

CHAPTER 22.102 - CARRIZO AREA COMMUNITIES AND VILLAGES

Sections:

22.102.010 - California Valley Standards

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The following standards apply within the California Valley Village Reserve Line in the land use categories or specific areas listed.

- A. Community-wide standards.** The following standards apply to all lands within the California Valley village reserve line, in the land use categories or specific areas listed.
- 1. Road improvements - Residences.** The establishment of a new residence shall require the construction of an all-weather 16-foot-wide road with a minimum of 4 inches of Class III aggregate base across the property frontage and to the nearest publicly- maintained road. Subsequent development on the opposite side of the road is to complete an additional 4 feet of improvement. These improvements are to be completed prior to occupancy.
 - 2. Offer of dedication.** Prior to the issuance of a land use permit, offer for dedication a public right-of-way across the entire property frontage along the proposed road. Offered rights-of-way are to follow platted alignments and are to be one-half of a 50-foot wide road Section from the centerline.
- B. Residential Rural (RR) - Limitation on land division.** Existing lots of record in the Residential Rural land use category shall not be further subdivided.
- C. Residential Suburban (RS).** The following standards apply within the Residential Suburban land use category.
- 1. Septic tank use.** Percolation test results demonstrating soil conditions adequate to support safe septic system operation are to be provided the Building Official prior to issuance of any Building Permit. The tests shall be performed in compliance with the Building and Construction Ordinance.
 - 2. Fence heights in setbacks.** Fencing located within a required front or street side setback may be constructed higher than three feet only if it is open wire or chain link and no higher than 6'-6".
 - 3. Outdoor storage of agricultural vehicles.** A maximum of one agricultural vehicle may be stored outdoors accessory to a residence regardless of whether agricultural activities occur on a site, but within the buildable area of a site consisting of at least 2.5 gross acres. The maximum area of such storage shall be 300 square feet.

4. **Non-standard mobile homes.** The minimum site area for a mobile home that does not comply with the provisions of Section 22.30.450, and that is proposed for an individual lot outside of a mobile home park shall be 2.5 gross acres.

[Amended 1987, Ord. 2321; 2012, Ord. 3222; 2014, Ord. 3256]