

ORDINANCE NO. 77-27

AN ORDINANCE CREATING A NEW ZONE DESIGNATION "RR-1" (RURAL RESIDENTIAL DISTRICT)

The Board of Supervisors of the County of Del Norte does ordain as follows:

1. Chapter 20.17 is hereby added to the County Code of the County of Del Norte which is to read as follows:

CHAPTER 20.17

REGULATIONS FOR "RR-1" RURAL RESIDENTIAL DISTRICTS

Section 20.17.005 INTENT-PURPOSE:

This district classification is designed for the orderly development of rural homesites in the one acre category, to encourage a suitable environment for family life for those who desire rural residential land.

Since there is a limited area within the County which is suitable for rural residential land, this district is intended to protect rural residential uses against encroachment by other uses which may be in conflict therewith. The provisions of this section, therefore, shall be liberally interpreted to apply to rural residential and related services, to the end that no other use shall be permitted and no regulation shall be deemed or construed to interfere with any normal accessory use conducted in conjunction therewith. It is the intention of this section to prevent the further subdividing of rural residential land into lot sizes which might threaten the rural quality of areas zoned RR-1 and changes of zone from RR-1 to another classification are to be made only where such uses are in accord with the general plan.

The following regulations shall apply in all RR districts, subject to the provisions of Chapters 20.46 and 20.48 of this Code.

Section 20.17.010 USES PERMITTED:

Uses permitted shall be as follows:

- A. Single family residence;
- B. Accessory buildings.

Section 20.17.020 USES PERMITTED WITH A USE PERMIT:

Uses permitted with a use permit shall be as follows:

- A. Public uses;
- B. Home occupations;
- C. One non-commercial guest house;
- D. Animal husbandry. Not to exceed one horse, mule, cow or steer, or more than five goats, sheep or similar livestock for each 20,000 square feet of lot area, subject to additional conditions as may be imposed by the Planning Commission.

Section 20.17.030 BUILDING HEIGHT LIMIT:

Building height limit shall be thirty-five feet.

Section 20.17.040 MINIMUM LOT AREA REQUIRED:

Minimum lot area shall be as specified by the Planning Commission, but in no case less than one acre.

Section 20.17.050 MINIMUM LOT WIDTH REQUIRED:

Minimum lot width shall be one hundred feet.

Section 20.17.060 PERCENTAGE OF LOT COVERAGE PERMITTED.

Percentage of lot coverage permitted shall be 20 percent.

Section 20.17.070 FRONT YARD REQUIRED:

Required front yard shall be twenty-five feet. Also refer to Section 20.48.090.

Section 20.17.080 SIDE YARD REQUIRED:

Required side yard shall be ten feet unless the building site is less than one hundred feet in width in which case side yards of ten percent of which width, but not less than five feet, shall be required.

Section 20.17.090 REAR YARD REQUIRED:

Required rear yard shall be twenty feet for main building and and five feet for accessory building.

Section 20.17.100 SPECIAL YARDS AND DISTANCES BETWEEN BUILDINGS REQUIRED:


- A. Accessory buildings used as barns, stables or farm outbuildings shall be not less than twenty feet from side or rear property line, and not less than fifty feet from the front property line, and not less than twenty feet from any dwelling unit on the property;
- B. Yards for the use of livestock shall be fenced to keep animals not less than twenty feet from any dwelling.

PASSED AND ADOPTED by the Board of Supervisors on the 8th day of August, 1977 by the following polled vote:

AYES: Supervisors Justus, Fraser, Smedley, McClendon and Chairman Cochran.

NAYES: None.

ABSENT: None.



CHAIRMAN, BOARD OF SUPERVISORS

ATTEST:

MABEL HURD
Clerk of the Board

By: Mary J. Adams
Deputy