

ORDINANCE NO. 76-38

AN ORDINANCE CREATING A NEW ZONE DESIGNATION "RR-5" (RURAL RESIDENTIAL DISTRICT)

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

L. Chapter 20.15 is hereby added to the County Code of the County of Del Norte which is to read as follows:

CHAPTER 20.15
REGULATIONS FOR "RR-5" RURAL
RESIDENTIAL DISTRICTS

Section 20.15.005 INTENT-PURPOSE:

This district classification is designed for the orderly development of rural homesites in the five 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-5 and changes of zone from RR-5 to another classification are to be made only where such uses are in accord with the General Plan. Rural Residential-5 shall also encompass those areas where because of drainage, topography, or other problems one parcel may only have one building site for every five acres.

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

Section 20.15.010 USES PERMITTED:

Uses permitted shall be as follows:

- A. Single family residence, including one noncommercial guest house;
- B. Home Occupations;
- C. Accessory buildings;
- D. Agricultural uses.

Section 20.15.020 USES PERMITTED WITH A USE PERMIT:

Uses permitted with a use permit shall be as follows:

- A. Country clubs and golf courses;
- B. Animal hospitals and veterinary clinics;
- C. Public or quasipublic uses;
- D. Quarters for farm labor employed on the premises;
- E. Animal husbandry where more than one horse, mule, cow or steer or more than five goats, sheep or similar livestock is kept for each twenty thousand square feet of lot area, subject to the approval of the county sanitarian and such additional conditions as may be imposed by the Planning Commission;
- F. Logging.

Section 20.15.030 BUILDING HEIGHT LIMIT:

Building height limit shall be none.

Section 20.15.040 MINIMUM LOT AREA REQUIRED:

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

Section 20.15.050 MINIMUM LOT WIDTH REQUIRED:

Minimum lot width shall be two hundred feet.

Section 20.15.060 PERCENTAGE OF LOT COVERAGE PERMITTED:

Percentage of lot coverage permitted shall be five percent.

Section 20.15.070 FRONT YARD REQUIRED:

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

Section 20.15.080 SIDE YARD REQUIRED:

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

Section 20.15.090 REAR YARD REQUIRED:

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

Section 20.15.100 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 any 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 13th day of December, 1976 by the following polled vote:

AYES: Supervisors Erickson, Fraser, Smedley, Cochran, Chairman McClendon A

NAYES: None.

ABSENT: None.

Bernard McClendon
Chairman, Board of Supervisors

ATTEST:

MABEL HURD
Clerk of the Board

By: *Viola Brown* Deputy