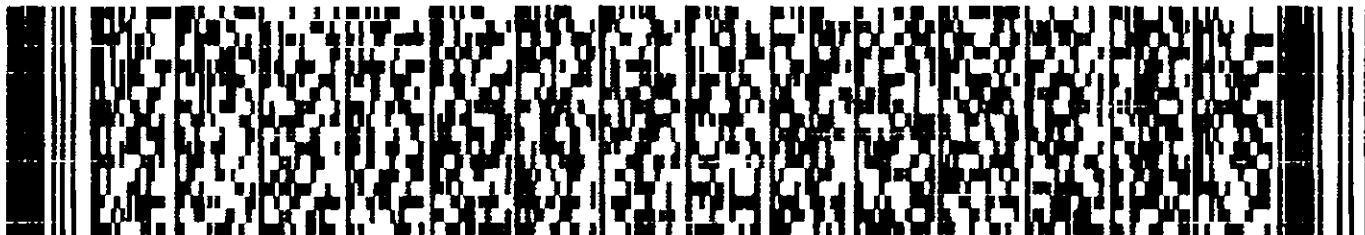


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Los Angeles County Resort and Recreational Zoning Uses

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*Stev West Property*

## Part 5 R-R RESORT AND RECREATION ZONE

### 22.40.180 Established--Purpose.

Zone R-R is established to provide for outdoor recreation and agricultural uses suitable for development without significant impairment to the resources of the area. Such zone also recognizes single-family residences, additional recreation uses and necessary commercial and public service facilities, subject to review and conditions to protect natural scenic or recreational value. (Ord. 1494 Ch. 2 Art. 6 § 295, 1927.)

### 22.40.190 Permitted uses.

Premises in Zone R-R may be used for:

A. The following commercial uses:

1. Recreation and Amusement.

- Archery ranges on a lot or parcel of land having, as a condition of use, an area of not less than one acre.
  - Athletic fields, excluding stadiums, on a lot or parcel of land having, as a condition of use, an area of not less than one acre.
  - Boat rentals, on a lot or parcel of land having, as a condition of use, an area of not less than one acre.
  - Campgrounds, on a lot or parcel of land having, as a condition of use, an area of not less than one acre.
  - Dance pavilions, outdoor, on a lot or parcel of land having, as a condition of use, an area of not less than one acre.
  - Fishing and casting ponds, on a lot or parcel of land having, as a condition of use, an area of not less than one acre.
  - Golf courses, including the customary clubhouse and appurtenant facilities, on a lot or parcel of land having, as a condition of use, an area of not less than one acre.
  - Golf driving ranges, on a lot or parcel of land having, as a condition of use, an area of not less than one acre.
  - Parks, playgrounds and beaches, publicly owned, with all appurtenant facilities customarily found in conjunction therewith.
  - Polo fields, on a lot or parcel of land having, as a condition of use, an area of not less than one acre.
  - Riding and hiking trails, excluding trails for motor vehicles.
  - Riding academies and stables, with the boarding of horses, on a lot or parcel of land having, as a condition of use, an area of not less than five acres.
  - Rodeos, excluding horse racing, on a lot or parcel of land having, as a condition of use, an area of not less than one acre.
  - Ski lifts, tows, runs and warming huts on a lot or parcel of land having, as a condition of use, an area of not less than one acre.
  - Swimming pools.
  - Tennis, volleyball, badminton, croquet, lawn bowling and similar courts, on a lot or parcel of land having, as a condition of use, an area of not less than one acre.
2. Services.
- Arboretums and horticultural gardens.
  - Comfort stations.
  - Family child care homes, large.
  - Family child care homes, small.
  - Foster family homes.
  - Motion picture studios and sets including the temporary use of domestic

and wild animals in motion picture and television production on a lot or parcel of land having, as a condition of use, an area of not less than one acre, provided said animals are kept and maintained pursuant to all regulations of the Los Angeles County department of animal control, and are not retained on the premises for a period exceeding 60 days.

The director may extend such time period for not to exceed 30 additional days subject to the provisions of Part 12 of Chapter 22.56.

-- Museums, publicly owned.

-- Observatories.

-- Small family homes, children.

-- Tourist information centers.

B. The following agricultural uses, provided all building or structures used in conjunction therewith shall be located not less than 50 feet from any street or highway or any building used for human habitation.

-- Aquaria, plant only, on a lot or parcel of land having, as a condition of use, an area of not less than one acre.

-- Breeding farms for the selective or experimental breeding of cattle or horses, or the raising or training of horses or show cattle, on a lot or parcel of land having, as a condition of use, an area of not less than one acre, and provided that not more than two such animals per acre of the total ground area of such farm be kept or maintained in conjunction with such use.

-- Crops--Field, tree, bush, berry and row, including nursery stock.

-- Grazing of cattle, horses, sheep or goats, on a lot or parcel of land having, as a condition of use, an area of not less than five acres, including the supplementary feeding of such animals, provided:

1. That such grazing is not a part of nor conducted in conjunction with any dairy, livestock feed yard, livestock sales yard, or commercial riding academy located on the premises; and

2. That no buildings, structures, pens or corrals designed or intended to be used for the housing or concentrated feeding of such stock be used on the premises for such grazing other than racks for supplementary feeding, troughs for watering or incidental fencing.

