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES [2]							
A. RECREATION USES							
None Allowed	- - -	- - -	- - -	- - -	- - -	- - -	
B. EDUCATION USES							
None Allowed	- - -	- - -	- - -	- - -	- - -	- - -	
C. PUBLIC ASSEMBLY USES							
Church	UP	- - -	UP	UP	UP	UP	28.73.30 (A) & (B)(1)
Clubs, lodges and fraternal organizations	- - -	- - -	- - -	- - -	UP	UP	28.73.30 (A) & (B)(2)
Nursery school	MUP	- - -	MUP	MUP	MUP	MUP	28.73.30 (A)
Nursing home, rest home	MUP	- - -	MUP	MUP	MUP	MUP	28.73.30 (A)
Schools						MUP	28.73.30 (A)
RETAIL AND OFFICE USES							
A. RETAIL USES							
Automobile parking lot [5]	MUP	- - -	MUP	MUP	MUP	A	28.74.10 (A) & (B)(2)
B. OFFICE USES							
None Allowed							

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ALLOWED USES* *See Definitions Section 28-10	**Permitted Uses**						**Land Use Regulations**** **See Section 28-70.10
	R-TC-5	**R-TC-4(1)**	**R-TC-D-4**	**R-TC-D-6**	**R-TC-MF**	**R-TC-MU**	

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- - - = Prohibited

ALLOWED USES* *See Definitions Section 28-10	**Permitted Uses**						**Land Use Regulations**** **See Section 28-70.10
	R-TC-5	**R-TC-4(1)**	**R-TC-D-4**	**R-TC-D-6**	**R-TC-MF**	**R-TC-MU**	
TOURIST USES							
None Allowed	- - -	- - -	- - -	- - -	- - -	- - -	
COMMERCIAL SERVICE USES							
None Allowed	- - -	- - -	- - -	- - -	- - -	- - -	
INDUSTRIAL, MANUFACTURING, PROCESSING AND WHOLESALE USES							
None Allowed	- - -	- - -	- - -	- - -	- - -	- - -	

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt,

- - - = Prohibited

ALLOWED USES* *See Definitions Section 28-10	**Permitted Uses**						**Land Use Regulations**** **See Section 28-70.10
	R-TC-5	**R-TC-4(1)**	**R-TC-D-4**	**R-TC-D-6**	**R-TC-MF**	**R-TC-MU**	
COMMUNICATION, INFRASTRUCTURE AND SERVICE USES							
A. COMMUNICATION USES							
Wireless communication facilities							
Co-locations	MUP	MUP	MUP	MUP	MUP	MUP	See Section 28.81
New towers	UP	UP	UP	UP	UP	UP	See Section 28.81
B. INFRASTRUCTURE USES							
Utility, Public (Inside R.O.W.) Pipeline, transmission or distribution line in R.O.W.	A	A	A	A	A	A	28.78.20 (A) & (B)(8)
Utility, Public (outside ROW) and Non Public Utility facilities or infrastructure, outside of R.O.W.	UP	UP	UP	UP	UP	UP	28.78.20 (A) & (B)(9)
C. SERVICE USES							
Community care facility	UP	- - -	UP	UP	UP	UP	28.78.30 (A) & (B)(2)
Public Service Facility	UP	- - -	UP	UP	UP	UP	28.78.30 (A) & (B)(4)
D. TEMPORARY CONSTRUCTION AND INFRASTRUCTURE USES							
None Allowed	- - -	- - -	- - -	- - -	- - -	- - -	
RESOURCE CONSERVATION USES							
None Allowed	- - -	- - -	- - -	- - -	- - -	- - -	

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt, - - - = Prohibited							
ALLOWED USES* *See Definitions Section 28-10	**Permitted Uses**						**Land Use Regulations**** **See Section 28-70.10
	R-TC-5	**R-TC-4(1)**	**R-TC-D-4**	**R-TC-D-6**	**R-TC-MF**	**R-TC-MU**	

Notes:

(1) Any development within the Suisun Marsh, as defined by Section 29114 of the Public Resources Code, shall be subject to obtaining a Marsh Development Permit pursuant to the Suisun Marsh Preservation Act of 1977, and as provided for in Section 28.104 of this Code.

(2) Accessory building:
a) Does not include a guest house
b) May be established prior to construction or installation of a dwelling on the same property.

(3) Use permit approval is required by the Zoning Administrator only, unless otherwise referred to the Planning Commission by the Zoning Administrator. Aggregate square footage shall include all accessory buildings, except as follows:
a) Any structure used for the keeping of animals, such as a stable or corral, or for crop storage, which is unenclosed with an open side and no flooring, shall not required a use permit and shall not be counted as part of the aggregate total for accessory buildings
b) Any structure 120 square fee in size or less and exempt from the permit requirements of County Building Code shall not be counted as part of the aggregate total for accessory buildings.

(4) Allowed only when the primary dwelling is under construction, and the temporary dwelling is installed on a temporary foundation.

(5) An automobile parking lot must be adjacent to any C or M District.

1)

28.32.30 Residential – Traditional Community District ~~General~~ Development Standards

A. General site and building standards.

Subdivision, new land uses, main buildings inclusive of primary dwellings, secondary dwellings, and alterations to existing land uses and buildings, shall be designed, constructed, and/or established in compliance with the applicable development standards delineated or referenced in Tables 28-32C.

