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## Sec. 18-177. R-20, Residential District.

- (a) *Purpose.* The R-20, Residential District is established as a residential district in which the principal use of land is for low density residential and recreational purposes. The regulations of this district are intended to discourage any use which because of its character would substantially interfere with the development of residences and which would be detrimental to the quiet residential nature of the areas included within the district.
- (b) *Uses permitted by right.* The following uses are permitted by right in the R-20 District, provided that they meet all requirements of this section, Article 6, and all other applicable requirements established in these regulations:
- (1) Single-family, detached.
  - (2) Reserved.
  - (3) Golf courses, private or public, with related services, including pro-shop.
  - (4) Parks and recreation areas, municipal.
  - (5) Recreation facility, neighborhood.
- (c) *Uses permitted under prescribed conditions.* The following uses are permitted provided that they meet all requirements of this section and all other applicable requirements established in these regulations:
- (1) Community boating facility.
  - (2) Group home supportive small.
  - (3) Group home supportive medium.
  - (4) Governmental uses outside public rights-of way, except offices.
  - (5) Libraries.
  - (6) Religious institutions.
  - (7) Telecommunication facility, unattended.
  - (8) Utility stations and plants outside public rights-of-way (public and private) including lift stations.
  - (9) Family care home.
  - (10) Property-restricted real estate sales office.
  - (11) Homestay lodging.
  - (12) Whole-house lodging.
  - (13) Domestic violence shelter.
- (d) *Permitted by special use permit.* The following uses are permitted subject to the issuance of a special use permit and provided that they meet all requirements of this section, Article 6, and all other applicable requirements established in these regulations.
- (1) Community center.
  - (2) Daycare, adult or child.
  - (3) Recreation facility, private.
  - (4) Schools, colleges and universities.

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- (5) Schools, primary and secondary.
  - (6) Single-family courtyard developments.
  - (e) *Permitted accessory uses and structures.* Accessory uses and structures clearly incidental and subordinate to the principal use and structures including the following uses, are permitted provided that they meet all requirements of this section, the requirements of Article 6 and all other applicable requirements established in these regulations:
    - (1) Accessory apartment, attached.
    - (2) Accessory apartment, detached.
    - (3) Kennel, private.
    - (4) Home occupation.
    - (5) Swimming pool.
  - (f) *Development standards.* All uses and structures permitted in the R-20 District shall meet the applicable development standards established in this section and all other applicable requirements of these regulations:
    - (1) Dimensional requirements:
      - a. Minimum lot area (square feet): 20,000.
      - b. Reserved.
      - c. Minimum lot width (feet): 80.
      - d. Maximum lot coverage (%): 50%.
      - e. Minimum front setback (feet): 30.
      - f. Minimum rear setback (feet): 25.
      - g. Minimum interior side setback per side (feet): 15.
      - h. Minimum corner lot side setback (feet): 20.
      - i. Height (feet): 35<sup>(a)</sup>.

*Notes:*

<sup>(a)</sup> The maximum allowable height for piling supported primary structures which are located in "Coastal High Hazard Areas, V-Zones, and/or Ocean Hazard Areas" as defined by the coastal resources commission shall be forty-four (44) feet.

(Ord. No. O-2006-2, § 1, 1-3-06; Ord. No. O-2008-25, 4-8-08; Ord. No. O-2010-75, §§ 1, 2, 10-5-10; Ord. No. O-2015-69, § 1, 9-1-15; Ord. No. O-2018-47, § 1, 6-19-18, eff. 3-1-2019; Ord. No. O-2019-6, § 1, 2-5-19; Ord. No. O-2020-62, § 1, 10-20-20)