

1 (e) Beach front protective structures.

2 (2) Conditional Use Permitted:

3 The following uses and their accessory uses may be permitted subject to the applicable
4 provisions of LCC 1.1401 to 1.1499, 1.1501 to 1.1599, 1.1601 to 1.1699 and 1.1901 to 1.1999:

5 (a) Cemetery;

6 (b) Church, non-profit religious or philanthropic use;

7 (c) Community center;

8 (d) Day nursery, nursery school-kindergarten, day care center, or similar facility;

9 (e) Governmental structure or use of land;

10 (f) Home occupation;

11 (g) Hospital, nursing home, retirement home or

12 similar facility;

13 (h) Golf course and ancillary uses, but excluding golf driving range, miniature golf
14 course or similar facility;

15 (i) Mobile home park;

16 (j) Private, non-commercial recreation club, such as archery, swimming or tennis;

17 (k) Private school;

18 (L) Public park, playground, swimming pool or similar recreation facility;

19 (m) Public or private utility facility;

20 (n) Radio or television transmitter or tower;

21 (o) Temporary real estate office;

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- 1 (p) Excavating, filling, dredging or wetland drainage;
- 2 (q) Single-wide mobile home;
- 3 (r) Recreational vehicle park;
- 4 (s) Keeping of livestock;
- 5 (t) Pilings, piers, docks, and similar in-water structures;
- 6 (u) Heliports;
- 7 (v) Transfer stations;
- 8 (w) Bed and breakfast inns.

9 (3) Standards:

10 Except as provided in LCC 1.1400 to 1.1499, 1.1501 to 1.1599, 1.1601 to 1.1699, and
11 1.1901 to 1.1999 the following standards shall apply:

12 (a) Lot Size and Dimensions:

13 The minimum lot size and dimensions shall be as follows:

14 (A) The minimum lot area shall be 6,000 square feet for a single family dwelling unit
15 and 10,000 square feet for a duplex when a lot is served by both a public or community water
16 supply system and public or community sewage disposal system **and is within a Rural**
17 **Community Boundary or Urban Growth Boundary.**

18 (B) The minimum lot area shall be 15,000 square feet per dwelling unit when a lot is
19 served by either a public or community water source, or public or community sewage disposal
20 system **and is within a Rural Community Boundary.**

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1 (C) The minimum lot area per dwelling unit shall be 2 acres when a lot is not served by
2 either a public or community sewage disposal or water supply system **or is outside of Rural**
3 **Community Boundary.**

4 (D) The depth to width ratio shall not exceed 2 1/2 to 1 on lots less than 25,000 square
5 feet and 3 1/2 to 1 on lots 25,000 square feet or larger.

6 (E) Within urban growth boundaries where a division will not be to planned urban
7 densities, the minimum lot size shall be 5 acres. A finding that the lot configuration and
8 location of dwellings will not preclude extension of sewer, water or roads for future
9 urbanization will be required prior to approval. Comments from the affected city will be
10 required as part of all applications.

11 (F) Within urban growth boundaries, a division to planned urban densities may be
12 allowed when an agreement for future services is signed by affected city and developer and
13 recorded with the deed.

14 (b) Yards:

15 The minimum yard requirements shall be as follows:

16 (A) The front yard shall be a minimum of 20 feet.

17 (B) Each side yard shall be a minimum of either five feet or one foot for each three feet
18 of building height, whichever requirement is greater.

19 (C) The street side yard shall be a minimum of 20 feet and may be decreased at the rate
20 of one foot per additional two feet of setback from the front lot line, except that such setback
21 shall not be less than 10 feet.

1 (D) The rear yard shall be a minimum of 10 feet, except that on a corner lot it shall be a
2 minimum of either five feet or one for each three feet of building height, whichever
3 requirement is the greater.

4 (c) Special Setbacks:

5 (A) No structure shall be located closer than 30 feet from the right-of-way of any State
6 Highway. No structure shall be located closer than 30 feet from the right-of-way of any collec-
7 tor or arterial street which has a right-of-way width of less than 60 feet.

8 (d) Building Height:

9 No building shall exceed a height of 30 feet.

10 (e) Lot Coverage:

11 Buildings shall not occupy more than 30 percent of the total lot area.

12 **SECTION 2.**

13 LCC 1.1345 is amended to read:

14 1.1345 Rural Residential Zone RR[-I]-2

15 In the RR[-I]-2 zone the following regulations shall apply:

16 (1) Use Permitted Outright:

17 The following uses and their accessory uses are permitted subject to the applicable
18 provisions of LCC 1.1401 to 1.1499, 1.1501 to 1.1599 and 1.1901 to 1.1999:

19 (a) One single-family dwelling unit, including single-wide mobile home.

20 (b) Farm and forest use.

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1 (c) A recreational vehicle or other approved temporary housing to be used for dwelling
2 purposes, during the construction of a single-family residential dwelling unit for which a
3 building permit has been issued. The use shall not exceed a period of one year.

