

Sec. 10-162. Rural zoning district.

(a) *Purpose and intent.* The rural zoning district is for undeveloped and nonintensively developed acreage remotely located away from urbanized areas containing the majority of the county's present agricultural, forestry and grazing activities. In the rural zoning district land use intensities associated with urban activity are not anticipated during the timeframe of the 2010 Comprehensive Plan, due to lack of urban infrastructure and services. In the rural zoning district 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 in the rural zoning district. The rural zoning 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 chapter, the following land use types are allowable in the rural zoning district and are controlled by the land use development standards of this chapter, 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) Post secondary.

(c) *List of permitted uses.* See schedules of permitted uses, subsection 10-236(1). Nonresidential 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 spe-

cial exception, or not allowed. Restricted and special exception uses must meet the criteria in article VII of this chapter. Chapter 9, article II sets forth the development approval process required for allowable uses.

(d) *Development standards.* All proposed development shall meet the land use development criteria specified in subsections 10-236(b) and (c); commercial site location standards (section 10-174); buffer zone standards (section 10-177); criteria of the development standards schedule (article IV, division 4 of this chapter); and parking and loading requirements (article VI of this chapter).

(Code 1984, ch. 27, § 10.3; Ord. No. 95-O-0025AA, 9-13-1995; Ord. No. 96-O-0033AA, § 7, 12-11-1996; Ord. No. 97-O-0027AA, §§ 6—12, 7-8-1997; Ord. No. 98-O-0028AA, §§ 3—7, 6-24-1998)

DIVISION 3. PERMITTED USES, MAXIMUM GROSS SQUARE FOOTAGE AND MINIMUM DEVELOPMENT STANDARDS

Sec. 10-236. Rural District.

The following applies to the Rural District:

- (1) Allowable uses; appropriate permit level and applicable development and locational standards.

- P PERMITTED USE
- R RESTRICTED USE
- S SPECIAL EXCEPTION

LEGEND

- Ag = AGRICULTURAL
- MC = MINOR COMMERCIAL
- LR = LOW DENSITY RESIDENTIAL
- PR = PASSIVE RECREATION
- AR = ACTIVE RECREATION
- CS = COMMUNITY SERVICES
- LI = LIGHT INDUSTRIAL
- LF = LIGHT INFRASTRUCTURE
- HLF = HEAVY INFRASTRUCTURE

Rural District

| SIC CODE | NAME OF USE | DEVELOPMENT AND LOCATIONAL STANDARDS | | | | | | | | |
|----------|--|--------------------------------------|----|----|----|----|----|----|-----|--|
| | | Ag | MC | LR | PR | AR | CS | LI | HLF | |
| | RESIDENTIAL | | | | | | | | | |
| | Dwelling, one-family | P | | P | | | | | | |
| | Dwelling, manufactured home | P | | P | | | | | | |
| | Dwelling, 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, and refractory minerals | S | | | | | | | | |
| | MANUFACTURING | | | | | | | | | |
| 201 | Meat products | R | | | | | | | | |
| 202 | Dairy products | R | | | | | | | | |
| 203 | Preserved fruits and vegetables | R | | | | | | | | |

| SIC CODE | NAME OF USE | DEVELOPMENT AND LOCALITIONAL STANDARDS | | | | | | | | | | | |
|----------|--------------------------------------|--|----|----|----|----|----|----|-----|---|--|--|---|
| | | Ag | MC | LR | PR | AR | CS | LI | HLF | | | | |
| 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 |
| 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 | Drug stores 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 | | | | | | | | | | |
| 606 | Credit unions | | S | | | | | | | | | | |
| | SERVICES | | | | | | | | | | | | |
| 703 | Camps and recreational vehicle parks | | | | | | | | | R | | | |

| | | DEVELOPMENT AND LOCATIONAL STANDARDS | | | | | | | | | | |
|----------|--|--------------------------------------|----|----|----|----|----|----|-----|---|---|--|
| SIC CODE | NAME OF USE | Ag | MC | LR | PR | AR | CS | LI | HLF | | | |
| 7353 | Heavy construction equipment rental | R | | | | | | | | | | |
| 7359 | Equipment rental and leasing | R | | | | | | | | | | |
| 7992 | Public golf courses | | | | | S | | | | | | |
| 7997 | Membership sports and recreation clubs | | P | | | S | | | | | | |
| 821 | Elementary and secondary schools legally established and in existence on July 1, 2015, including expansions to existing facilities | | | | | | S | | | | | |
| 822 | Colleges and universities | | | | | | S | | | | | |
| 823 | Libraries less than 7500 square feet | | P | | | | | | | | | |
| 823 | Libraries 7500 square feet 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 | | | |

(2) Maximum allowable gross square footage.*

Rural District

| 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