

Article 23

RURAL COMMERCIAL (R/C)

SECTION 23.010, PURPOSE: The primary purpose of the Rural Commercial Zone is to provide a district for a limited number and type of commercial enterprises which depend on proximity to major streets or arterials for trade or transportation, require lot sizes larger than are typically available within Urban Growth Boundaries, and are compatible with surrounding areas.

SECTION 23.015, PERMITTED USES: In the Rural Commercial Zone the following uses and their accessory uses are permitted in accordance with Article 3, Ministerial Review:

01. Farm uses and associated accessory buildings.
02. Single-family dwellings.

Section 23.020 BUILDING AND ACTIVITIES PERMITTED CONDITIONALLY: In an Rural Commercial Zone the following uses may be established, subject to the requirements of Article 9, Conditional Use Permit:

01. Public/private outdoor recreation facilities.
02. A casting foundry with associated retail sales.
03. Home-Based occupations as described in Article 35, Home-Based Occupation.
04. Commercial activities in conjunction with farm use.
05. Office spaces.
06. Structures and facilities for non-profit agencies and governmental agencies rendering specialized services not involving retail trade with the general public nor maintaining a stock of goods for sale.
07. Assembly/meeting halls owned by non-profit organizations, churches, and other buildings of worship.
08. Private and public stables.
09. Horticultural nurseries and commercial greenhouses.
10. Limited expansion or remodeling of those structures in non-conforming use existing as of August 1, 1985.

11. *Mini-storage facilities*
12. *Other commercial activities with impacts similar to activities conditionally permitted above.*

SECTION 23.025, PROPERTY DEVELOPMENT STANDARDS:

01. **LOT SIZE:** In the Rural Commercial Zone the minimum lot size shall be determined by the Department of Environmental Quality evaluation of adequacy to the lot to support a subsurface sewage system and independent water source. Department of Environmental Quality evaluation will be required for every proposed partition. In no situation will the lot be less than five acres in size.
02. **SET BACK:** The setbacks in the Rural Commercial Zone shall be as follows:

FRONT YARD - Not less than 25 feet.

SIDE YARD - Not less than 20 feet.

REAR YARD - Not less than 20 feet.
03. The following standards shall govern the application of uses in the Rural Commercial Zone:
 - A. If the parcel abuts a state or county road, proof of access permission from the responsible agency must be secured.
 - B. In the Rural Commercial Zone, off-street parking shall be provided in accordance with Article 33, Parking.
 - C. Visual barriers will be employed to shield new construction.
04. **FIRE AND FLOOD SAFETY DESIGN STANDARDS:**
In addition to the design standards in this base zone, land within special flood hazard areas, communities at risk (CARs) of wildland fires, and land within wildland urban interface (WUI) Zones, shall be subject to the provisions of Article 25, Natural Hazards.