

Sec. 4.2.24. - Rural Activity Center (RAC) classification.

A. Intent of classification. The Rural Activity Center classification is intended to provide for the shopping and limited services needed by residents in the rural area, and encourage and allow for mixed use nodes of residential (single-family and multi-family), commercial uses, and agricultural-related commercial uses to meet the daily needs of residents in the Rural Area to reduce trips to the urban areas of the county for daily needs and services

B. Permitted uses:

Agricultural chemical, fertilizer sales, including application companies

Agricultural farm equipment, tools, implements, machinery, lease, sales, new, used, retail, wholesale, repair

Agricultural uses as an interim use, excluding animals

Artisan shops, antiques, art gallery, florist, ice cream, pets, smoke shop, tobacco, and similar establishments including repair

Automotive detailing, carwash, inside building

Automotive parts, new

Bait and tackle, sporting goods

Bakery, meats, delicatessen, or confectionary

Bank, Credit Union, Financial and Loan

Bar, alcohol sales

Barber or beauty shop

Bed and breakfast inn

Blacksmith or farrier shops retail

Bottled gas, refilling of cylinders

Cold storage plant, locker

Community residential home with six or less residents

Convenience store, gas station,

Daycare, child, adult

Dwelling Units for owner or employee

Farm building, construction yard

Farm irrigation, equipment sales, installation, and repair

Farm produce, sales, packing, crating, shipping, retail, wholesale

Farm storage structures, including manufacturing, installation, retail or wholesale

Farm supply store including seed, feed, fertilizer, fencing posts, tack

Fitness centers, gymnasiums

Fuel oil, including sales and storage

Grocery, supermarket

Horse trailers, farm wagons, manufacturing, sales, and repair

Horses or cattle, not a sales operation See special lot area and number requirements in Sec. 4.2.6.F)

Land Management services

Laundromat

Lumber, building materials

Professional offices

Package liquor

Parking of commercial vehicles used for the permitted business purposes as an accessory use

Plant nursery, landscape contractor's yards

Post Office

Produce sales, outside

Refill, bottle gas cylinders

Restaurants

Sharpening and grinding shops

Storage, mini-warehouse

Stores, department, drug, gun furniture, garden supplies, hardware, household appliances including maintenance, repair

Tattoo or Piercing parlor

Veterinary office and supplies

C. Special Uses (requiring permits):

Agricultural gypsum, lime, ground limestone, sulfur retail, wholesale

Assembly and fabrication of goods using components manufactured elsewhere and brought to the site

Church, Places of Worship

Community residential home with seven or more residents

Construction or contractor yard

Gas supply lines, high-pressure, except where such permits are pre-empted by state and federal regulations

Parking of commercial vehicles in excess of 16,000 lbs. not used by permitted business

Pawnshop

Restaurant, fast food, or drive through

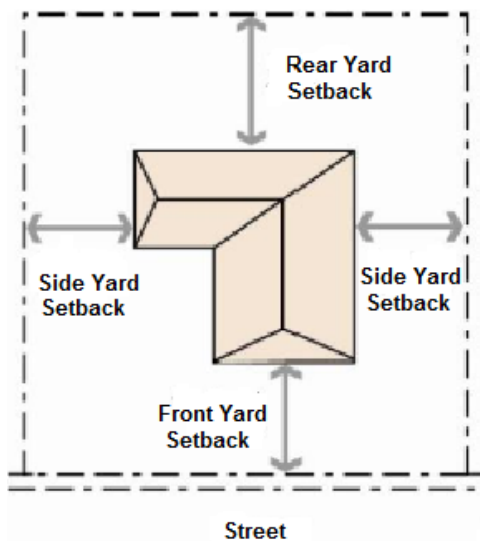
Sewage treatment plants with an inflow exceeding 5,000 gallons per day

Sprayfields or other type of effluent disposal area when application rate exceeds 5,000 gallons per day, if allowed by law

Utility company service yards

Water wellfields

D. Development Standards:



Maximum Density Permitted: 2 per acre

Minimum Lot Area: None

Minimum Lot Width: None

Maximum Building Height: 50 feet

Maximum Floor Area: 0.35

E. Setbacks:

Minimum Front Setback: 40 feet (65 feet w/gas pump)

Minimum Rear Setback: 25 feet

Minimum Side Setback: 10 feet (65 feet w/gas pump)

Accessory Structures: gas pumps or islands require a 25 feet setback; gas pump canopies may protrude 10 feet into a required setback.

