

Chapter 17.40

RE RURAL ESTATES

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17.40.010 Purpose.

To provide for a very low density residential area in which there is a reduction in streets and public utilities. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.40.020 Allowed uses.

- A. Single-family dwellings.
- B. Manufactured homes in compliance with Chapter 17.34. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.38.030 Accessory uses.

- A. Guest house (as defined in Chapter 17.08);
- B. Private stables;
- C. Other accessory uses and buildings customarily appurtenant to an allowed use. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.40.040 Prohibited uses.

- A. Multiple-family dwellings;
- B. All commercial uses not listed above in Section 17.40.020 - Allowed uses or 1740.050, Uses allowed with a special use permit;
- C. Commercial slaughterhouses;
- D. Industrial uses;
- D. Mobile homes. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.40.050 Uses allowed with special use permit following a public hearing.

- A. Home occupations;
- B. Temporary sales office;
- C. Country clubs, tennis clubs, and golf courses;

17.40.050

D. Public and semi-public buildings such as, but not limited to, the following: churches and schools. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.40.060 Area and yard requirements.

- A. Minimum lot area: 21,780 square feet (1/2 acre).
- B. Average lot depth: 100 feet.
- C. Average lot width: 120 feet.
- D. Minimum yard requirements:
 - 1. Front yard: 30 feet.
 - 2. Side yard: 10 feet.
 - 3. Rear yard: 30 feet. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.40.070 Height limitations.

No principal building or structure shall exceed three stories or thirty-five feet. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.40.080 Development standards.

See Chapter 17.22. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.40.090 Other requirements.

- A. A minimum distance of not less than forty feet between a building for human habitation and a structure housing livestock;
- B. A minimum distance of not less than twenty feet between a main dwelling and a guest house;
- C. Livestock and poultry shall not be located any closer than one hundred feet to any residential building on an adjacent lot;
- D. All off-street parking requirements and regulations shall be as provided in Chapter 17.25;
- E. Setbacks for accessory building shall be five feet from the rear and side property lines. (Ord. 617 § 1.1 Exh. A (part), 1996)