

## **CHAPTER 18.65 RURAL SERVICE CENTER; UNINCORPORATED COMMUNITY ZONE**

[18.65.020 RSC; Commercial/Mixed Use District \(Brothers, Hampton, Millican, Whistlestop And Wildhunt\)](#)

[18.65.021 Alfalfa RSC; Commercial/Mixed Use District](#)

### **18.65.020 RSC; Commercial/Mixed Use District (Brothers, Hampton, Millican, Whistlestop And Wildhunt)**

- A. Uses Permitted Outright. The following uses and their accessory uses are permitted outright, subject to applicable provisions of this chapter:
1. Single-family dwelling.
  2. Manufactured home, subject to DCC 18.116.070.
  3. Type 1 Home Occupation, subject to DCC 18.116.280.
  4. Residential home and residential facility.
  5. Two-family dwelling or duplex.
  6. Agricultural uses, as defined in Title 18, and excluding livestock feed lot or sales yard, and hog or mink farms.
  7. Class I and II road or street project subject to approval as part of a land partition, subdivision or subject to the standards and criteria established by DCC 18.116.230.
  8. Class III road and street project.
  9. Operation, maintenance, and piping of existing irrigation systems operated by an Irrigation District except as provided in DCC 18.120.050.
- B. Uses Permitted Subject to Site Plan Review. The following uses and their accessory uses are permitted, subject to applicable provisions of this chapter, DCC 18.116, Supplementary Provisions, and DCC 18.124, Site Plan Review, of this title:
1. Retail store, business office and/or commercial establishment in a building or buildings each not exceeding 4,000 square feet of floor space. The aggregate area for any one type of use that takes place in multiple buildings may not exceed 4,000 square feet.
  2. Residential use in conjunction with a permitted commercial use.
  3. Park or playground.
  4. Community building.
  5. Public or semipublic building or use.

6. Highway maintenance facility.
  7. Marijuana wholesaling, office only. There shall be no storage of marijuana items or products at the same location.
  8. Religious institutions or assemblies.
- C. Conditional Uses Permitted. The following uses and their accessory uses are permitted subject to applicable provisions of this chapter, DCC 18.116, Supplementary Provisions, DCC 18.124, Site Plan Review, and DCC 18.128, Conditional Use, of this title:
1. Multi-family dwelling with three or more units.
  2. School.
  3. Cemetery.
  4. Type 2 or Type 3 Home Occupation, subject to DCC 18.116.280.
  5. Medical clinic or veterinary clinic.
  6. Community Center.
  7. Manufactured home park.
  8. Recreational vehicle or trailer park.
  9. Wireless telecommunications facilities, except those facilities meeting the requirements of DCC 18.116.250(A).
  10. Marijuana retailing, subject to the provisions of DCC 18.116.330.
  11. Psilocybin service centers, subject to the provisions of DCC 18.116.380.

#### HISTORY

*Adopted by Ord. [2002-002 §2](#) on 6/5/2002*  
*Amended by Ord. [2002-028 §1](#) on 7/24/2002*  
*Amended by Ord. [2004-002 §11](#) on 4/28/2004*  
*Amended by Ord. [2015-004 §2](#) on 4/22/2015*  
*Amended by Ord. [2016-015 §4](#) on 7/1/2016*  
*Amended by Ord. [2018-006 §8](#) on 11/20/2018*  
*Amended by Ord. [2020-001 §6](#) on 4/21/2020*  
*[Amended by Ord. 2022-014 §2 on 1/4/2023](#)*

#### **18.65.021 Alfalfa RSC; Commercial/Mixed Use District**

In Alfalfa, the following uses and their accessory uses are permitted:

- A. Uses Permitted Outright.
  1. Single-family dwelling.

2. Manufactured home, subject to DCC 18.116.070
  3. Type 1 Home Occupation, subject to DCC 18.116.280.
  4. Residential home and residential facility.
  5. Two-family dwelling or duplex.
  6. Agricultural uses, as defined in Title 18, and excluding livestock feed lot or sales yard, and hog or mink farms.
  7. Class I and II road or street project subject to approval as part of a land partition, subdivision or subject to the standards and criteria established by DCC 18.116.230.
  8. Class III road and street project.
  9. Operation, maintenance, and piping of existing irrigation systems operated by an Irrigation District except as provided in DCC 18.120.050.
- B. Uses Permitted Subject to Site Plan Review. The following uses and their accessory uses are permitted, subject to applicable provisions of this chapter, DCC 18.116, Supplementary Provisions and DCC 18.124, Site Plan Review, of this title:
1. Retail store, business office and/or commercial establishment in a building or buildings each not exceeding 4,000 square feet of floor space. The aggregate area for any one type of use that takes place in multiple buildings may not exceed 4,000 square feet.
  2. Residential use in conjunction with a permitted commercial use.
  3. Park or playground.
  4. Community building.
  5. Public or semipublic building or use.
  6. Marijuana wholesaling, office only. There shall be no storage of marijuana items or products at the same location.
  7. Religious institutions or assemblies.
- C. Conditional Uses Permitted. The following uses and their accessory uses are permitted subject to applicable provisions of this chapter, DCC 18.116, Supplementary Provisions, DCC 18.124, Site Plan Review, and DCC 18.128, Conditional Use, of this title:
1. School.
  2. Cemetery.
  3. Type 2 or Type 3 Home Occupation, subject to DCC 18.116.280.
  4. Medical clinic or veterinary clinic.
  5. Community Center.

6. Recreational vehicle or trailer park.
7. Wireless telecommunications facilities, except those facilities meeting the requirements of DCC 18.116.250(A).
8. Marijuana retailing, subject to the provisions of DCC 18.116.330.
9. Psilocybin service centers, subject to the provisions of DCC 18.116.380.

HISTORY

*Adopted by Ord. [2002-002 §2](#) on 6/5/2002*

*Amended by Ord. [2018-006 §8](#) on 11/20/2018*

*Amended by Ord. [2020-001 §6](#) on 4/21/2020*

*Amended by Ord. [2022-014 §2](#) on 1/4/2023*