

17.04.215: RH-4.5 Rural Homestead Residential

Zoning

A. Scope: The following regulations shall apply to the RH-4.5 rural homestead residential zones. No new building or structure shall be erected, or parcel developed in an RH-4.5 zone unless in conformance with the provisions identified herein.

B. Purpose: The RH-4.5 "rural homestead" residential zones are intended to provide low density uses with a minimum lot size of four and one-half (4.5) gross acres, where animals may be kept as well as accessory buildings in a quiet, rural setting without maintaining a large agricultural operation. The RH-4.5 rural homestead residential zone is appropriate in rural areas where urban services will not be provided for an extended period of time.

C. Height, Lot And Setback Requirements:

Minimum lot size	4.5	gross acres
Minimum lot width	250	feet
Minimum lot depth	250	feet
Maximum building height	35	feet

MINIMUM BUILDING SETBACKS

Use	Front	Side	Rear	Street Side
Principal residential buildings	40 feet	25 feet	100 feet	40 feet
Principal buildings for nonresidential uses ¹	40 feet	40 feet	40 feet	40 feet
Accessory buildings	40 feet	10 feet	10 feet	40 feet

Note:

¹Principal buildings include institutional uses, quasi-public, churches, etc.

D. Permissive Uses:

Accessory buildings not to be used for residential purposes provided that the floor area of any single accessory building, or combined floor area of multiple accessory buildings, shall not exceed fifty thousand (50,000) square feet.

① Buildings for the sale and display of products grown/raised on the premises.

② Churches, temples, mosques and related facilities and accessory uses.

Family ranch.

③ Farms for the raising/growing of tree and bush crops and/or field crops for commercial or household use.

Hobby breeder.

④ Home Occupations, home based businesses and residential industry (subject to the general provisions for residential zones section).

Keeping of livestock or other large animals for commercial or household use, not including commercial slaughtering.

One guest residence not to exceed one thousand five hundred (1,500) square feet.

One single-family residence per lot.

Public, quasi-public and institutional uses.

Recreational vehicles or mobile homes as temporary residences subject to the issuance of a temporary use permit in article VIII of this chapter.

E Uses Subject To A Conditional Use Permit: The following are subject to a conditional use permit as provided for in articles V and VIII of this chapter.

Adult daycare facilities.

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Agricultural commercial uses (indoor).

Animal rescue (see definitions in this chapter).

Animal sanctuary (see definitions in this chapter).

Animal, special conditions (see definitions in this chapter).

Apiary.

Bed and breakfast inns.

Breeder, commercial establishment.

Cemeteries.

Childcare facilities.

Farrowing pens.

Feedlots.

Intermediate care facilities.

Kennel, commercial (see definitions in this chapter).

Multipet permit.

Public or private recreation areas. *Special Event*

Public or private schools.

Stable, commercial (see definitions in this chapter).

Temporary living facilities.

F. Uses Not Listed As Permissive Or Conditional: In those instances where a requested use is not listed above, the zoning administrator may determine whether the requested use meets the purpose and intent of the district, and is similar to other uses allowed in the district, as permitted uses, special uses or accessory uses. In those instances where the applicant disagrees with the director's determination, the applicant may appeal the decision to the planning commission. (Ord. 508, 2017)