(Proposed changes to RHC Code, October 2, 2018)

TITLE 10

CHAPTER 12

**ZONE REGULATIONS**

SECTION:

1. Use Regulations
2. Area Regulations
3. USE REGULATIONS
   1. Land Use Chart: Land and buildings in each of the following zones may be used for any of the following listed uses but no land shall hereafter be used, and no building or structure shall hereafter be erected, altered or converted which is arranged or designed or used for other than those uses specified for the zone in which it is located, as set forth by the following use chart and indicated by:

|  |  |
| --- | --- |
| P | Permitted use |
| C | Conditional permitted use |
| “ “ | Not permitted (absence of any symbol/letter or listing) |
| H | Home occupation use permit required |

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Land Use Description | A |  | R1 |  | C1 |  | PR |  | PUD |  | MU |  | CP |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Residential |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 1. Dwelling, single family detached | P |  | P |  |  |  |  |  | P |  | C |  |  |
| 2. Dwelling, single family attached |  |  |  |  |  |  |  |  | P |  | C |  |  |
| 3. Dwelling, two family |  |  |  |  |  |  |  |  | P |  | C |  |  |
| 4. Dwelling, Multi Family |  |  |  |  |  |  |  |  |  |  | P |  |  |
| 5. Residential Facility for Elderly Persons | C |  | C |  | P |  |  |  | C |  | C |  |  |
| 6. Residential Facility for Persons with a Disability | C |  | C |  | P |  |  |  | C |  | C |  |  |
| 7. Secondary Residential Unit (may only be occupied by a related person) | P |  | P |  |  |  |  |  | P |  | C |  |  |
| 8. Apartment (within owner occupied structure) | P |  | P |  | P |  |  |  |  |  | C |  |  |
| 9. Flag Lot |  |  | C |  |  |  |  |  |  |  | C |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Accessory and Incidental Uses |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 20. Accessory Building | P |  | P |  | P |  |  |  | P |  | P |  | P |
| 21. Accessory Agricultural Building | P |  |  |  |  |  |  |  |  |  |  |  |  |
| 22. Private Swimming Pool | C |  | C |  | C |  |  |  | C |  | C |  |  |
| 23. Solar Panels | P |  | P |  | P |  | P |  | P |  | P |  |  |
| 24. Livestock, Livestock Corral | P |  |  |  |  |  |  |  |  |  |  |  |  |
| 25. Off street Parking incidental to main use | P |  | P |  | P |  | P |  | P |  | P |  | P |
| 26. Household Pets | P |  | P |  | C |  |  |  | P |  | P |  |  |
| 27. The keeping of three or more dogs or cats | C |  | C |  | C |  |  |  |  |  |  |  |  |
| 28. Exceptions to Height Requirements Allowed (see 10-13-10) | C |  | C |  | C |  | C |  | C |  | C |  |  |
| 29. Sports Court Fencing |  |  | C |  |  |  | P |  | C |  | C |  |  |
|  | A |  | R1 |  | C1 |  | PR |  | PUD |  | MU |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Institutional And Special Service Uses |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 30. Rest Home, Nursing Center | C |  | C |  | P |  |  |  | C |  | C |  |  |
| 31. Nursery, Day Care Center (4 or more persons) | C |  | C |  | C |  |  |  |  |  | C |  |  |
| 32. Home occupation | H |  | H |  |  |  |  |  | H |  | H |  |  |
| 33. Library, Archives, Cultural Center, Museum | C |  | C |  | P |  | C |  | C |  | C |  |  |
| 34. Public Building/Agency | C |  | C |  | P |  | C |  | C |  | C |  |  |
