

## **Article 22 – Rural Center (RC) Zone**

### **ARTICLE 22 – RURAL CENTER (RC) ZONE**

#### **Section 22.10 - Purpose and Intent**

The RC Zone is intended to maintain rural communities as rural service centers. Uses will provide limited housing, business, cultural, and governmental services to the surrounding area without creating land use or traffic conflicts.

#### **Section 22.20 - Permitted Uses**

- A. In a RC Zone, pre-existing commercial and residential uses shall be considered conforming uses. If an existing business or dwelling wishes to enlarge, it may do so without being subject to a Conditional Use Permit, with the following size limitations:
  - 1. A limitation of 3,000 square feet of total building area shall apply to all non-farm buildings outside the unincorporated communities of Oak Grove and Rockford.
  - 2. A limitation of 4,000 square feet of total building area shall apply for commercial uses within the unincorporated communities of Oak Grove and Rockford. A limitation of 3,000 square feet of total building area shall apply to non-farm and non-commercial buildings within the unincorporated communities of Oak Grove and Rockford. The total amount of building space for commercial and non-commercial non-farm uses shall not exceed 4,000 square feet.
- B. Pre-existing community buildings and public facilities, such as fire stations, granges, and parks.
- C. Short-term rentals, subject to Article 53.

#### **Section 22.30 – Permitted Subject to Standards**

Pursuant to the following standards, farm stands may be permitted subject to a Type II administrative review:

- A. Adequate off-street parking will be provided subject to provisions of Article 51 – Off Street Parking and Loading.
- B. Roadways, driveway aprons, driveways and parking surfaces shall be surfaces that prevent dust, and may include paving, gravel, cinders, or bark/wood chips.
- C. All vehicle maneuvering will be conducted on site. No vehicle backing or maneuvering shall occur within adjacent roads, streets or highways.

## **Article 22 – Rural Center (RC) Zone**

- D. No farm stand building or parking is permitted within the right-of-way.
- E. Approval is required from the County Public Works Department or State Highway Division regarding adequate egress and access. All egress and access points shall be clearly marked.
- F. Visual clearance areas shall be provided and maintained as defined in Article 3 (Definitions).
- G. Signs are not permitted within the right-of-way, unless approved by either the County Public Works Department or the State Highway Division.
- H. Only two (2) signs (including both on and off premise signs) are permitted not to exceed a cumulative size of 24 square feet. The sign(s) shall be located in such a manner as to protect the public's health, safety, and welfare. Off premise signs shall be approved by affected property owners.
- I. All outdoor light fixtures shall be directed downward, and have full cutoff and full shielding to preserve views of the night sky and to minimize excessive light-spillover onto adjacent properties, roads and highways.
- J. Permit approval is subject to compliance with the County Sanitarian or Department of Agriculture requirements, and County Building Official/applicable building permits.
- K. Compliance with the development standards of the Rural Center Zone.

### **Section 22.40 - Conditional Uses Permitted**

- A. Any new or change in use of a pre-existing structure shall be subject to a Conditional Use Permit. Such permit shall be granted by the Planning Director if the conditions outlined in Sections 22.50 and 22.60 are met.
- B. In the unincorporated communities of Oak Grove and Rockford, the uses permitted outright or conditionally in the RUC-1 Zone may be applied for as a conditional use, with the exception that hotels and motels are not allowed in the unincorporated communities of Oak Grove and Rockford.
- C. Bed & Breakfast Facilities, subject to Article 56.

### **Section 22.50 - Conditional Use Criteria**

The Planning Director may grant a Conditional Use Permit for uses described in Section 22.40 if each of the below criteria is met, as determined by the Director:

## Article 22 – Rural Center (RC) Zone

- A. The use will primarily serve the rural population in the immediate surrounding area. This criteria is not applicable within the unincorporated communities of Oak Grove and Rockford.
- B. The use will not discharge smoke, fumes, noise, sewage or other nuisances beyond the property on which it is located. Discharges solely attributed to highway vehicle traffic are excluded. The use shall comply with all Limitations of Use and Dimensional Standards applicable to this zone.

