

Chapter 19.40 – RURAL COMMUNITY RESIDENTIAL DISTRICT (RCR)

Section 19.40.010 - Declaration of Intent.

The purpose and intent of the RCR district is to provide a single-family residential zone for the unincorporated rural communities of the County. The intent of this district is the preservation of a rural agriculturally-oriented life style including the keeping of animals for pleasure or profit, retaining low to medium density development, and providing for a mixture of residential uses with buildings necessary to farming operations.

Section 19.40.020 - Permitted Uses.

1. One and two-family dwelling units, including mobile homes.
2. All agriculture, horticulture, general farming, grazing of livestock, nurseries, greenhouses and other similar enterprises excluding agricultural uses which would be a nuisance because of continuing noise, odor or air pollution problems, such as feed lots, fertilizer or petroleum products storage, commercial poultry operations.
3. The usual accessory structures located on the same lot with these buildings, including temporary stands for the sale of products produced on the premises.
4. A garage or group of garages containing space for private storage and maintenance of automobiles, trucks and farm equipment.
5. Private storage facilities for agricultural products or materials necessary for agricultural activities.
6. The raising of animals for the private use and enjoyment of the resident at the recommended densities in Section 19.40.060 which may be varied as long as a health hazard or nuisance is not created.
7. Small-Antenna facilities and Antenna Support Structures up to 40 feet in height in conformance with the requirements of Section 19.58 - Communication and Utility Facilities.
8. Home-based businesses utilizing only those accessory buildings and structures permitted under this chapter, and which from the premises' property line cannot be seen or heard or felt or smelled and will not have customer visits. (For more information on home-based businesses permitting, see Chapter 19.56.) (Revised April 21, 2008; Resolution No. 068024)

Section 19.40.030 - Lot Size Requirements.

1. Building site area required: not less than 10,000 sq. ft. with a minimum boundary of 75 ft. on any side for single-family dwellings.
2. Building site area required: not less than 15,000 sq. ft. with a minimum boundary of 125 ft. on any side for two-family dwellings.
3. Each building site must conform to existing rules and regulations of the State Board of Health for On-Site Sewage Disposal and Water System administered by the County Health Department.

4. Maximum lot coverage allowed: not greater than 35 % of the total lot area.

Section 19.40.040 - Yard Requirements.

1. Setback required: the minimum setback for dwellings and accessory buildings from property boundaries shall be 25 ft. for front and rear yards and 5 ft. for side yards, except 15 ft. for side yards along flanking street on a corner lot.
2. Animal sheds, barns and stables shall be set back at least 10 feet from any lot line.

Section 19.40.050 - Height of Buildings.

No building shall exceed a height of thirty-five [35'] feet or two stories, except grain storage facilities.

Section 19.40.060 – Animal Density Regulations.

The following limits shall apply to animals on lots as a permitted use:

1. Rabbits and poultry at a density of 12 animals per lot, not including young less than one month of age;
2. Horses and cattle or a combination of each at a density of two animals per acre, not including young under one year of age, and provided that year-round vegetation is maintained in the area of confinement;
3. Sheep, goats or a combination of each at a density of four animals per acre, not including young under one year of age, and provided that year-round vegetation is maintained in the area of confinement;
4. Two adult pigs and young up to three months of age as long as a nuisance of odor or otherwise are not created;
5. For the keeping of a combination of sheep, goats or pigs and horses or cattle, the density shall be determined on the basis that two sheep, goats or pigs are equal to one animal unit of a horse or cow.

Section 19.40.070 - Conditional Uses.

1. Home-based businesses that exceed the threshold of a permitted use may be allowed as an administrative or a conditional use. (For more information on home-based businesses permitting, see Chapter 19.56.) (Revised April 21, 2008; Resolution No. 068024)
2. Schools;
3. Churches;
4. Community club houses or other buildings for private or public activities;
5. Public or private parks, playgrounds or recreational areas;
6. Buildings necessary for government or public utility functions;
7. Raising animals for profit at densities greater than those specified in Section 19.40.060, the Board of Adjustment shall consult with the County Health Department to

develop special provisions of the permit to be taken by the operator. These specifications will include animal density maximums;

8. Mobile home parks as defined in Chapter 19.55 of this title.

9. [Blank]

10. A shelter or cabinet used to house radio electronic equipment and its associated connecting cables greater than 120 square feet of base area, or more than one shelter or cabinet, in connection with Small-Antenna facilities and Antenna Support Structures up to 40 feet in height.