4 (d) Beachfront protective structures.

5 (2) Conditional Uses Permitted:

6 The following uses may be permitted subject to the applicable provisions of LCC
7 1.1401 to 1.1499, 1.1501 to 1.1599, 1.1601 to 1.1699 and 1.1901 to 1.1999:

8 (a) Cemetery.

9 (b) Church, non-profit religious or philanthropic center.

10 (c) Community center.

11 (d) Day nursery, nursery school-kindergarten, day care center, or similar facility.

12 (e) Governmental structure or use.

13 (f) Home occupation.

14 (g) Nursing home, retirement home or similar facility.

15 (h) Golf course and ancillary uses, but excluding golf driving range, miniature golf
16 course or similar facility.

17 (i) Private school.

18 (j) Public or private utility facility.

19 (k) Radio or television transmitter or tower.

20 (L) Recreational vehicle park.

21 (m) Transfer station.

- 1 (n) Excavating, filling, dredging or wetland drainage.
- 2 (o) Recreational vehicle on an individual lot.
- 3 (p) Aquaculture facilities.
- 4 (q) Mining.
- 5 (r) Boarding of horses for profit.
- 6 (s) Pilings, piers, docks, and similar in-water structures.
- 7 (t) Heliports.
- 8 (u) Bed and breakfast inns.
- 9 (3) Standards:

10 Except as provided in LCC 1.1401 to 1.1499, 1.1501 to 1.1599, 1.1601 to 1.1699 and
11 1.1901 to 1.1999 the following standards shall apply:

12 (a) Lot Size:

13 The minimum lot size shall be [*as follows:*] **two acres per dwelling unit.**

14 [*(A) The minimum lot size shall be one acre per dwelling unit when the lot is served by*
15 *a public or community water system.*]

16 [*(B) The minimum lot size shall be two acres per dwelling unit when the lot is not*
17 *served by a public or community water system.*]

18 (b) Yards, Special Setbacks:

19 Yards and special setbacks shall be the same as required in the R-1 zone.

20 (c) Height:

21 No structure shall exceed 30 feet in height.

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1 (d) Lot Width to Depth Ratio:

2 Lots shall have an average width to depth ratio not in excess of 1 to 3 1/2.

3 **SECTION 3.**

4 LCC 1.1301 is amended to read:

5 1.1301 Classification of Zones

6 For the purposes of LCC 1.1301 through 1.1399 the following zones are hereby
7 established in the County:

8	(1) Residential Zones:	<u>Abrev/Desig</u>	<u>Map/Desig</u>
9	(a) Residential R-1	R-1	R-1
10	(b) Residential R-1-A	R-1-A	R-1-A
11	(c) Residential R-2	R-2	R-2
12	(d) Residential R-3	R-3	R-3
13	(e) Residential R-4	R-4	R-4
14	(2) Rural Residential Zones:		
15	(a) Rural Residential RR1-2	RR[1]-2	RR[1]-2
16	(b) Rural Residential RR-5	RR-5	RR-5
17	(3) Commercial Zones:		
18	(a) Tourist Commercial C-T	C-T	C-T
19	(b) Retail Commercial C-1	C-1	C-1
20	(c) General Commercial C-2	C-2	C-2
21	(4) Industrial Zones:		

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1	(a) Planned Industrial I-P	I-P	I-P
2	(5) Marine Zones:		
3	(a) Marine Waterway M-W	M-W	M-W
4	(b) Planned Marine M-P	M-P	M-P
5	(6) Resource Zones:		
6	(a) Agricultural Conservation A-C	A-C	A-C
7	(b) Timber Conservation T-C	T-C	T-C
8	(7) Public Facilities:		
9	(a) Public Facilities P-F	P-F	P-F
10	(8) Special Zones:		
11	(a) Planned Development P-D	P-D	P-D
12	(b) Coastal Shorelands		
13	Overlay C-S	C-S	C-S
14	(c) Dredge Material Disposal		
15	Overlay DMDS	DMDS	DMDS
16	(9) Flood Plain Management:		
17	(a) Floodway Overlay F-W	F-W	F-W
18	(b) Flood Fringe Overlay F-F	F-F	F-F
19	(c) Coastal Flood Overlay V	V	V
20	(d) Shallow Flooding Overlay A-O	A-O	A-O
21			

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SECTION 4.

This Ordinance being necessary for the immediate preservation of the public peace,
health and safety, an emergency is declared to exist and this Ordinance shall take effect upon
its passage.

DATED this 12 day of July, 2000.

LINCOLN COUNTY BOARD OF COMMISSIONERS

Jean Cowan
Jean Cowan, Chair

Karen L. Gertula
Karen L. Gertula, Commissioner

Don Lindly
Don Lindly, Commissioner

ATTESTED TO:

Susan Kays
Susan Kays, Recorder

APPROVED AS TO FORM:

Wayne Belmont
Wayne Belmont, County Counsel

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