

Article 21

RURAL SERVICE (RS)

SECTION 21.010, PURPOSE: The purpose of the Rural Service Zone is to provide standards for establishment of commercial uses servicing the needs of rural residents and limited tourist commercial services consistent with the maintenance of the rural character of the area.

SECTION 21.015, PERMITTED USES: In the Rural Service Zone the following uses and their accessory uses are permitted.

01. Farming - excluding livestock feed or sale yards.
02. Non-farm, single-family dwelling.
03. Retail store, office, or service establishment limited to a total of 5,000 square feet.
04. Automobile service station.
05. Park, playground, or community building.
06. Church or school.
07. Utility facility.
08. Restaurant.
09. Home-based occupation, subject to Article 35, Home-Based Occupations.

SECTION 21.020, BUILDINGS AND ACTIVITIES PERMITTED CONDITIONALLY: In the Rural Service Zone, the following uses and activities and their accessory buildings and uses are permitted subject to the provisions of Article 9, Conditional Use Permit.

01. Recreational facilities and commercial activities provided in conjunction therewith.
02. Tourist or traveler accommodations.
03. Automobile repair garage.
04. Mobile home and travel trailer parks.
05. Multi-family dwellings not exceeding the property - development standards.

SECTION 21.025, PROPERTY DEVELOPMENT STANDARDS:

01. **LOT SIZE:**

- A. The minimum average width of lots served by an approved community or public water system and an approved community or public sewage system shall not be less than 50 feet with a minimum area of 6,000 square feet.
- B. The minimum average width of lots served by either an approved community or public water system or an approved community or public sewage system, but not served by both, shall not be less than 100 feet with a minimum area of 15,000 square feet.
- C. The minimum average width of lots not served by either an approved community of public water system or an approved community or public sewage system shall be 150 feet with a minimum of one acre.

02. **DIMENSIONAL STANDARDS:**

- A. **LOT COVERAGE:** The main building and accessory buildings located on any building site or lot shall not cover more than 30 percent of the total lot area.
- B. **BUILDING HEIGHT:** No building or structure shall be erected or enlarged to exceed two stories or more than 25 feet in height.

03. **SETBACKS:**

FRONT YARD - Not less than 20 feet from a property line.

SIDE YARDS - No structural appendage (eves, overhangs, decks, etc.) shall extend within 10 feet from a property line.

REAR YARD - Not less than 10 feet from a property line.

STREAMS - Not less than 200 feet.

04. **PARKING:**

Parking shall be in accordance with Article 33, Parking.

05. **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.