

Chapter 19.42 – RURAL COMMUNITY COMMERCIAL DISTRICT (RCC-2)

Section 19.42.010 - Declaration of Intent.

The purpose and intent of the RCC-2 District is to provide a commercial zone for those commercial uses clearly intended to serve the local community and travelers in unincorporated rural agriculturally-oriented communities.

Section 19.42.020 - Permitted Uses.

1. One-and two-family dwellings, including mobile homes.
2. Commercial grain elevators.
3. Small business providing retail sales or professional services.
4. Home-based businesses utilizing only those accessory buildings and structures permitted under this chapter that do not alter the character of the neighborhood in terms of the following influences, and which from the premises' property line cannot be seen or heard or felt or smelled and will not have customer visits. (For more information on home-based businesses permitting, see Chapter 19.56.) (Revised April 21, 2008; Resolution No. 068024)
5. Gas station or garage.
6. Mechanic shop.
7. Blacksmith or farrier.
8. Restaurants.
9. Motel.
10. Other commercial uses of this general small-scale nature.
11. Schools.
12. Churches.
13. Community club houses or other buildings for private or public activities.
14. Public or private parks, playgrounds or recreational areas.
15. The usual and necessary accessory uses and structures located on the same lot with a permitted use.
16. A garage or group of garages containing space for automobiles and vehicles associated with the commercial uses permitted.
17. [Blank]

18. Small-Antenna facilities and Antenna Support Structures up to 40 feet in height in conformance with the requirements of Section 19.58 - Communication and Utility Facilities

Section 19.42.030 - Lot Size Requirements.

1. Building site area required: not less than 5,000 sq. ft., a minimum boundary of 50 ft. on any side for single-family dwellings.
2. Building site area required: not less than 10,000 sq. ft., a minimum boundary of 100 ft. on any side for two-family dwellings.
3. Maximum building site for commercial use: 12,000 sq. ft. except motels and agriculture-related uses.
4. Maximum lot coverage: 80% of total lot area.
5. Each building site must conform to existing Rules and Regulations of the State Board of Health of On-Site Sewage Disposal and Water Systems as administered by the County Health Department.

Section 19.42.040 - Yard Requirements.

Setback required:

1. The minimum setback from property boundaries shall be 10 feet for front and rear yards.
2. No setback shall be required for side yards except 10 feet shall be required for side yards on a flanking street or corner lot.
3. Rural Community Residential setbacks shall apply whenever a lot in the Rural Community Commercial District adjoins a Rural Community Residential District.
4. Where a side yard of less than five feet is provided, access width must exist to the rear of the building of sufficient size to provide access for fire and other forms of emergency equipment.

Section 19.42.050 - Height of Buildings.

Height Limit: no building shall exceed a height of 35 feet or two stories, except grain storage facilities.

Section 19.42.060 - Commercial Use Restrictions.

All business, service, repair, storage, shall be conducted wholly within an enclosed building except for off-street parking or loading and unloading and merchandise display. Uses permitted under 19.42.020(10) and 19.42.030(3) shall have a maximum floor area of fifteen hundred (1500) square feet, including public areas and areas not open to the general public but reserved for office space and storage of materials related to the commercial uses of the building.

Section 19.42.070 - Conditional Uses.

1. Agriculture-related commercial uses, fertilizer distribution, and greenhouses, but excluding agricultural chemical manufacture.

2. Personal service shops, including barber, beauty parlor, car wash, and laundromat, subject to the same building site area restrictions as apply to principal uses permitted outright.
3. Home-based businesses that exceed the threshold of a permitted use may be allowed as an administrative or a conditional use. (For more information on home-based businesses permitting, see Chapter 19.56.) (Revised April 21, 2008; Resolution No. 068024)
4. Small-Antenna facilities and Antenna Support Structures up to 40 feet in height in conformance with the requirements of Section 19.58 - Communication and Utility Facilities.