

CITY OF ESCONDIDO
CALIFORNIA

ARTICLE 8

R-E ZONE

RESIDENTIAL ESTATES
(Adopted 07/21/65, Ord. 1022)

Escondido Planning Commission

Meetings: 2nd & 4th Tuesday of each month
7:30 p.m. City Council Chambers
201 North Broadway, Escondido

ESCONDIDO PLANNING DIVISION
201 N. BROADWAY
ESCONDIDO, CALIFORNIA 92025
Phone: (760) 839-4671

Amended:

08/20/80	Ord. 80-56	08/15/90	Ord. 90-40
08/07/81	Ord. 81-41	03/15/92	Ord. 92-15
07/31/81	Ord. 81-39	03/25/92	Ord. 92-17
04/15/83	Ord. 83-12	11/04/92	Ord. 92-42
11/04/83	Ord. 83-42	11/18/92	Ord. 92-47
05/04/84	Ord. 84-26	07/07/93	Ord. 93-12
08/31/84	Ord. 84-54	01/26/94	Ord. 94-03
03/15/85	Ord. 84-80	11/02/94	Ord. 94-34
04/12/86	Ord. 86-21	01/11/95	Ord. 94-41
05/10/86	Ord. 86-25	03/13/96	Ord. 96-08
09/12/86	Ord. 86-58	05/09/01	Ord. 2001-08
07/11/86	Ord. 86-40	12/05/01	Ord. 2001-31 (R)
10/23/87	Ord. 87-47	04/14/04	Ord. 2004-06
10/16/87	Ord. 87-45	11/17/04	Ord. 2004-21
10/19/88	Ord. 88-58	03/01/06	Ord. 2006-01 (R)

(h) Horses, provided that there shall be not more than one such animal for the first forty thousand (40,000) square feet of lot area with one horse for each additional twenty thousand (20,000) square feet of lot area thereafter (See Article 9 of this chapter for animals permitted in R-E (AO) zones);

(i) Bovine animals, sheep or goats, provided that there shall be not more than one such animal per acre of land (See Article 9 of this chapter for animals permitted in R-E (AO) zones);

(j) Poultry, rabbits, chinchillas, hamsters and other small animals, except foxes, provided that the total number of such animals on the premises shall not exceed twenty-five (25). (See Article 9 for animals permitted in R-E (AO) zones);

(k) Stands for the purpose of displaying and selling agricultural or farming products which are grown or produced on the premises, provided that there shall be not more than one stand per lot or parcel of land. The ground coverage of the stand shall not exceed three hundred (300) square feet, and it shall be set back from the street or highway right-of-way line a distance of at least twenty (20) feet. Such stand must be of good frame construction;

(l) Windmills, silos, tank houses, buildings or shelters for farm equipment and machinery, water wells, water reservoirs and storage tanks;

(m) Accessory buildings or structures required for the housing, nurture, confinement or storage of animals, crops, products, equipment or uses lawfully permitted or produced on the premises;

(n) Buildings to serve as living quarters for a caretaker or for persons deriving the major portion of their income from employment on the premises in conjunction with authorized agricultural use, provided that such buildings shall be occupied only by such persons and their families;

(o) Subdivision sales and signs in accordance with the requirements of this chapter;

(p) Satellite dish antennas in conformance with section 33-704 of Article 34 of this chapter;

(q) Bus stop shelters in conformance with municipal code Article 9 of Chapter 23 and section 33-1118 of Article 57 of this chapter;

(r) An animal overlay zone (AO) may be applied to R-E zones upon approval of the planning commission and city council pursuant to Article 9 of this chapter;

(s) Second dwelling units as defined in section 33-8 (with permit as required by section 33-1477 of Article 70 of this chapter);

(t) The parking of recreational vehicles (as defined in Article 25, section 33-551, definitions) is permitted subject to the development standards outlined in Article 25, section 33-554, development standards. (Zoning Code, Ch. 103, § 1032.23; Ord. No. 90-40, § 6, 8-15-90; Ord. No. 92-42, § 4, 11-4-92; Ord. No. 94-41, § 4, 1-11-95)

Sec. 33-123. Conditional uses and structures.