| 35. Utilities, public or private | C |  | C |  | C |  | C |  | C |  | C |  |  |
| 36. Utility Shops, Storage Yards | C |  |  |  | C |  | C |  |  |  |  |  |  |
| 37. Tennis, Swim Club, Private | P |  |  |  | P |  |  |  | P |  | P |  |  |
| 38. Water Well, Reservoir, Storage Tank | C |  | C |  | P |  | C |  | C |  | C |  |  |
| 39. Church | C |  | C |  | P |  | C |  | C |  | C |  |  |
| 40. School, public or private | C |  | C |  | C |  | C |  | C |  | C |  |  |
| 41. Cemetery |  |  |  |  |  |  | P |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Commercial and Retail Uses |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 50. Hotel/Conference Center |  |  |  |  | P |  |  |  |  |  | P |  |  |
| 51. Motel |  |  |  |  | P |  |  |  |  |  | P |  |  |
| 52. Gasoline Sales, Car Wash |  |  |  |  | C |  |  |  |  |  |  |  |  |
| 53. Antique or Collectible Shop |  |  |  |  | P |  |  |  |  |  | P |  |  |
| 54. Book or Stationary Store |  |  |  |  | P |  |  |  |  |  | P |  |  |
| 55. Bank, Savings and Loan, Credit Union |  |  |  |  | P |  |  |  |  |  | P |  |  |
| 56. Barber or Beauty Shop | H |  | H |  | P |  |  |  |  |  | P |  |  |
| 57. Bakery or Confectionery Shop, Retail Sales |  |  |  |  | P |  |  |  |  |  | P |  |  |
| 58. Bed and Breakfast Inn | C |  | C |  | P |  |  |  |  |  | P |  |  |
| 59. Cafeteria, Restaurant, Fast Food |  |  |  |  | P |  |  |  |  |  | C |  |  |
| 60. Camera, Photography Studio |  |  | H |  | P |  |  |  |  |  | P |  |  |
| 61. Clinic, Medical, Dental |  |  |  |  | P |  |  |  |  |  | P |  |  |
| 62. Drug Store or Pharmacy |  |  |  |  | P |  |  |  |  |  | P |  |  |
| 63. Department or Retail Store |  |  |  |  | P |  |  |  |  |  | C |  |  |
| 64. Florist Shop | P |  |  |  | P |  |  |  |  |  | P |  |  |
| 65. Farmers Market |  |  |  |  |  |  | C |  |  |  |  |  |  |
| 66. Garden Shop, Plant Sales, Nursery | P |  |  |  | P |  |  |  |  |  |  |  |  |
| 67. Hobby Shop |  |  |  |  | P |  |  |  |  |  | P |  |  |
| 68. Kennel | C |  | C |  | C |  |  |  |  |  |  |  |  |
| 69. Laundry or Self Service Laundry |  |  |  |  | P |  |  |  |  |  | C |  |  |
| 70. Movie Theater, Indoor Recreation |  |  |  |  | P |  |  |  |  |  | P |  |  |
| 71. Professional Office\* |  |  | C |  | P |  |  |  |  |  | P |  |  |
| 72. Optical Shop |  |  |  |  | P |  |  |  |  |  | P |  |  |
| 73. Pet Shop for small animals, birds |  |  |  |  | P |  |  |  |  |  | P |  |  |
| 74. Personal Custom Services, Tailor, Milliner, etc |  |  | H |  | P |  |  |  |  |  | P |  |  |
| 75. Shoe and Shoe Repair |  |  | H |  | P |  |  |  |  |  | P |  |  |
| 76. Studio, Health, Exercise, Dance, Music, Drama |  |  | H |  | P |  |  |  |  |  | P |  |  |
| 77. New Car Sales |  |  |  |  | P |  |  |  |  |  |  |  |  |
| 78. Brew Pub |  |  |  |  | C |  |  |  |  |  | C |  |  |
| 79. Restaurant w/Liquor License |  |  |  |  | C |  |  |  |  |  | C |  |  |
| 80. Adult-Oriented Business |  |  |  |  | C |  |  |  |  |  |  |  |  |
| 81. Body Art |  |  | H |  | C |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Agricultural and Related Uses |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 90. Beekeeping | P |  |  |  |  |  |  |  |  |  |  |  |  |
| 91. Orchard for commercial use | P |  |  |  |  |  |  |  |  |  |  |  |  |
| 92. Crop production for sale | P |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |

(1-2015, 6-23-15) (1-2016, 3-22-16)