

Chapter 18.30 - RURAL RESIDENTIAL (RR) ZONE

Sections:

18.30.010 - Purpose.

The purpose of an RR zone is to permit residential development while maintaining a rural character, and to reduce residential development impacts on the environment which might occur with more intense development. The RR zone provides for a range of acreages from one to fifteen acres, inclusive. The RR zone is compatible with the rural residential, and to a limited degree, the general agriculture, general plan designations.

(Ord. 236-73 Exh. A(part), 1991)

18.30.020 - Regulations applicable.

The regulations set out in this chapter shall apply in any RR zones, and shall be subject to the provisions and limitations set out in Chapters 18.100 through 18.110 of this title.

(Ord. 236-73 Exh. A(part), 1991)

18.30.030 - Uses permitted.

- A. One one-family dwelling and accessory uses (18.100.010);
- B. Recreational facilities incidental to planned development such as a swimming pool, tennis courts, or clubhouse; low intensity recreational uses when the parcel is 40 acres or more;
- C. Care facilities for not more than 12 clients;
- D. Private energy development;
- E. Incidental crop cultivation or grazing, forest management, and fish and wildlife enhancement projects (18.100.010), provided there is no conflict with the residential character of the RR zone;
- F. Public uses and quasi-public uses which serve the immediate area and are compatible in a rural residential setting;
- G. Public utilities necessary in the locations proposed to support residential uses and which are compatible in a rural residential setting. Such uses are generally located and conducted within a building or screened from view and do not occupy more than one-half acre;
- H. Supportive housing consistent with requirements of the county's general development standards, chapter 18.110;
- I. Transitional housing consistent with requirements of the county's general development standards, chapter 18.110;

- J. Manufactured homes (18.100.050-I);
- K. One accessory or secondary unit when the lot has a primary dwelling unit (18.100.010-6 or 18.100.020-2 respectively);
- L. Similar uses (18.100.010);
- M. Temporary family care dwelling;
- N. Guest house.

(Ord. No. 236-146, 12-12-2017; Ord. 236-73 Exh. A(part), 1991)

18.30.040 - Uses permitted with an administrative permit.

Uses permitted with an administrative permit, subject to the provisions in Section 18.100.020, are as follows:

- A. One second dwelling;
- B. A temporary family care dwelling.
- C. Guest house.

(Ord. 236-73 Exh. A(part), 1991)

18.30.050 - Uses permitted with a use permit.

- A. Assemblage of people, guest house, home occupation (18.100.030); bed and breakfast guest facility, two-family dwellings, multiple-family dwellings;
- B. Care facilities for not more than 12 clients;
- C. Public uses, quasi-public uses, and public utilities that do not meet the criteria in section 18.30.030;
- D. Similar uses (18.100.030).

(Ord. No. 236-146, 12-12-2017; Ord. 236-73 Exh. A(part), 1991)

18.30.060 - Development standards.

Except as provided in Chapter 18.110.

- A. Minimum lot size: one to fifteen acres, with the minimum lot size to be designated upon establishment of an RR zone, such that RR-5 means the minimum lot size is five acres; except, when no designation is made the minimum lot size shall be fifteen acres or any lesser size that may be established by ordinance of the board of supervisors in connection with an application to develop the property. No lot less than two acres shall be created unless public sewer is available and utilized;
- B. Minimum lot width: RR-1 zone, one hundred twenty feet; all other RR zones, one hundred fifty

feet;

C. Minimum yards:

1. Front, side street: twenty feet,
2. Rear, side: thirty feet;

D. Access, parking, height limits, signs, other: as provided in Chapter 18.110.

(Ord. 236-73 Exh. A(part), 1991)

18.30.070 - Conservation of values.

A. Any lot in any zone shall be improved and maintained as follows:

1. No trash or rubbish shall be allowed to accumulate on any lot or parcel.
2. It is unlawful to park, store, leave or to permit the parking, storing or leaving of any licensed or unlicensed motor vehicle of any kind or part thereof, which is in a wrecked, junked, partially dismantled, inoperative or abandoned condition, whether attended or not, upon any private property within the county for a period of time in excess of seventy-two hours, except that two or less such vehicles or parts thereof may be stored if within a building, or placed behind an opaque screening fence; and except that such vehicles and parts may be stored in a junk yard or automobile wrecking yard lawfully established pursuant to the provisions of this chapter.

B. The storage of merchandise, materials, partially or completely dismantled automobiles or salvage materials in any zone shall be enclosed in a sight-obscuring fence of not less than six feet in height, and such storage shall not be placed in a greater height than the enclosing wall or fence. Where such storage qualified as a legal nonconforming use, the property owner and/or proprietor shall have a period of six months from the date of notification of violation of this provision by the planning director to amortize such storage and bring it into conformance with this section.

(Ord. 236-75 (part), 1998)