

## CHAPTER 18.66 TERREBONNE RURAL COMMUNITY ZONING DISTRICTS

### 18.66.020 Residential (TeR) District

The Terrebonne Residential District allows a mixture of dwelling types and densities suited to the level of available water and sewer facilities. The purpose of this district is to allow new residential development that is compatible with the rural character of the area.

- A. Permitted uses. The following uses and their accessory uses are permitted outright and do not require site plan review under DCC 18.124:
  - 1. A single-unit dwelling or a manufactured dwelling subject to DCC 18.116.070.
  - 2. A duplex.
  - 3. Type 1 Home Occupation, subject to DCC 18.116.280.
  - 4. Agricultural uses as defined in DCC 18.04, involving:
    - a. Keeping of cows, horses, goats, sheep or similar farm animals, provided that the total number of such animals over the age of six months is limited to the lot area divided by 20,000 square feet.
    - b. Keeping of chickens, fowl, rabbits or similar farm animals, provided that the total number of such animals over the age of six months does not exceed one for each 500 square feet of lot area.
  - 5. Class I and II road or street project subject to approval as part of a land partition, subdivision, or subject to the standards of DCC 18.66.070 and 18.116.230.
  - 6. Class III road or street project.
  - 7. Operation, maintenance, and piping of existing irrigation systems operated by an Irrigation District except as provided in DCC 18.120.050.
  - 8. Residential home.
- B. Uses Permitted Subject to Site Plan Review. The following uses and their accessory uses are permitted, subject to the applicable provisions of this chapter, DCC 18.116, Supplementary Provisions, and DCC 18.124 Site Plan Review, of this title:
  - 1. Child care facility and/or preschool.
- C. Conditional Uses. The following uses and their accessory uses are permitted subject to the applicable provisions of DCC 18.66, 18.116, 18.124 and 18.128:
  - 1. Manufactured dwelling park.
  - 2. Multi-unit dwelling.
  - 3. Retirement center or nursing home.

~~4. Cluster development.~~

~~5-4.~~ Religious institutions or assemblies.

~~6-5.~~ Type 2 or Type 3 Home Occupation, subject to DCC 18.116.280.

~~7-6.~~ Public or private school.

~~8-7.~~ Park.

~~9-8.~~ Public or semi-public building.

~~10-9.~~ Utility facility.

~~11-10.~~ Water supply or treatment facility.

~~12-11.~~ Veterinary clinic.

~~13-12.~~ Wireless telecommunications facilities, except those facilities meeting the requirements of DCC 18.116.250(A) or (B).

~~14-13.~~ Surface mining of mineral and aggregate resources in conjunction with the operation and maintenance of irrigation systems operated by an Irrigation District, including the excavation and mining for facilities, ponds, reservoirs, and the off-site use, storage, and sale of excavated material.

~~15-14.~~ Residential facility.

#### HISTORY

*Adopted by Ord. [97-003](#) §2 on 6/4/1997*

*Amended by Ord. [97-063](#) §3 on 11/12/1997*

*Amended by Ord. [2004-002](#) §13 on 4/28/2004*

*Amended by Ord. [2020-001](#) §7 on 4/21/2020*

*Amended by Ord. [2020-010](#) §3 on 7/3/2020*

*Amended by Ord. [2024-008](#) §9 on 1/7/2025*

*Amended by Ord. [2025-002](#) §15 on 2/26/2025*

*[Amended by Ord. 2025-009 §5 on 6/18/2025](#)*