

## **SECTION 4.21 "RD" RURAL DEVELOPMENT**

### **4.21.1 DISTRICTS AND INTENT**

The "RD" Rural Development category includes one zone district: RD. Rural Development uses are located initially to serve the natural resource processing facilities within the County, and as such uses diminish, it is the intent for the Rural Development areas to encourage new uses to expand the economic base of the County. Rural Development areas consist of wholesale, warehousing and light industrial uses, which can demonstrate need through the provision of economic development through job creation and are so located so that the use retains the character of the rural area. Minimum area for a Rural Development district shall be ten (10) acres. A Rural Development district shall be directly accessible to an arterial or collector roadway as functionally classified within the Comprehensive Plan. A Rural Development district shall be located within five (5) miles of a natural resources processing use and/or be located within five (5) miles of an interstate highway interchange.

### **4.21.2 PERMITTED PRINCIPAL USES AND STRUCTURES**

1. Wholesale warehouse or storage (including mini-warehouses).
2. Light manufacturing, assembly, processing, packaging or fabricating, in a completely enclosed building.
3. Repair and service garages.
4. Motor vehicle body shop.
5. Building trades contractors.
6. Rental of automotive vehicles, trailers and trucks.
7. Parcel delivery office.
8. Outlets for the sale of trucks and tractors, heavy machinery and equipment, feed fertilizer, lumber and building supplies and outdoor display areas associated with permitted outlet use.

Unless otherwise specified, the above uses are subject to the following limitations.

All developments shall require site and development plan approval (see Article 14).

### **4.21.3 PERMITTED ACCESSORY USES AND STRUCTURES**

1. On the same premises and in connection with permitted principal uses and structures, dwellings units only for occupancy by owners or employees thereof.
2. Uses and structures compatible with light manufacturing and assembly facilities, which:
  - a. Are customarily accessory and clearly incidental and subordinate to permitted uses and structures;
  - b. Are located on the same lot as the permitted use or structure, or on a contiguous lot in the same ownership; and
  - c. Do not involve operations or structures not in keeping with the character of the district.

3. On-site signs (see Section 4.2).
4. On-site storage in conjunction with light manufacturing uses subject to the installation and maintenance of landscaped buffer areas in accordance with Section 4.2.13 herein.

4.21.4 PROHIBITED USES AND STRUCTURES

1. Off-site signs.
2. Bulk storage of farmable liquids.
3. Any other uses or structures not specifically, provisionally or by reasonable implication permitted herein. Any use which is potentially dangerous, noxious or offensive to neighboring uses in the district or to those who pass on public ways by reason of smoke, odor, noise, glare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter, interference with radio or television reception, radiation or likely for other reasons to be incompatible with the character of the district.

4.21.5 SPECIAL EXCEPTIONS  
(see also Articles 12 and 13)

1. Public buildings and facilities.

4.21.6 MINIMUM LOT REQUIREMENTS  
(area, width)

Commercial uses and light manufacturing uses:

None

4.21.7 MINIMUM YARD REQUIREMENTS  
(depth of front and rear yard, width of side yards)

1. Commercial uses and light manufacturing uses:

None

Note: A minimum undisturbed, vegetated buffer of fifty (50) feet measured from the generally recognized bank of all perennial rivers, streams and creeks shall be required. Exception shall be made for the provision of reasonable access to the river, stream or creek and resource-based recreational activities within buffer areas. Reasonable access shall mean the minimum amount of clearing necessary for access not to exceed twenty-five (25) feet in width.

4.21.8 MAXIMUM HEIGHT OF STRUCTURES: NO PORTION SHALL EXCEED  
(see Section 4.18 for exceptions)

35 ft.

4.21.9 MAXIMUM LOT COVERAGE BY ALL BUILDINGS

1. Commercial and light manufacturing structures shall not exceed a .25 floor area ratio.

4.21.10 MINIMUM LANDSCAPED BUFFERING REQUIREMENTS  
(see also Section 4.18)

1. All permitted uses (unless otherwise specified):

Where a use listed under (1) above is erected or expanded on land abutting either (a) residential district or (b) property used for residential purposes in a residential/office district, then the Rural Development district use shall provide a landscaped buffer which shall be not less than 20 ft. in width along the affected rear and/or side yards as the case may be.

#### 4.21.11

#### MINIMUM OFFSTREET PARKING REQUIREMENTS

(see also Section 4.18)

1. Commercial and service establishments (unless otherwise specified): One (1) space for each three hundred fifty (350) sq. ft. of non-storage floor area, plus, where applicable, one (1) space for each one thousand (1,000) sq. ft. of lot or ground area outside buildings used for any type of sales, display or activity.
2. Warehousing and storage only: one (1) space for each one thousand five hundred (1,500) sq. ft. of floor area.
3. Miscellaneous uses, such as parcel delivery office: one (1) space for each three hundred fifty (350) sq. ft. of floor area.
4. Other permitted uses (unless otherwise specified): one (1) space for each five hundred (500) sq. ft. of floor area.