

Sec. 10-912. Rural zoning district.

(a) *Purpose and intent.* The section applies to the rural district which includes undeveloped and nonintensively developed acreage remotely located away from urbanized areas containing the majority of the county's present agricultural, forestry and grazing activities. Land use intensities associated with urban activity are not anticipated during the time frame of the comprehensive plan, due to lack of urban infrastructure and services. Very low residential density (one unit per ten acres) and small scale commercial activities designed to service basic household needs of area residents are allowed as are passive recreational land uses. Industrial and ancillary commercial land uses associated directly with the timbering and/or agribusiness are permitted. This district is intended to maintain and promote present and future agricultural and silvicultural uses and to prohibit residential sprawl into remote areas lacking basic urban infrastructure and services.

(b) *Allowable uses.* For the purpose of this article, the following land use types are allowable in this zoning district and are controlled by the land use development standards of this article, the comprehensive plan and chart of permitted uses.

- (1) Agricultural.
- (2) Minor commercial.
- (3) Low density residential.
- (4) Passive recreation.
- (5) Active recreation.
- (6) Community services.
- (7) Light infrastructure.
- (8) Heavy infrastructure.
- (9) Postsecondary.

(c) *List of permitted uses.* See schedules of permitted uses, section 10-1202(a). Some of the uses on these schedules are itemized according to the Standard Industrial Code (SIC). Proposed activities and uses are indicated in the schedule. The activity or use may be classified as permitted, restricted, or permitted through special exception, or not allowed.

(d) *Development standards.* All proposed development shall meet the commercial site location standards (section 10-922); buffer zone standards (section 10-923); the parking and loading requirements (division 7); and the land use criteria as specified in section 10-1202.

Sec. 10-1202. Rural district.

(a) Allowable uses, appropriate permit level and applicable development and locational standards in the rural district are as follows:

P = Permitted use R = Restricted use S = Special exception

Legend	
Ag = Agricultural	CS = Community services
MC = Minor commercial	LI = Light industrial
LR = Low-density residential	LF = Light infrastructure
PR = Passive recreation	HLF = Heavy infrastructure
AR = Active recreation	

SIC Code	Name of Use	Development and Locational Standards							
		Ag	MC	LR	PR	AR	CS	LI	HLF
	RESIDENTIAL								
	Dwelling, one-family	P		P					
	Dwelling, two-family	P		P					
	Dwelling, mobile home	P		P					
	AGRICULTURE, FORESTRY, AND FISHING								
01	Agricultural production--Crops	P							
0181	Ornamental nursery products	P							
02	Agricultural production--Livestock	P							
074	Veterinary services	P	P						
0781	Landscape counseling and planning	R							
092	Fish hatcheries and preserves	P							
	MINING								
144	Sand and gravel	S							
145	Clay, ceramic, & refractory minerals	S							
	MANUFACTURING								
201	Meat products	R							
202	Dairy products	R							
203	Preserved fruits and vegetables	R							
204	Grain mill products	R							
205	Bakery products	R							
206	Sugar and confectionery products	R							
21	Tobacco products	R							
24	Lumber and wood products	R							
	TRANSPORTATION AND PUBLIC UTILITIES								
401	Railroads						S		S

SIC Code	Name of Use	Development and Locational Standards							
		Ag	MC	LR	PR	AR	CS	LI	HLF
43	Postal service		P						
4513	Air courier services								S
458	Airports, flying fields and services								S
483	Radio and television broadcasting						R		
	WHOLESALE TRADE								
503	Lumber and construction materials	S							
515	Farm-product raw materials	P							
	RETAIL TRADE								
525	Hardware stores		P						
526	Retail nurseries and garden stores		P						
533	Variety stores		P						
539	Misc. general merchandise stores		P						
541	Grocery stores		P						
542	Meat and fish markets		P						
543	Fruit and vegetable markets		P						
544	Candy, nut and confectionery stores		P						
545	Dairy products stores		P						
546	Retail bakeries		P						
553	Auto and home supply stores		P						
554	Gasoline service stations		P						
	Convenience store		P						
581	Eating and drinking places		P						
591	Drugstores and proprietary stores		P						
592	Liquor stores		P						
593	Used merchandise stores		P						
5961	Catalog and mail-order houses		P						
5983	Fuel oil dealers		S						
5984	Liquefied petroleum gas dealers		S						
5992	Florists		P						
5994	News dealers and newsstands		P						
	FINANCE, INSURANCE, AND REAL ESTATE								
602	Commercial banks		S						
603	Savings institutions		S						

SIC Code	Name of Use	Development and Locational Standards							
		Ag	MC	LR	PR	AR	CS	LI	HLF
606	Credit unions		S						
	SERVICES								
703	Camps and recreational vehicle parks					R			
7353	Heavy construction equipment rental	R							
7359	Equipment rental and leasing, nec	R							
7992	Public golf courses		P			S			
7997	Membership sports and recreation clubs					S			
821	Elementary and secondary schools						S		
822	Colleges and universities						S		
823	Libraries--Less than 7500 sq. ft.		P						
823	Libraries--7500 sq. ft. or more						S		
824	Vocational schools						S		
841	Museums and art galleries					S			
842	Botanical and zoological gardens					S			
866	Religious organizations						R		
	PUBLIC ADMINISTRATION								
922	Public order and safety						P		
9221	Police protection						P		
9223	Correctional institutions								S
9224	Fire protection						P		
	RECREATION								
	Hiking and nature trails				P				
	Picnicking				P				
	Canoe trails				P				
	Bicycle trails				P				
	Horseback riding trails				P				
	Tot lots					P			
	Court sports					P			
	Field sports					P			
	Boat landings					P			
	Archaeological historical sites				S				

(b) The maximum allowable gross square footage in the rural district is as follows:

COMMERCIAL LAND USE TYPE	RURAL
MINOR	
Total location	20,000
Single site or quadrant	10,000
Single structure	5,000

Maximum 10,000 gross square feet, if located on a local street.

(c) Minimum development standards in the rural district are as follows:

		Low Density Residential	Commercial	Agricultural-Related Industrial	Community Services; Active Recreation; Public, Primary and Secondary Schools	Comp. Plan Policy 2.1.9. Subdivision
MINIMUM SETBACKS (FEET)						
Front yard						
Building		30	30	50	30	25
Parking		--	40	50	40	--
Corner yard						
Building		30	20	50	30	25
Parking		--	25	50	40	--
Side yard						
Building		20	25	50	40	15
Parking		--	25	50	40	--
Rear yard						
Building		50	50	50	50	50
Parking		--	40	50	50	50
Adjoining lower intensity use						
Building		--	15	100	--	--
Parking		--	15	100	--	--
Maximum percent impervious surface area		30	30	30	30	30
Maximum height at building envelope perimeter		35	35	35	35	35
Maximum height per additional setback		1'/1'	1'/1'	1'/1'	1'/1'	1'/1'
Total maximum height		--	45	45*	45	--
Minimum lot area (acres)		10.0	0.5	10.0	1.0	0.5
Minimum lot frontage		15	40	100	--	15

* This height applies to habitable portion of an industrial structure.