TABLE 28-32C
Development Standards for Main Building [1] and Secondary Dwelling

Development Feature	Requirement by Zoning District									
	R-TC-1AC	R-TC-20	R-TC-15	R-TC-10	R-TC-6	R-TC-5	R-TC-4	R-TC-D-6	R-TC- MF	R-TC-MU
Minimum Lot Area [2]	*Minimum area required for new lots*									
	1 acre	20,000 s.f.	15,000 s.f.	10,000 s.f.	6,000 s.f.	5,000 s.f.	4,000 s.f. [3]	6,000 s.f. [3]	5,000 s.f.	4.000 s.f.
Dwelling Size	*Minimum or maximum gross floor area for new dwellings*									
Primary dwelling	1,000 square feet minimum									
Secondary dwelling	850 square feet maximum. See Section 28.72.10.A.1. & B.10.						N/A			
Setbacks	*Minimum setbacks required. See Section 28-50(e) for setback measurement, allowed projections into setbacks, and exceptions.*									
Front	20 feet [5]				20 feet [6]	0 feet [6]	20 feet [6]		30 feet [6]	0 feet [6]
Sides (each)	10 feet					5 feet			10 feet	5 feet
Sides (combined)	N/A				15 feet	10 feet			20 feet	10 feet
Rear	25 feet				20% of lot depth, not exceeding 25 feet, and no less than 15 feet	0 feet	20% of lot depth, not exceeding 25 feet, and no less than 15 feet		15 feet	0 feet
Between Structures [7]	10 Feet						10 feet between single family dwelling on the same lot when placed side-by-side and 20 feet between such buildings placed in any other manner.		10 Feet	10 feet between single family dwelling on the same lot when placed side-by-side and 20 feet between such buildings placed in any other manner

TABLE 28-32C, cont. Development Standards for Main Building (1) and Secondary Dwelling										
Development Feature	**Requirement by Zoning District**									
	R-TC-1AC	R-TC-20	R-TC-15	R-TC-10	R-TC-6	R-TC-5	R-TC-4	R-TC-D-6	R-TC- MF	R-TC-MU
Height Limit	*Maximum allowed height of structures.* *See Section 28.93 (height exceptions) and Section 28.99 (Airport flight Obstruction Areas)*									
	35 feet								50 feet	35 feet
Parking	*As required by Section 28-94 (Parking Requirements) and Section 28-102 (Architectural Approval)*									

Notes:

(1) In any R district, the primary dwelling shall be deemed the main building on the building site on which the same is situated.

(2) The following may be used to determine acceptable lot area:

a) The actual number of lots allowed is determined through the applicable subdivision process, based on specific site characteristics and potential environmental impacts, and there is no guarantee that the maximum possible number may be achieved.

b) Reduced lot area may be allowed with a use permit for specific uses permitted by zoning district, see Section 28-97.

(3) A duplex or up to two single family dwellings in any arrangement is allowed on a lot in the R-TC-D -4 District when a minimum of 2,000 sq. ft. of land area is provided for each one family dwelling or a minimum of 2,000 sq. ft. of land area is provided for each duplex unit.

A duplex or up to two single family dwellings in any arrangement is allowed on a lot in the R-TC-D -6 District when a minimum of 3,000 sq. ft. of land area is provided for each one family dwelling or a minimum of 3,000 sq. ft. of land area is provided for each duplex unit. An allowed second single family dwelling shall be deemed to be a second main building and not a secondary dwelling or accessory building.

(4) Other setbacks may be required for specific uses listed in Table 28-32A and 28-32B, as referenced.

(5) Exception: buildings shall be not less than 50 feet from the centerline of the street, and unless otherwise indicated by building lines on the zoning maps.

(6) Exception: unless otherwise indicated by building lines shown on the zoning maps.

(7) Other separation between structures may be required by County Building Code.

B. Accessory Buildings and Structures Development Standards.

New accessory buildings and other structures including alternations to existing accessory buildings and other structures, shall be designed, constructed, and/or established in compliance with the applicable development standards in Tables 28-32D.

TABLE 28-32D

Development Standards for Accessory Buildings and Structures [1]

Development Feature	**Requirement by Zoning District**										
	R-TC-1AC	R-TC-20	R-TC-15	R-TC-10	R-TC-6	R-TC-5	R-TC-4	R-TC-D4	R-TC-D6	R-TC-MF	R-TC-MU
Setbacks [2]	*Minimum setbacks required. See Section 28.90 for setback measurement, allowed projections into setbacks, and exceptions. See also: Section 28.72.10 A.1. & B.1. (Accessory buildings and uses, residential)*										
Attached	An accessory building attached to the main building shall comply with the setback requirements for the main building.										
Detached	60 feet or on the rear 50% of the lot										
Front				60 feet for private stables							
Sides (each) [3]	10 feet			10 feet, 20 feet for private stables	5 feet					10 feet	5 feet
Sides (combined)	N/A				15 feet	10 feet				20 feet	10 feet
Rear [3]	10 feet			10 feet, 20 feet for private stables	10 feet	0 feet	10 feet				0 feet
Between structures [4]	10 feet from any dwelling or other main building on the same lot										
Site coverage (maximum)	In a required rear setback for the main building: the aggregate total of all accessory buildings shall not occupy more than 30% of the required rear setback area for the main building.										
Height limit	*Maximum allowed height of structures. See Section 28.93 (height exceptions) and Section 28-99 (Airport Flight Obstruction Areas)*										
	15 feet										
Parking	As required by Section 28-94 (Parking Requirements) and Section 28.72.10.A.1.										

Notes:

(1) Does not include a secondary dwelling as defined in Section 28.01.

(2) Other setbacks may be required for specific uses listed in Table 28-32A and 28-32B, as referenced.

(3) The side or rear yard requirements may be waived for an accessory building other than an animal shelter, except that: a) such building shall not be located closer to any side street line than the main building; and, b) such buildings in the aggregate shall not exceed the maximum site coverage in the rear yard for the main building. Waiver of said requirements shall be subject to provisions set forth in Section 28.102 and notice as set forth in Section 28.14(f) of this Chapter.

(4) Other separation between structures may be required by County Building Code