

CHAPTER 7 RR-1 RURAL RESIDENTIAL ZONE

Sections:

- 7.1.0 Purpose
- 7.2.0 Permitted uses
- 7.3.0 Permitted accessory uses
- 7.4.0 Conditional uses
- 7.5.0 Development standards

7.1.0 PURPOSE. The Rural Residential 1 Zone serves as a residential transitional area between the suburban areas surrounding cities and towns and the agricultural districts. Specifically, the Rural Residential 1 applies to the Clark Addition and Kau Trail Areas and is intended to:

1. Provide an opportunity for rural residential living in areas close enough to cities and towns to permit commuting to work and in a manner that will not conflict with active agricultural production.
2. Provide a buffer area between urban and suburban areas and those areas reserved for continued agricultural production, to lessen potential conflicts between development and agriculture.
3. Provide a transitional area into which future suburban development can expand as and/or if needed.
4. Provide areas for a continued mixture of low-density residential development and hobby farming activities.
5. Provide a mechanism to in-fill existing development patterns in the Clark Addition and Kau Trail Transitional Areas.
6. Contain low-density development within those outlying areas already substantially committed to this use.

The Rural Residential 1 Zone is characterized by a mixture of land uses encompassing small-scale commercial agriculture, part-time hobby farms, and scattered low-density commuter-residential development. Development in this zone should be primarily self-supporting and of a low density so as to not cause pollution problems which would force extensions of public water and sewer facilities.

7.2.0 PERMITTED USES. The following uses shall be permitted in the Rural Residential 1 Zone:

1. One single-family dwelling.
2. Agriculture, floriculture, horticulture, general farming.
3. Agricultural produce stands for products grown on the premises when located not less than twenty (20) feet from any public street or highway.
4. Rural retail businesses associated with agricultural products grown or produced on-site (subject to the criteria listed in the Use Regulations Chapter).

5. Nothing contained in this section shall be deemed to prohibit the use of property for gardening or fruit raising.

7.3.0 PERMITTED ACCESSORY USES. The following uses shall be permitted as accessory in the Rural Residential 1 Zone:

1. Accessory uses, buildings, and structures if they are clearly incidental to a permitted use and when placed upon the same lot or parcel with a permitted use. These are permitted in the side and rear yards only.
2. One animal unit shall be allowed for each full ten thousand square foot increment of land within the same parcel minus the area set aside for the minimum effective lot size for the dwelling on the lot (12,000 square feet); provided that all barns, barnyards, chicken houses, or corrals shall be located not less than twenty-five feet from a public roadway and not less than ten feet from any adjoining or abutting property held under separate ownership.
3. Home Occupations.
4. Family day-care home.
5. Accessory dwellings.

7.4.0 CONDITIONAL USES. The following additional uses may be permitted subject to securing a Conditional Use Permit/Special Use Permit:

1. Schools and churches (including elementary, junior high, high schools, kindergarten, day care centers and mini-day care programs).
2. Power plants, pumping plants, substations and transmission lines.
3. Cemeteries, crematoriums or mausoleums.
4. Public and quasi-public buildings.
5. Dog kennels.
6. Non-motorized recreational trails and similar facilities.
7. Group homes or therapeutic centers.
8. Contractors (parking and storage of equipment/materials that does not meet the intent of the Home Occupation Chapter).
9. Wineries.
10. Off-site agricultural services (i.e. spraying, trucking, farriering of goods or commodities).
11. Mini-storage facilities/RV and boat storage facilities with direct frontage along a major arterial County road, within one (1) mile of a designated Urban Growth Area Boundary, and with a minimum site area of four (4) acres.
12. The operation and maintenance of retail establishments for the sale of feed, seed, irrigation, garden fertilizers, and farm supplies. These shall have direct frontage along a major arterial County road, be within one mile of a designated Urban Growth Area Boundary, and have a minimum site area of two (2) acres.
13. Accessory Building (located in front yard area).

14. Commercial stables, riding academies, including farrier and training, and including caretakers' quarters. This provision shall provide for all animals listed in the permitted animal unit definition.
15. Veterinary clinic.
16. Nurseries and greenhouses.
17. Rural retail businesses associated with agricultural products grown or produced off-site (subject to the criteria listed in the Use Regulations Chapter).

7.5.0 DEVELOPMENT STANDARDS. In the Rural Residential 1 Zone, the following dimensional standards shall apply.

1. Minimum Lot Area: 1.0 acres.
2. Density: One dwelling unit per lot/parcel.
3. Maximum Lot Coverage: Forty (40) percent
4. Minimum Yard Setbacks (Primary):
 - a. Front: No building shall be located closer than twenty-five (25) feet from a road right-of-way, or fifty-five (55) feet from the centerline of the adjoining road or whichever is greater.
 - b. Side: There shall be a side yard of not less than ten (10) feet in width on each side of a building, PROVIDING that the side yard on a corner lot shall not be less than twenty-five (25) feet wide, or fifty-five (55) feet wide from the centerline of an existing/future road, access easement, or whichever is greater.
 - c. Rear: There shall be a rear yard having a minimum depth of twenty-five (25) feet.
5. Minimum Yard Setbacks (Accessory):
 - a. Side: There shall be a side yard of not less than ten (10) feet in width on each side of a building. (See Site Design Standards Chapter for Corner Lot setback requirements).
 - b. Rear: There shall be a rear yard having a minimum depth of ten (10) feet.
6. Height: Thirty-five (35) feet (primary and accessory).