

## Zoning Definitions Rural Service & Rural Residential

### 17.03.140 - Rural Service (RS) Zone.

The Rural Service (RS) Zone is applied to isolated existing mixed-use, retail or retail service businesses located in the Rural Zone that typically are not permitted or conditional uses in that zone. This zone permits a very limited range of mixed-use or non residential uses that provide convenience shopping and services to a localized geographic area. Mixed-use structures are encouraged. All uses within a Rural Service Zone must comply with land use standards, including non-residential, landscape and screening design guidelines set forth in [section 17.03.180](#).

- A. **Designation criteria and areas.** Isolated mixed-use or non-residential uses on lots less than two and one-half (2.5) acres existing on July 1, 1990 may be designated RS. Specific areas are listed in [section 17.03.155](#) and depicted in the zoning atlas. Specific conditions can be found in Appendix A.
- B. **Lot/density.** Lot size requirements shall be the minimum lot size required by County Health Department requirements but shall not exceed two and one-half (2.5) acres.
- C. **Setbacks and height.** Setback and height requirements shall be as follows:
  1. Setbacks—Minimum ten (10) feet.
  2. Height—One and one-half (1½) stories not to exceed twenty-five (25) feet including rooftop mechanical equipment.

### 17.03.070 - Rural Residential (RR) Zone.<sup>[8]</sup>

The purpose of the Rural Residential Zone is to define the logical outer boundary of a pattern of development and density that is more intensive than the density permitted in the R Zone.

- A. **Designation criteria and areas.** Areas with a predominant pattern of development and density existing on July 1, 1990 that is greater than the base density permitted in the R Zone may be designated RR when the criteria set forth below are met. The areas designated Rural Residential are listed in [section 17.03.075](#) and depicted in the zoning atlas. Specific conditions can be found in Appendix A.
  1. Subdivisions, short subdivisions and PRDs created prior to July 1, 1990:
    - a. With an average lot size less than two and one-half (2.5) acres;
    - b. That exceed ten (10) lots with water system hook-ups;
    - c. If created prior to 1966 must be at least forty (40) percent developed and adjacent to higher density development.
  2. Subdivisions and short subdivisions created after July 1, 1990 may be included that are adjacent to areas defined by designation criterion 1 and form a logical outer boundary.
  3. Parcels may be included that are adjacent to or between areas defined by designation criterion 1. and 2., considering the need to preserve the character of existing natural neighborhoods and communities; physical boundaries such as roads, land forms and contours and water bodies; the need to prevent abnormally irregular boundaries; and, to use approved water and sewer service systems so that low density sprawl is avoided.
- B. **Lot/density.** Lot/density requirements shall be as follows:
  1. Base density, shall be the average of existing densities contained within the boundaries of the named area, as set forth in [section 17.03.075](#).
  2. Minimum lot size shall be: as set forth in [section 17.03.075](#) or the minimum lot size required by county health requirements, whichever is larger. A parcel that contains a guest cottage may not be subdivided into a lot less than one (1) acre in size nor shall the boundary line of said parcel be adjusted to reduce the lot size below one (1) acre in size.
  3. Lot size averaging may be permitted for subdivisions or short subdivisions provided that the average density shall not exceed the base density established pursuant to

subsection 1. above and the lot size shall not be less than the lot size required by county health requirements.

4. A division of land into lots, tracts or parcels that are less than three (3) acres is permitted, when the lot(s) are or will be used for the purpose of establishing a site for construction and operation of consumer-owned or investor-owned electric utility facilities as they are defined in section 16.06.030.K. Divisions of lands fulfilling these requirements shall not be subject to the subdivision and short subdivision provisions of [chapter 16.06](#) and shall be recorded in accordance with Chapter 58.09 RCW. Base density requirements shall continue to apply for purposes of residential development to any lots, tracts, or parcels created pursuant to this provision.

**C. Setbacks and lot dimensions.** Unless otherwise provided in this chapter, setback requirements shall be as follows:

1. Setbacks for single family detached dwelling units, mobile/manufactured homes, and accessory buildings are specified in section 17.03.180.S.
2. Minimum lot width shall be sixty (60) feet.
3. For permitted or conditional uses adjacent to lands classified RA, CA, RF, AP or a surface mining operation:
  - a. The setback requirements of this section may be increased to ensure that such uses do not interfere with permitted uses allowed in the RA, CA, RF, AP Zone or a surface mining operation; and
  - b. A notation shall be placed on the face of any plat, short plat, PRD or building permit(s) and included in documents of conveyance and any recorded covenants as provided in [chapter 16.25](#).

**D. Height.** Maximum building height shall not exceed thirty-five (35) feet. Chimneys, smokestacks, fire or parapet walls, ADA-required elevator shafts, flagpoles, utility lines and poles, water tanks, skylights, silos, communication sending and receiving devices, HVAC and similar equipment, and spires associated with places of worship are exempt from height requirements.