### **Section 22.60 - Limitations of Use**

In a Rural Center Zone, the following conditions shall apply:

#### A. Use Standards:

- 1. All non-farm commercial uses and operations in a Rural Center Zone shall be predominantly retail or service establishments serving the rural population of the immediate surrounding area. This criterion is not applicable to the unincorporated communities of Oak Grove and Rockford.
- 2. All non-residential, non-farm uses on property abutting or facing a residential or farm zone shall be conducted wholly within an enclosed building unless screened from the residential or farm zone by a site-obscuring fence or planting permanently maintained at least six feet in height or a character in keeping with residential development. Screening shall allow for vision clearance at driveways. Screening shall be located outside of public right-of-way.
- 3. Openings to structure on sides adjacent to or across a street from a residential or farm zone shall be prohibited if such access or openings will cause glare, excessive noise or other adverse effects on residential or farm properties.
- 4. Any non-farm use and operations, which cause nuisance due to unsightliness, odor, dust, smoke, noise, glare, heat, vibration, or other similar causes, shall be prohibited. In addition, light from a sign shall be directed away from a lot in a farm or residential zone.

B. Lighting: All exterior lighting shall be hooded and directed away from adjoining zones.

#### C. Parking:

- 1. Site plan submitted with an application for a land use permit must include a parking plan which shows the location and number of parking spaces, circulation patterns and ingress and egress provisions, consistent with the provisions of Article 51 (“Off Street Parking

## Article 22 – Rural Center (RC) Zone

and Loading”) of this Ordinance.

2. A change of use requiring a conditional use permit shall follow this Ordinance for required number of parking spaces.
3. Adequate provisions for safe and convenient circulation, ingress, and egress shall be provided, as determined by the Planning Director.

D. Signs: In a Rural Center Zone, all new signs must meet the following conditions:

1. Any exterior sign displayed shall pertain only to the use conducted within the building.
2. In no case shall any sign extend above the roofline of the building.

### **Section 22.70 - Dimensional Standards**

A. Article 50: Buffer Requirements shall apply to all proposed dwellings, except temporary hardship dwellings, that abut property zoned EFU, F-1 or F-2. The more restrictive provisions in Article 50 or this section shall apply.

B. Maximum height: 35-feet.

C. Setback Requirements:

1. No commercial building shall be closer than a distance equal to the height of the building, or 20-feet, whichever is greater.
2. All other buildings shall be setback at least 10-feet from side property lines and 20-feet from rear property lines.
3. No building shall be constructed closer than 60-feet from the centerline of any arterial street, or 50-feet from the centerline of any local or collector street, or 20-feet from the right-of-way, whichever is great.
4. Vision clearance: Minimum 35-feet.

D. Maximum Floor Area:

1. In the unincorporated communities of Oak Grove and Rockford, the maximum floor area for commercial buildings shall be 4,000 square feet.

## Article 22 – Rural Center (RC) Zone

2. In the unincorporated communities of Oak Grove and Rockford, the maximum floor area of a non-commercial main building and its accessory buildings exclusive of off-street parking, shall not exceed three thousand (3,000) square feet except uses allowed either outright or conditionally in an Exclusive Farm Use Zone, which may be larger.
3. Outside the unincorporated communities of Oak Grove and Rockford, the maximum floor area of a main building and its accessory buildings exclusive of off-street parking, shall not exceed three thousand (3,000) square feet except uses allowed either outright or conditionally in an Exclusive Farm Use Zone, which may be larger.

### E. Minimum Lot Size:

1. Outside the Oak Grove and Rockford Unincorporated Communities, the minimum lot size shall be one-half acre.
2. Within the Oak Grove and Rockford Unincorporated Communities the minimum lot size shall be one acre. A successful site evaluation and septic system review by the County Environmental Health Department will be required for new commercial uses in these communities. Lot sizes of larger than one acre may be required if the site evaluation determines that a one-acre lot size would endanger local water quality.