

Sec. 4.2.23. - Rural Commercial (RC-1) classification.

A. Intent of classification. The Rural Commercial classification is intended to provide for agricultural related commercial uses that would be appropriate on Rural Lands not located in a Rural Activity Center. All undeveloped commercial parcels located in the Rural Lands shall rezone to this reclassification prior to applying for development approval.

B. Permitted Uses:

Agricultural chemical, fertilizer sales, including application companies

Agricultural farm equipment, tools, implements, machinery, including lease, repair, new, used

Agricultural gypsum, lime, ground limestone, sulfur

Agricultural uses as an interim use, excluding livestock

Bait and tackle, sporting goods

Bank, credit union, financial and loan

Blacksmith or farrier shops

Bottled gas cylinder refilling

Church, Places of Worship

Convenience store, gas station

Dude ranch, riding academy

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 and installation

Farm supplies including seed, feed, fertilizer, fencing posts and tack

Grain elevator

Gun store

Hardware store

Hatchery, fish, or fowl, wholesale

Horse trailers and farm wagons, including repair and manufacturing

Professional office

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

Plant nursery, landscape contractor's yards, retail, wholesale

Produce sales, outside

Restaurants

Storage warehouse for farm products

Veterinary office and supplies

C. Special Use (requiring permit):

Animal or marine fats and oils, manufacturing, rendering

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

Construction or contractor's yard

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

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

Kennel, outdoor

Limerock, phosphate, clay processing

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

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

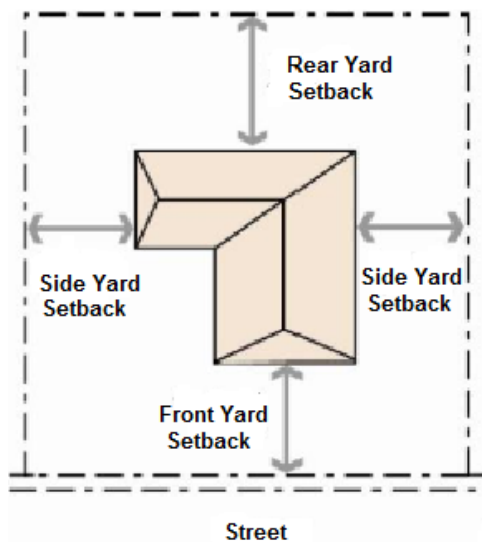
Sports facilities, which may include tennis facility, archery range, racquet ball facility or swimming club facility

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: 1 du per shop or store

Minimum Lot Area: None

Minimum Lot Width: None

Maximum Building Height: 50 feet

Maximum Floor Area: 0.30

E. Setbacks:

Minimum Front Setback: 40 feet

Minimum Side Setback: 10 feet

Minimum Rear Setback: 25 feet

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) 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.
- (2) 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 Requirements		Existing or Permitted Land Use						
		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	

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)