-- Greenhouses, on a lot or parcel of land having, as a condition of use, an area of not less than one acre.

-- Hogs or pigs, provided:

1. That said animals are, as conditions of use, located not less than 150 feet from any highway and not less than 50 feet from the side or rear lines of any lot or parcel of land; and

2. That said animals shall not be fed any market refuse or similar imported ingredient, or anything other than table refuse from meals consumed on the same lot or parcel of land or grain; and

3. That not to exceed two weaned hogs or pigs are kept.

-- Raising of poultry, fowl, birds, rabbits, chinchillas, nutria, mice, frogs, fish, bees, earthworms, and other similar animals of comparable nature, form and size, including hatching, fattening, marketing, sale, slaughtering, dressing, processing and packing and including eggs, honey or similar products derived therefrom, on a lot or parcel of land having, as a condition of use, an area of not less than one acre.

(Ord. 2004-0030 § 15 (part), 2004; Ord. 85-0004 § 50, 1985; Ord. 1494 Ch. 2 Art. 6 § 295.1, 1927.)

#### **22.40.200 Accessory uses.**

Premises in Zone R-R may be used for:

A. The following accessory uses:

- Accessory buildings and structures customarily used in conjunction therewith.
  - Building materials, storage of, used in the construction of a building or building project, during the construction and 30 days thereafter, including the contractor's temporary office, provided that any lot or parcel of land so used shall be a part of the building project, or on property adjoining the construction site.
  - Signs, as provided in Part 10 of Chapter 22.52.
  - Stands for the display and sale of any products, the production of which is permitted in this zone by Section 22.40.190 and which have lawfully been produced on such lot or parcel of land provided:
    1. That said stand shall be exclusively of wood frame construction (except the floor); and
    2. That said stand shall have a floor area of not more than 300 square feet; and
    3. That said stand shall be located not nearer than 20 feet from any street or highway upon which such lot or parcel fronts, or adjacent residences; and
    4. That said stand will be on a parcel of land not less than one acre in area.
- (Ord. 1494 Ch. 2 Art. 6 § 295.3, 1927.)

#### **22.40.210 Uses subject to director's review and approval.**

If site plans therefor are first submitted to and approved by the director, premises in Zone R-R may be used for:

A. The following uses:

- Access to property lawfully used for a purpose not permitted in Zone R-R, provided no other practical access to such property is available, and such access will not alter the character of the premises in respect to permitted uses in Zone R-R.
- Christmas trees and wreaths, the sale of, between December 1st and December 25th both dates inclusive, to the extent permitted by other statutory and ordinance provisions. Any structures, facilities and materials used for the sale of trees and wreaths shall be removed from the premises by December 31st of the same calendar year, and the property restored to a neat condition.
- Grading projects, off-site transport, where not more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.1752 and 22.56.1753.
- Live entertainment, accessory, in a legally established bar, cocktail lounge or restaurant having an occupant load of less than 200 people where in full compliance with the conditions of Section 22.56.1754.
- Mobilehomes used as a residence of the owner and his family during the construction by such owner of a permanent residence, but only while a building permit for the construction of such residence is in full force and effect, and provided:
  1. That the site plan submitted shall demonstrate a reasonable, practical and economically feasible means of removing the mobilehome following completion of construction; and

2. That such mobilehome shall contain not more than one dwelling unit not to exceed 12 feet in width, and with no structural attachments; and

3. That such mobilehome shall be removed from the site prior to the end of 12 months from the date of approval unless a conditional use permit has first been obtained.

-- Parking lots as a transitional use, as provided in Section 22.20.090 (Zone R-1).

-- Refreshment stands, operated in conjunction with and intended to serve the patrons of a use permitted in Zone R-R, but not as a separate enterprise.

-- Signs, as provided in Part 10 of Chapter 22.52.

-- Wineries, subject to the standards and conditions specified in Section 22.56.1763, except that a conditional use permit shall be obtained as provided in Section 22.56.225 for a winery: (1) which includes winery-related incidental visitor-serving uses, or (2) with an annual production capacity of over 5,000 gallons of wine, or (3) in a hillside management or significant ecological area, or (4) not otherwise in full compliance with Section 22.56.1763.

(Ord. 2002-0095 § 13, 2002; Ord. 2000-0056 § 3, 2000; Ord. 81-0005 § 4 (part), 1981; Ord. 1494 Ch. 2 Art. 6 § 295.5, 1927.)

#### **22.40.220 Uses subject to permits.**

Premises in Zone R-R may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

-- Adult day care facilities.

-- Adult residential facilities.

-- Airports.

-- Cabins.

-- Camps, youth.

-- Child care centers.

-- Churches, temples or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.

-- Colleges and universities, including appurtenant facilities, giving advanced academic instruction approved by the State Board of Education or other recognized accrediting agency, but excluding trade or commercial schools.

