

Chapter 20.24 - RURAL COMMERCIAL CENTER DISTRICT (RCC)

20.24.010 - Purpose.

The purpose of this district is to provide for commercial uses which are oriented toward an identified rural community and serve the everyday needs of the community. It provides a classification for existing rural commercial centers and encourages the redevelopment and infilling of these centers with uses which are compatible with the surrounding rural area.

(Ord. 11867 § 6 (part), 1998)

20.24.020 - Primary uses.

Subject to the provisions of this title, uses permitted in the rural commercial center district include but are not limited to the following:

1. Permitted Uses.

- a. Barber/beauty shops, bookstores, newsstands, shoe repair;
- b. Grocery, drug, hardware, dry goods stores, bakery, retail, fresh fruit and vegetable outdoor stands;
- c. Appliance stores (including repair), furniture and carpet stores, bicycle sale/repair;
- d. Art stores, music stores and supplies, dress and tailor shops, hobby shops;
- e. Dairy products store;
- f. Greenhouse and plant nurseries, retail and wholesale;
- g. Repair shops for household appliances;
- h. Business/professional offices, printing;
- i. Single-family, two-family and residences in conjunction with a listed use;
- j. Restaurants;
- k. Service stations;
- l. Car wash;
- m. Self-service laundry and dry cleaning;
- n. Delicatessen;
- o. Feed, seed and garden supplies;
- p. Automotive and mechanical sales and service;
- q. Boat sales;
- r. Wholesale sales;

- s. Mini-storage facilities;
- t. Community clubs;
- u. Churches;
- v. Health clubs;
- w. Public facilities (not including schools, except within the Rochester subarea);
- x. Veterinary clinics and hospitals;
- y. Warehousing and storage when adjoining a railroad right-of-way;
- z. Commercial trade schools.

(Ord. 13235 § 10, 2004; Ord. 11867 § 6 (part), 1998)

20.24.025 - Special uses.

See Chapter 20.54 for special uses permitted in this district.

(Ord. 11867 § 6 (part), 1998)

20.24.030 - Basic density.

Residential development shall comply with the density provisions of RL 1/1, Section 20.11A.035, and design standards, Section 20.11A.040.

(Ord. 13834 § 8, 2007; Ord. 11867 § 6 (part), 1998; Ord. No. 14961, § 5(Att. E), 12-17-2013)

20.24.040 - Design standards.

The following standards are established as the minimum necessary to insure that the purpose of this rural commercial center district is achieved and maintained and shall apply to nonresidential uses only:

1. Minimum lot size: twelve thousand five hundred square feet;
2. Minimum lot width: one hundred feet; and one hundred twenty-five feet on corner lot;
3. Minimum district size for purpose of zoning map amendment: one acre;
4. Maximum building size: fifteen thousand square feet; except, for those sites adjoining a railroad right-of-way or having immediate access to State Highway 12, this limitation does not apply;
5. Maximum building height: forty feet;
6. Minimum yard requirements:
 - a. Commercial uses:
 - i. Front yard: ten feet from right-of-way easement or property line and twenty feet from

right-of-way easement or property line on arterials, except ten feet from right-of-way of a flanking street.

ii. Side yard: five feet,

iii. Rear yard: five feet,

b. All other structures: see Section 20.07.030:

7. Maximum coverage by hard surfaces: seventy-five percent (also see Chapter 20.07).

8. Landscaping: a minimum of ten percent of the gross area shall be landscaped.

(Ord. 12761 § 20, 2002; Ord. 11867 § 6 (part), 1998)

(Ord. No. 15355, 1(Att. A, § DD), 10-18-2016)

20.24.070 - Additional regulations.

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

1. Chapter 20.34, Accessory Uses and Structures;
2. Chapter 20.40, Signs and Lighting;
3. Chapter 20.44, Parking and Loading;
4. Chapter 20.45, Landscaping and Screening.

(Ord. 11867 § 6 (part), 1998)