F. Special Requirements:

- (1) Retained zoning. All property located in a Rural Activity Center as of the adoption date of this Code which is zoned B-1, B-2, B-3, B-4, B-5, M-1, or M-2 shall retain its respective zoning district, however, uses shall be limited to the uses designated above for a Rural Activity Center.
- (2) Proposed rezoning. Vacant property shall retain its respective zoning classification until such time as the property is to be developed. The property shall then be rezoned to RAC, Rural Activity Center District.
- (3) Single family dwelling units will be allowed on the second floor above shops or stores, or as attached ground floor units at the rear of the business, or as detached dwelling units at the rear of the shop or store. Dwelling units shall not exceed the density of two dwelling units per gross acre and are primarily for use by the business owner or employees.
- (4) Residential development within the Rural Activity Centers shall be permitted at a density of up to two dwelling units per gross acre on properly zoned parcels qualifying for alternate development standards in Article 3, or on a non-contiguous parcel of record in the Rural Area of the as set forth in Appendix A of the Comprehensive Plan and set forth in Section 4.3.2 of the Land Development Code
- (5) All setbacks shall be measured from the outside wall of buildings or structures and from the concrete curb surrounding gas pumps; however, eaves, roof overhangs, or pilasters may protrude two feet into a required setback.
- (6) All uses allowed in this zoning classification shall be located within an enclosed structure with the following exceptions:
 - (a) Farm building construction yard, bulk gypsum, lime, ground limestone or sulfur, farm storage structures, farm equipment, implements and supplies, and similar uses with outdoor activities and outside storage of materials. Components and finished goods shall be fenced and screened from view from surrounding properties.

- (b) Temporary storage or parking of farm tractors, machinery and equipment, farm irrigation equipment, horse trailers and farm wagons, which are for inventory or in for repair, shall be in areas where they are screened from view from adjacent properties having dissimilar land uses.
- (c) The display of farm tractors, machinery and equipment, farm irrigation equipment, horse trailers and farm wagons, which are for sale or lease, may be exhibited in the front setback.

G. Buffering Requirements: The table below is a modified version of Table 6.8-2 of the Land Development Code and provides the type of buffer required between a proposed use and an existing use, or in the absence of an existing use. Refer to Section 6.8.6 for additional requirements.

Land Use Buffer		Existing or Permitted Land Use						
Requirements		AG	SFR	MF	COM	IND	PUB	ROW
Proposed Use	COM	D	B	B	-	E	C	C
	PUB	E	B	C	C	C	-	C
	IND	B	B	B	B	-	B	C/D*
	AG	-	-	-	-	-	-	-

*D Type Buffer if residential adjacent to ROW

Screening/Landscape Buffer Requirements for every 100 Lineal Feet					
Buffer Type	Required Width	Number of Trees	Shrubs & Ground Coverage	Wall Required	Additional Requirement/Notes
B	20'	2 shade/3 understory	50%	yes	

ATTACHMENT F

C	15'	2 shade/3 understory	50%	no	Shrubs and groundcover excludes turfgrass and must have a min. height of 3 ft. within 1 yr. of planting
D	15'	2 shade/3 understory	25%	yes	
E	5'	4 shade trees	shrubs only	no	Shrubs shall be planted in a double-staggered row and reach a maintained height of 6 ft. in 3 yrs.

(Ord. No. 17-08, § 2(Exh. A), 4-11-2017)