-- Communication equipment buildings.

-- Convents and monasteries.

-- Correctional institutions, including jails, farms and camps.

-- Density-controlled developments, subject to the conditions of Section 22.56.205.

-- Earth stations.

-- Electric distribution substations and electric transmission substations and generating plants, including microwave facilities used in conjunction with any one thereof.

- Fire stations.
- Gas metering and control stations, public utility.
- Grading projects, off-site transport, where more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230.
- Grading projects, on-site, but excluding projects where the hearing officer or the commission or the board of supervisors have previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project.
- Group homes, children.
- Guest ranches.
- Health retreats, on a lot or parcel of land having, as a condition of use, a minimum area of not less than two acres.
- Heliports.
- Helistops.
- Hospitals.
- Hotels.
- Institutions for aged persons, private.
- Institutions for children, private.
- Juvenile halls.
- Land reclamation projects.
- Landing strips.
- Libraries.
- Living quarters for persons employed and deriving a major portion of their income on the premises, if occupied by such persons and their immediate families.
- Microwave stations.
- Mobilehome parks, subject to the conditions of Part 6 of Chapter 22.52.
- Mobilehomes for use by a caretaker and his immediate family, in accordance with Part 6 of Chapter 22.52.
- Mobilehomes used as a residence of the owner and his family during the construction by such owner of a permanent single-family residence, but only while a building permit for the construction of such residence is in full force and effect and in no event longer than one year in addition to that provided for in Section 22.40.210.
- Motels.
- Oil wells.
- Outdoor festivals.
- Plant nursery, retail, subject to the conditions of Section 22.24.060.
- Police stations.
- Post offices.
- Public utility service centers
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this section.
- Radio and television stations and towers, but not including studios.
- Recreation clubs, private, including tennis, polo and

swimming; where specifically designated a part of an approved conditional use permit, such use may include a pro-shop, restaurant and bar as appurtenant uses.

- Recreational trailer parks, as provided in Part 6 of Chapter 22.52.
- Residences, caretaker, for use by a caretaker or supervisor and his immediate family where continuous supervision is required.
- Residences, single-family.
- Revival meetings, tent.
- Road construction maintenance yards.
- Schools, through grade 12, accredited, including appurtenant facilities, which offer instruction required to be taught in the public schools by the Education Code of the state of California, in which no pupil is physically restrained, but excluding trade or commercial schools.
- Sewage treatment plants.
- Signs, as provided in Part 10 of Chapter 22.52.
- Solid fill projects.
- Stations, bus, railroad and taxi.
- Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses for a period not to exceed one year.
- Subdivision directional signs subject to the limitations and conditions of Part 8 of Chapter 22.56.
- Telephone repeater stations.
- Townhouses, subject to the conditions of Section 22.56.255.
- Water reservoirs, dams, treatment plants, gaging stations, pumping stations, tanks, wells, and any use normal and appurtenant to the storage and distribution of water.
- Wineries, not in full compliance with Section 22.56.1763, subject to the conditions of Section 22.56.225.

B. The following uses, provided such uses are on a lot or parcel of land having an area of not less than one acre and are within 600 feet of a recreational use permitted in the zone:

- Amphitheaters.
- Automobile service stations.
- Bait and tackle shops.
- Barber shops.
- Bars and cocktail lounges.
- Beauty shops.
- Bicycle and motor scooter rentals.
- First aid stations.
- Grocery stores.
- Laundries, self-service.
- Menageries, zoos, animal exhibitions or other similar facilities for the keeping or maintaining of wild animals.
- Miniature golf courses.
- Restaurants and other eating establishments, including food take-out.

-- Rifle, pistol, skeet or trap ranges, on a lot or parcel of land having, as a condition of use, an area of not less than five acres.

-- Signs, as provided in Part 10 of Chapter 22.52.

-- Skating rinks, ice or roller, outdoor only.

-- Souvenir shops.

-- Wild animals, the keeping of, either individually or collectively for private or commercial purposes.

-- Youth hostels.

C. The following uses, provided the specified permit has first been obtained and while such permit is in full force and effect and in conformity with the conditions of such permit for:

-- Cemeteries, as provided in Part 4 of Chapter 22.56.

-- Explosives storage, as provided in Part 5 of Chapter 22.56.

-- Surface mining operations, as provided in Part 9 of Chapter 22.56.

-- Temporary uses, as provided in Part 14 of Chapter 22.56.

(Ord. 2000-0056 § 4, 2000; Ord. 85-0195 § 8 (part), 1985; Ord. 85-0004 §§ 51 and 52, 1985; Ord. 83-0007 §§ 4 and 5, 1983; Ord. 82-0003 § 9 (part), 1982; Ord. 1494 Ch. 2 Art. 6 § 295.7, 1927.)

#### **22.40.230 Development standards.**

Premises in Zone R-R shall be subject to the following development standards: A. That there shall be automobile parking space as required by Part 11 of Chapter 22.52. (Ord. 1494 Ch. 2 Art. 6 § 295.9, 1927.)