The following uses and structures are permitted in an R-E zone only if a conditional use permit has first been issued, and subject to the terms thereof:

(a) The keeping of household pets other than those permitted as an accessory use;

(b) Uses as listed below:

Use No.	Use Title
1400	Mobilehome parks, conforming to the provisions of this article
1591	Bed and breakfast facilities, conforming to Article 32
2183	Wineries (on sites with a minimum 10 acres, also subject to the provisions of Article 57, Miscellaneous Use Restrictions)
4710	Communications (excluding 4718 — offices, 4712 — relay towers, microwave or others)
4753	Satellite dish antennas pursuant to section 33-704 of Article 34 of this chapter
4814	Electricity regulating substations
4824	Gas pressure control stations
4833	Water storage as part of a utility system (uncovered)
4834	Water storage as part of a utility system (covered)
6242	Cemeteries

Use No.	Use Title
6244	Mausoleums
6379	Aluminum can and newspaper redemption centers without can crushing facilities. But only as an accessory use to SLUC Nos. 6810, 6820 or 6910
6516	Licensed residential care facilities for seven (7) or more persons, including but not limited to sanitariums, convalescent homes, and rest home services
6700	Governmental services (all levels of government) (except correctional institutions)
6810	Nursery, primary and secondary education
6815	Day nurseries—Child care center except small and large family day care homes as defined in section 33-8 of Article 1 of this chapter (which are permitted uses in this zone)
6820	Universities, colleges, junior colleges and professional schools
6910	Religious activities
6941	Social clubs
6942	Fraternal associations and lodges
6944	Youth organizations, subject to criteria of section 33-1105 of Article 57 of this chapter
6952	Civic associations
7411	Golf courses, open to the public
7412	Golf courses, private membership
7413	Tennis courts, private membership only

(c) Personal wireless service facilities (subject to the provisions of Article 34, Communication Antennas)

Any use or structure permitted or conditionally permitted by this zone and involving hazardous materials subject to conditional use permit requirements of Article 30 of this chapter. (Zoning Code, Ch. 103, § 1032.25; Ord. No. 94-3, § 1, 1-

26-94; Ord. No. 2001-31, § 7, 12-5-01; Ord. No. 2004-06, § 6, 4-14-04; Ord. No. 2004-21, §§ 7—8, 11-17-04)

Sec. 33-124. Prohibited uses and structures.

All industrial, commercial and residential uses and structures not listed in this article are prohibited. Such prohibited uses include, but are not limited to, those which for special emphasis, are listed below:

Use No.	Use Title
1120	Two-family dwellings
1130	Multiple family dwellings
6312	Outdoor advertising or billboard advertising

(Zoning Code, Ch. 103, § 1032.27)

Sec. 33-125. Property development standards.

In addition to the property development standards set forth in this chapter, the following special development standards shall apply to all land and structures in the R-E zone. (Zoning Code, Ch. 103, § 1032.31)

Sec. 33-126. Parcel requirements.

(a) Lot area. The minimum area of any lot or parcel of land in an R-E zone shall be as indicated below for the sub-zone in which the lot or parcel is situated:

(1) Lots ranging from twenty thousand (20,000) square feet to one hundred ten thousand (110,000) square feet in increments of ten thousand (10,000) square feet:

Sub-zone	Minimum Area
RE-20	20,000 square feet
RE-30	30,000 square feet
RE-40	40,000 square feet
RE-50	50,000 square feet
RE-60	60,000 square feet
RE-70	70,000 square feet
RE-80	80,000 square feet

NOTE:

THE CITY OF ESCONDIDO PLANNING DEPARTMENT HAS
CONFIRMED THAT **“ASSITED LIVING FACILITIES”** WOULD BE
CONSIDERED UNDER USE NO. 6516.