

2.27 Rural (RRL)

2.27:1 Purpose

The purpose of the RRL zone is to provide living environments within areas designated Exclusive Agriculture/Forest (EAF) in the comprehensive plan which do not disrupt commercial resource production activities by allowing small farms and woodlots that can be developed in harmony with commercial agriculture and forestry. Areas designated RRL should have a level of services (roads and utilities) consistent with the residential density afforded under the zone.

2.27:2 Principal Uses Permitted Outright

1. Agriculture
2. All land use activities, operations, building structures and other facilities necessary for agriculture, dairy, grazing, horticulture, forestry and the growing and harvesting of agricultural and timber products.
3. All legal uses, activities products and values associated with wild or managed forest, wild land, forest preserves, wildlife reservations and watershed protection areas.
4. Fishing lakes and fish rearing ponds.
5. Commercial or industrial activity directly serving agriculture and timber operations, including the preparation (with the exception of processing) and storage of farm and forest products.
6. Single-family dwellings including mobile homes, provided that where dwellings are located in open and exposed view of a public road or an adjacent property, tree and/or shrub plantings shall be employed to minimize the visual impact of the use on the rural character of the area.
7. Home occupation.
8. Public and rental stables provided any stable, barn, covered or uncovered arena, corral, or exercise yard shall maintain a distance of not less than 100' from an adjacent property line.
9. Cottage industries, provided the following standards apply:

- a. No commercial distribution activity (retailing or wholesaling) on site. On-site sales shall be incidental to the main purpose of the cottage industry.
- b. No more than three FTE employees.
- c. No more than one on premise sign. Sign to be no larger than 6 square feet in area.
- d. The business shall be owned and operated by the full-time residents on the subject property.
- e. The following uses shall not be allowed without conditional use permit approval:
 - (1) Any activity which might result in excessive noise, smoke, dust, odors, heat, glare, or traffic.
 - (2) Use or manufacture of products or operations which are dangerous in terms of risk of fire, explosion, or hazardous emissions.
 - (3) Any other use which would disrupt the character of permitted rural uses as determined by the planning director.

2.27:3 Conditional Uses

1. Public and private school.
2. Church.
3. Park, playground, or community center owned and operated by a governmental agency or a nonprofit organization.
4. Utility facilities necessary for public service.
5. Migrant labor and farmhand housing facilities for more than three dwelling units.
6. Quarries, mines, and sand & gravel pits when the proposed subsequent use of the site, after reclamation is principally agricultural or silvicultural in nature provided there is a minimum distance from any adjoining property line of 100'.

7. Kennel.
8. Cemetery.
9. Grange hall or community center.
10. Farm labor camp.
11. Recreational vehicle park, campground and picnic area.
12. Buildings and uses of a public works, public service, or public utility nature, but except for facilities for the commercial transmission or reception of communication frequencies.
13. Processing of farm and forest products provided the area used for such purpose shall not be closer than 100' from an adjoining property line.
14. Non-resource related industry provided there are no adverse impacts to the environment, nearby land uses, and resource production activities as determined by the board of adjustment.
15. Resource-based commercial recreation facilities in locations where impacts on the environment, adjacent land uses and resource management can be adequately controlled, and where adequate public facilities and services can be provided.
16. Bed and breakfast.
17. Other uses as determined by the board of adjustment to be in keeping with the purposes and intent of this district, except for the following:
 - a. Mobile home parks.
 - b. Airport or land strip.
 - c. Facilities for the commercial transmission or reception of communication frequencies.
 - d. Golf course.
 - e. All-terrain vehicle parks, trails and race tracks.
 - f. Hazardous waste disposal and transfer sites.

g. Sanitary landfill.

2.27:4 Density Provisions

The density provisions for the RRL district shall be:

1. Maximum number of dwelling structures for permanent living per lot: 1.
2. Minimum lot area: 10 acres.
3. No building lot shall be created which has a depth to width ration of greater than four-to-one.
4. All buildings and structures, unless otherwise specified, shall maintain a distance of 50' from any property line, except 100' shall be required for all new residences abutting commercial agricultural and timbered lands and approved mineral extraction operations.
5. When "clustering" in accordance with Section 2.24 of this ordinance, the minimum lot size of the clustered lots shall be 5 acres.
6. When subdividing or short platting parcels within the RRL district, lot configuration and access shall be designed to minimize conflicts with adjoining farm or timber production areas and mineral extraction operations.

2.27:5 Accessory Uses Permitted

1. Uses customarily incidental to a principal use permitted outright, such as private garages or parking areas for noncommercial vehicles only, but not including any business, trade or industry.
2. The renting of rooms by the resident owner for lodging purposes only, and for the accommodation of not more than two persons in a dwelling unit.
3. Residences provided for farm laborers, not to exceed three dwelling units.

2.27:6 Signs

Non-flashing residential and ranch name plates not exceeding 32 square feet. See also Section 4.5.

2.27:7 Parking

A least one permanently maintained off-street parking space or a private garage for one vehicle shall be on the same lot as a dwelling or attached thereto or made a part thereof. Adequate parking may be provided for accessory or conditional uses and may be established by the board of adjustment. See also Section 4.2.

2.27:8 Substandard Lots & Existing Uses

Any substandard lot may be used for any use permitted in this district, subject to the limitations of the use. Legally authorized uses of any kind located in the RRL district and in existence at the time of adoption of this ordinance shall not be deemed nonconforming.