

CHAPTER 20.048 - "R-R" RURAL RESIDENTIAL DISTRICT

Footnotes:

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Editor's note— Ord. No. 4538, § 10(Exh. A), adopted September 10, 2024, repealed Ch. 20.048 and enacted a new Ch. 20.048 as set out herein and as may later be amended. Former Ch. 20.048 pertained to similar subject matter and derived from Ord. No. 3639, adopted 1987.

Sec. 20.048.005 - Intent.

This district is intended to create and enhance residential areas where agricultural use compatible with a permanent residential use is desired. Typically the "R-R" District would be applied to rural or semi-rural areas where urban levels of service are not available and where large lots are desired.

(Ord. No. 4538, § 10(Exh. A), 9-10-2024)

Sec. 20.048.010 - Permitted Uses.

The following use types are permitted in the RR District:

(A) Residential Use Types (See Chapter 20.016).

Assisted Living Residential Care Facility;

Day Care Facility;

Employee Housing;

Family residential—single-family.

(B) Civic Use Types (See Chapter 20.020).

Cemetery;

Community recreation;

Cultural exhibits and library services;

Essential services;

Fire and police protection services;

Minor impact utilities.

(C) Agricultural Use Types (See Chapter 20.032).

Animal raising—general agriculture;

Animal raising—personal;

Forest production and processing—limited;

Horticulture;

Packing and processing—limited;

Row and field crops;

Tree crops.

(D) Accessory uses as provided in Chapter 20.164.

(Ord. No. 4538, § 10(Exh. A), 9-10-2024)

Sec. 20.048.015 - Uses Subject to an Administrative Permit.

The following use types are permitted in the R-R District upon issuance of an Administrative Permit.

(A) Residential Use Types (See Chapter 20.016).

Family residential—dwelling groups;

Low Barrier Navigation Center Supportive Housing;

Transitional Housing.

(B) Civic Use Types (see Chapter 20.020).

Administrative services, government;

Ambulance services;

Clinic services;

Day care facilities/small schools;

Group care;

Lodge, fraternal and civic assembly;

Religious assembly.

(C) Commercial Use Types (See Chapter 20.024).

Animal sales and service—auctioning;

Animal sales and service—horse stables;

Animal sales and service—kennels;

Animal sales and service—veterinary (all types);

Cottage industries—limited (R-R:L-1; R-R:L-2);

Cottage industries—general (R-R:L-5; R-R:L-10).

(D) Agricultural Use Type (See Chapter 20.032).

Forest production and processing—commercial woodlots.

(Ord. No. 4538, § 10(Exh. A), 9-10-2024)

Sec. 20.048.020 - Uses Subject to a Use Permit.

The following use types are permitted in the R-R District upon issuance of a Use Permit.

(A) Residential Use Types (See Chapter 20.016).

Family residential—cluster development.

(B) Civic Use Types (See Chapter 20.020).

Educational facilities;

Major impact facilities;

Major impact services and utilities.

(C) Commercial Use Types (See Chapter 20.024).

Commercial recreation—outdoor sports and recreation;

Transient habitation—lodging (limited).

(D) Agricultural Use Types (See Chapter 20.032).

Packing and processing—winery.

(E) Extractive Use Type (See Chapter 20.036).

Mining and processing.

(Ord. No. 4538, § 10(Exh. A), 9-10-2024)

Sec. 20.048.025 - Minimum Lot Area.

(A) R-R:L-1: forty thousand (40,000) square feet;

(B) R-R:L-2: eighty thousand (80,000) square feet;

(C) R-R:L-5: five (5) acres;

(D) R-R:L-10: ten (10) acres.

(Ord. No. 4538, § 10(Exh. A), 9-10-2024)

Sec. 20.048.030 - Maximum Dwelling Density.

One (1) single-family per legally created parcel, except as separately provided for below. Construction of more than one (1) single-family dwelling may be permissible as the Family Residential—Dwelling Group or Family Residential—Cluster Development use types and shall be consistent with the below density standards. The following density standards apply where there is adequate lot area to accommodate higher density:

- (A) R-R:L-1: one (1) unit per forty thousand (40,000) square feet;
- (B) R-R:L-2: one (1) unit per eighty thousand (80,000) square feet;
- (C) R-R:L-5: one (1) unit per five (5) acres;
- (D) R-R:L-10: one (1) unit per ten (10) acres.

(Ord. No. 4538, § 10(Exh. A), 9-10-2024)

Sec. 20.048.035 - Minimum Front and Rear Yards.

- (A) R-R:L-1; RR:L-2: twenty (20) feet each; See setback exceptions in section 20.048.045.
- (B) R-R:L-5: thirty (30) feet each; See setback exceptions in section 20.048.045.
- (C) R-R:L-10: fifty (50) feet each. See setback exceptions in section 20.048.045.

(Ord. No. 4538, § 10(Exh. A), 9-10-2024)

Sec. 20.048.040 - Minimum Side Yards.

- (A) R-R:L-1; R-R:L-2: six (6) feet each; See setback exceptions in section 20.048.045.
- (B) R-R:L-5: thirty (30) feet each; See setback exceptions in section 20.048.045.
- (C) R-R:L-10: fifty (50) feet each. See setback exceptions in section 20.048.045.

(Ord. No. 4538, § 10(Exh. A), 9-10-2024)

Sec. 20.048.045 - Setback Exception.

Any nonconforming parcel which is less than five (5) acres and which is zoned R-R:L-5 or R-R:L-10 shall observe a minimum front, side and rear yard of twenty (20) feet. Additional setback exceptions for certain types of structures or improvements are located in section 20.152.015.

(Ord. No. 4538, § 10(Exh. A), 9-10-2024)

Sec. 20.048.050 - Building Height Limit.

Thirty-five (35) feet. See height exceptions in section 20.152.025.

(Ord. No. 4538, § 10(Exh. A), 9-10-2024)