

CHAPTER 11

MULTIPLE-USE, AGRICULTURAL, RURAL RESIDENTIAL DISTRICTS

11-1 Purpose

- (1) **Multiple Use.** To establish areas in mountain, hillside, canyon, mountain valley, desert and other open and generally undeveloped lands where human habitation would be limited in order to protect land and open space resources; to reduce unreasonable requirements for public utility and service expenditures through uneconomic and un-wise dispersal of population; to encourage use of the land, where appropriate, for forestry, grazing, agriculture, mining, wildlife habitat, and recreation; to avoid excessive damage to watersheds, water pollution, soil erosion, danger from brush land fires, damage to grazing, livestock raising, and to wildlife values; and, to promote the health, safety, convenience, order, prosperity, and general welfare of the inhabitants of the community.
- (2) **Agricultural.** To promote and preserve, in appropriate areas, conditions favorable to agriculture and to maintain greenbelt open spaces. Such districts are intended to include activities normally and necessarily related to the conduct of agricultural production and to provide protection from the intrusion of uses adverse to the continuance of agricultural activity.
- (3) **Rural Residential.** To promote and preserve, in appropriate areas, conditions favorable to large-lot family life, the keeping of limited numbers of animals and fowl, and reduced requirements for public utilities. These districts are intended to be primarily residential in character and protected from encroachment by commercial and industrial uses.

11-2 Use Regulations

No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered enlarged or maintained, except as allowed in the districts as shown as "permitted uses" indicated by a "P" in the appropriate column, or as "conditional uses", indicated by a "C" in the appropriate column. If a use is not allowed in the district, it is either not named in the use list or it is indicated in the appropriate column by a dash, "-". If a regulation applies in the district, it is indicated in the appropriate column by a numeral to show the linear or square feet, or acres required, or by the letter "A". If the regulation does not apply, it is indicated in the appropriate column by a dash, "-".

	MU-1	A-1	RR-1
(1) Accessory buildings and uses customarily incidental to permitted areas	P	P	P
(2) Accessory uses and buildings customarily incidental to conditional uses	C	C	C

		MU-1	A-1	RR-1
(3)	Temporary buildings for uses incidental to construction work, including living quarters for a guard or night watchman - such buildings must be removed upon completion or abandonment of the construction work	C	C	C
(4)	Agriculture and Forestry			
a.	Agriculture, except grazing and pasturing of animals	P	P	P
b.	Agriculture, including grazing and pasturing of animals	P	P	P
c.	Agriculture, business or industry	P	P	C
d.	Animals and fowl for recreation or for family food production for the primary use of persons residing on the premises.	P	P	P
e.	Nursery or green house, wholesale or retail, fruit/vegetable stand	P	P	P
f.	The tilling of soil, the raising of crops, horticulture and gardening	P	P	P
g.	Farms devoted to raising and marketing of chickens, turkeys, or other fowl or poultry, fish or frogs, including wholesale and retail sales	P	P	C
h.	Forestry, except forest industry	P	P	C
i.	Forest industry, such as a saw mill, wood products plant, or others	P	P	C
(5)	Apiary	P	P	P
(6)	Airport / Airstrip	C	C	C
(7)	Aviary	P	P	C

		MU-1	A-1	RR-1
(8)	Cluster subdivision of single family dwellings:			
	a. Provided that the residential density is not increased by more than one hundred (100) percent for the district based on single-family units	-	-	C
	b. Provided that the area, in acres of the parcel is not less than:	-	-	5
(9)	Dude ranch; family vacation ranch	C	C	C
(10)	Dwellings			
	a. Single-family dwellings: Provided that one additional dwelling on at least one-half (1/2) acre per unit for an employee, seasonal worker or a member of the property owners immediate family may be allowed subject to approval by Planning Commission and the Board of Health.	P	P	P
	b. Pre-HUD-Code Manufactured (mobile) Homes. Pre-HUD-Code Homes are homes built prior to the MHCSS, 24 CFR 3280, which became effective on June 15, 1976. (See NCCBCS/ANSI A225.1, Annex D)	-	-	-
	c. Two-family dwellings	C	C	C
	1. Seasonal home or cabin	P	P	P
	2. Farm or ranch housing (including mobile homes)	P	P	P
(11)	Home occupation	P	P	P
(12)	Household pets	P	P	P
(13)	Kennel	P	P	C
(14)	Mine, quarry, gravel pit, rock crusher, concrete batching plant, or asphalt plant, oil wells or steam wells.	P	P	C
(15)	Evaporation ponds	C	C	C

		MU-1	A-1	RR-1
(16)	Power generation	C	C	-
(17)	Renewable energy – solar, wind farms	C	C	-
(18)	Private park or recreational grounds or private recreational camp or resort, including accessory or supporting dwellings or dwelling complexes and commercial service uses which are owned by or managed by the recreational facility to which it is accessory.	C	C	C
(19)	Motor Park	C	C	C
(20)	Public stable, riding academy or riding ring, horse show barns or facilities	C	C	C
(21)	Public use, quasi-public use, essential services, including private school, with a curriculum corresponding to a public school, church; dams and reservoirs; radio and television transmitting stations or towers, cemetery	C	C	C
(22)	Signs			
a.	One identification sign, not to exceed thirty-two (32) sq. ft. in total surface area	P	P	P
b.	One development sign, not to exceed thirty-two (32) sq. ft. in total surface area	P	P	P
c.	One civic sign, not to exceed sixteen (16) sq. ft. in total surface area	P	P	P
d.	One real estate sign, not to exceed eight (8) sq. ft. in total surface area	P	P	P
e.	One residential sign, not to exceed two (2) sq. ft. in total surface area	P	P	P
(23)	Wind Turbine(s), Anemometer(s)	C	C	C

11-3 Area Regulations

The minimum lot area in acres for any main use in the districts regulation by this chapter shall be	1	1	1
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11-4 Frontage Regulations

The minimum frontage in feet for any lot in the districts regulated by this chapter on a public street or a private street approved by the governing body shall be: 25 25 25

11-5 Front Yard Regulations

The minimum depth in feet for the front yard for main buildings shall be property line 25 25 25

11-6 Rear Yard Regulations

The minimum depth in feet for the rear yard in the Districts regulated by this chapter shall be:
 For main buildings - 25 25 25
 for accessory buildings

11-7 Side Yard Regulations

The minimum side yard in feet for any dwelling, other main or accessory buildings in districts regulated by this chapter shall be: 15 15 15
 - Except corner lots which shall have twice the Setback of: 30 30 30

11-8 Height Regulations

The maximum height for all buildings and structures in Districts regulated by this Chapter shall be:
 In feet 35 35 35
 In number of stories 2.5 2.5 2.5

11-9 Coverage Regulations

The maximum coverage in percent for any lot in the districts regulated by this chapter shall be: - - 20