

ORDINANCE NO. 77-21

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIDGECREST, CALIFORNIA, AMENDING ORDINANCE NO. 80, MAKING REQUIRED FINDINGS AND AMENDING SECTIONS 1301 AND 2103.

THE CITY COUNCIL OF THE CITY OF RIDGECREST DOES ORDAIN THE FOLLOWING:

Section 1. That the Planning Commission and the City Council have held public hearings on the below listed amendment, the Planning Commission has recommended approval of said amendment and the City Council finds that the said amendment is required to achieve the objectives of Section 102, Ordinance No. 80.

Section 2. That Sections 1301 and 2103 are amended to read as follows:

SECTION 1301 - SPECIAL RESIDENTIAL USE

A. Special Residential Use - Purpose and Application

The special residential use provisions of the ordinance are intended to allow the limited operation of vocations and small businesses as conditional uses in residential zone districts. In judging the qualification of any proposed vocation or business as a special residential use, it is intended that the vocation or business be clearly limited in space of operations, in hours of operation, in intensity and in scope of operation, and in size and complexity of tools and equipment used.

B. Special Residential Use - Findings and Conditions of Operation

In considering an application for a special residential use, in addition to the findings of Section 1507, the staff shall make a determination that the proposed use will be able to comply with all the conditions listed for the appropriate zone district classification. If, however, an application is referred to the Planning Commission or City Council in accordance with Section 1518, then the Planning Commission and the City Council shall make the findings. Every approved special residential use shall thenceforth comply with such conditions, as well as such other conditions of approval as may be required.

1. Urban Special Residential Use

The following conditions regulating the operation of urban residential uses shall apply to those uses in the R-1-6, R-1-10, RM-1, RM-2, RM-3, RT, and PO Zone Districts.

- a. The special residential use should be compatible with and not disruptive to the residential neighborhood.

- b. All operations in connection with this application done at the residence of the applicant shall be conducted entirely within a dwelling or within a garage by the inhabitants of the site and shall be clearly incidental to the use of the structure as a dwelling.
- c. There shall be no internal or external structural, electrical or plumbing alterations, construction or mechanical equipment not customarily found in a residence.
- d. A special residential use shall not be obnoxious or offensive by reason of noise, odor, dust, gas, smoke, vibration, heat, glare, or other similar causes.
- e. No one other than a resident of the dwelling shall be employed in the conduct of a special residential use.
- f. A special residential use shall not create any radio or television interference or noise audible beyond the boundaries of the site.
- g. The space of operation of a special residential use shall be limited to one room of the structure. Storage of stock in trade shall not exceed thirty (30) square feet of floor area and shall be contained within the room used for the special residential use.
- h. No more than one vehicle of not more than one ton capacity and no trailers, semi-trailers, utility trailers (as defined by the California Vehicle Code) or special construction or equipment, incidental to a special residential use shall be kept at the site.
- i. A special residential use shall not create pedestrian, automobile, or truck traffic significantly in excess of the normal amount generated by permitted uses in the district.
- j. The existence of a special residential use shall at no time be apparent outside of the structure which houses the special residential use.
- k. Product sales and/or demonstrations, and services rendered in connection therewith shall not be conducted on the premises of the proposed residence, but shall be conducted at a client's residence or place of business.
- l. A special residential use shall be approved for the applicant, at the applicant's residential address only. Approval shall not be transferable to any other address or to any other person.

2. Rural Special Residential Uses

The following conditions, regulating the operations of rural special residential uses shall apply to those uses in the R-1-40, RA-2, and RA-5 Zone Districts.

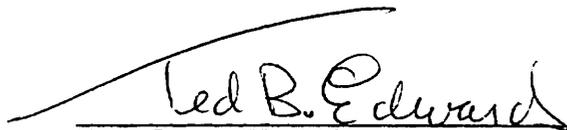
- a. A special residential use shall be independently operated and limited in employment to the residents of the property.
- b. All structures used shall be non-commercial in appearance and shall be harmonious with the rural area.
- c. There shall be no open storage of equipment or supplies except when enclosed by a six (6) foot solid fence.
- d. A special residential use shall not create pedestrian, automobile, or truck traffic significantly in excess of the normal amount generated by permitted uses in the district.
- e. If any additional points of vehicular access to the property are created by this special residential use, their location shall be determined with regard to the area, subject to the approval of the staff.
- f. A special residential use shall not be obnoxious or offensive by reason of noise, odor, dust, gas, smoke, vibrations, heat, glare, or other similar causes.
- g. A special residential use shall not create any radio or television interference or noise audible beyond the boundaries of the site.
- h. A special residential use shall be approved for the applicant, at the applicant's residential address only. Approval shall not be transferable to any other address or to any other person.

SECTION 2103 - DEFINITION OF A SPECIAL RESIDENTIAL USE

The conduct of any business, craft, profession, vocation or service for commercial or other similar purposes, which is duly approved according to this Ordinance and is capable of meeting the applicable requirements of Article 13 and Article 15.

APPROVED AND ADOPTED this 21st day of December, 1977, by the following vote:

- AYES: Mayor Edwards, Councilmembers Chieze, Green and Smith.
- NOES: Councilmember Karlberg.
- ABSENT: None.



 TED B. EDWARDS, Mayor

ATTEST:



 JOYCE M. TAFT, DEPUTY CITY CLERK