

Chapter 19.41 – RURAL COMMUNITY CENTER DISTRICT (RCC-1)

Section 19.41.010 - Declaration of Intent.

The purpose and intent of the RCC-1 district is to provide a mixed residential and commercial zone in unincorporated communities. Commercial uses allowed shall be of a type and scale to be primarily patronized by local residents.

Section 19.41.020 - Permitted Uses.

1. One-and two-family dwellings, including mobile homes.
2. Small businesses providing retail sales or professional services.
3. 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)
4. Gas station or garage.
5. Blacksmith or farrier.
6. Other commercial uses of the general small-scale nature of the above-listed uses.
7. Private storage facilities for agricultural products or materials necessary for agricultural activities.
8. Accessory uses and structures common or incidental to the permitted use, located on the same lot.
9. A garage or group of garages containing space for private storage and maintenance of automobiles, farm equipment or vehicles associated with the commercial uses permitted.
10. 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.

Section 19.41.030 - Lot Size Requirements.

1. Building site area required: not less than 5,000 sq. ft. with a minimum boundary of 50 ft. on any side for single-family dwellings.
2. Building site area required: not less than 10,000 sq. ft., with a minimum of 100 ft. on any side for two-family dwellings.
3. Building area site required: not less than 5,000 sq. ft., with a minimum boundary of 50 ft. on any side for any commercial use.
4. Maximum lot coverage allowed: no greater than 35% of the total lot area.

5. Each building site must conform to existing rules and regulations of the State Board of Health for On Site Sewage Disposal and Water Systems as administered by the County Health Department.

Section 19.41.040 - 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 or corner lot.
2. Animal sheds, barns and stables shall be set back at least 10 ft. from any lot line.

Section 19.41.050 - Height of Buildings.

The height limit shall not exceed 35 feet or two stories, except grain storage facilities.

Section 19.41.060 - Conditional Uses.

1. Raising of livestock, poultry, and rabbits for private use and enjoyment may be permitted at the following densities:
 - a. Rabbits and poultry at a density of twelve animals per lot, not including young less than one month of age;
 - b. 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;
 - c. 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;
 - d. Two adult pigs and young up to three months of age as long as a nuisance of odor or otherwise are not created;
 - e. For the keeping of a combination of sheep, goats of 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.
2. Agriculture related commercial uses, including grain storage elevators, greenhouses and fertilizer distribution, but excluding agricultural chemical manufacture.
3. Restaurants, not including drive-ins.
4. Schools.
5. Churches.
6. Community club houses or other buildings for private or public activities.
7. Public or private parks, playgrounds or recreational areas.
8. Mobile home parks as defined in Chapter 19.55 of this title.

9. Off-street parking and loading or unloading facilities may be required by the Board of Adjustment in Association with any Conditional Use Permit.

10. [Blank]

11. 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.

12. 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)