

**3.1.2.2 Agricultural/Ranching (AR)<sup>2</sup>**

The AR Zoning District is an Agricultural zoning district intended to be generally consistent with the Very Low Density Residential land use district in the Community Plan and provide areas where continued agriculture or grazing use is practiced on a large scale. The AR district includes the majority of the rural agricultural land within the county that is in private ownership.

- (1) Residential density shall be a maximum of 2 dwellings per lot, parcel or tract, with typical accessory structures.
- (2) More than 2 dwellings on 35 acres or more may be permitted for active farm and ranching operations, with an approved Land Use Permit.
- (3) Land use in the AR district is encouraged to provide for the maintenance of agricultural production and preservation of associated life styles, with new residential development encouraged to proceed through the Rural Land Use subdivision process. Commercial uses are generally limited to those associated with Agricultural and Recreational uses.

**3.1.2.3 Agricultural Estate (AE)<sup>3</sup>**

The AE Zoning District is an Agricultural zoning district intended to be generally consistent with the Low Density Residential land use district in the Community Plan, with lots of five (5) to 35+ acres, and provide areas where continued agriculture or grazing use is practiced on a smaller scale.

- (1) Residential densities in this district shall be no more than two (2) dwellings per lot, with typical accessory structures.
- (2) Residential development in the AE district is encouraged to be designed in a way that provides for the preservation and protection of irrigated croplands, range lands, watershed and wildlife habitats. Commercial uses are generally limited to home occupations and those associated with non-intensive agricultural operations.

*Note: There is also a Zone AE, an area of the Special Flood Hazard Area on the NFIP Flood Insurance Rate Maps (FIRM).*

**3.1.2.4 Rural Residential (RR)<sup>3</sup>**

The RR Zoning District is a Residential zoning district intended to be generally consistent with the Medium Density Residential land use district in the Community Plan, and provide for orderly residential development where water and/or sanitary sewer services may not be available.

- (1) Residential densities in this district shall be no more than two (2) dwellings per lot, with typical accessory structures.

<sup>2</sup> Amended September 2006 (Res. 2006-25); December 2010 (Res. 2010-56); June 2018 (Res. 2018-18)

<sup>3</sup> Amended September 2006 (Res. 2006-25); June 2018 (Res. 2018-18)

confined primarily to the premises of the lot on which an industrial use is located. Non-industrial development is generally discouraged in the Industrial district.

### 3.1.3 Zoning District Uses:

Table 3 identifies Uses-By-Right and Conditional Uses that may be permitted in each of the zoning districts listed in Section 3.1.2. Any use not specifically listed may be considered by the Board of County Commissioners as a Conditional Use. Additional permits may be required.<sup>5</sup>

**TABLE 3: USES BY ZONING DISTRICT**

<i>Type of Permit</i>		
R	–	Use by Right
VRP	–	Vacation Rental Permit <sup>6</sup>
C/BC	–	Conditional Use / Board Conditional Use Permit
Geo	–	Geothermal
O&G	–	Oil & Gas
S&G	–	Sand & Gravel

Note: The Director of Development is authorized to interpret the meaning and scope of the uses listed herein. The Director of Development's interpretation may be appealed to the Board of Adjustment.<sup>7</sup>

USE	AF	AR	AE	RR	R	MH	C	I
<b>AGRICULTURAL</b>								
Farm and Ranch Use	R	R	R	R	C	C	C	C
Commercial Stables or Horse Boarding		R	R	C			C	
Farm/Ranch Stand		R	C	C				
Plant Nursery and Greenhouse <sup>8</sup>		R	R	C			R	R
Log and Soil Storage	R	R	R					
Forestry Operation	R	R	R					
Tree Farms	R	R	R					
<b>RESIDENTIAL</b>								
Dwelling, Multi-family					C		C	BC <sup>9</sup>
Dwelling, Single-family Attached				C	R		R	C <sup>10</sup>
Dwelling, Single-family Detached		R	R	R	R		R	C <sup>10</sup>
Family Child Care Home		R	R	R	R	R	R	
Group Home		R	R	R	R		R	
Home Occupations (*See Section 5.6.5)		R	R	R	R	R	R	C
Manufactured Home <sup>11</sup>		R	R	R	R	R	R	C
Mobile Home Park (*See Section 5.6.7)						R		

<sup>5</sup> Amended June 2018 (Res. 2018-18);

<sup>6</sup> Amended May 2021 (Res. 2021-35);

<sup>7</sup> General Amendment to Table 3, added AC/BC permits, June 2018 (Res. 2018-18)

<sup>8</sup> Amended October 2016 (Res 2016-62)

<sup>9</sup> Amended May 2013 (Res. 2013-21); June 2018 (Res. 2018-18)

<sup>10</sup> Amended May 2013 (Res. 2013-21)

<sup>11</sup> Amended May 2013 (Res. 2013-21) “Mobile Home” deleted

USE	AF	AR	AE	RR	R	MH	C	I
Vacation Rentals of a Single-family Dwelling <sup>12</sup>		VRP	VRP	VRP	VRP	VRP	VRP	VRP
Vacation Rentals, Multi-family (*See Sections 3.2.7 & 5.5.6) <sup>17</sup>					VRP		VRP	VRP
<b>COMMERCIAL</b>								
Adult-Oriented Use							C	
Auto/Equipment Sales Lot							R	R
Bar or Tavern					C		C	C
Bed and Breakfast		C	C	C	C		R	
Car Wash							R	
Child Care Center					C		R	
Clubs and Lodges							R	
Drive-in/Drive-thru Use							C	
Entertainment Facilities and Theaters							R	
Event Center <sup>13</sup> (*See Section 5.6.4)	C/R	C/R	C/R				R	
Firewood Related Wood Product Sales	R	R					R	R
Gasoline Station					C		C <sup>14</sup>	C
Group Care Facility		C	C				R	
Health and Athletic Club							R	
Kennel <sup>15</sup>	BC	BC	BC				C	C
Lodging Establishment <sup>16</sup>		C	C				R	
Lodging Units, 3 or fewer <sup>17</sup>	R	R	C				R	
Lodging Units, 4 or more <sup>16</sup>	R	C	C				R	
Medical and Dental Offices							R	
Medical Clinic							C	
Mortuary and Funeral Home							R	
Office, Professional					C		R	R
Restaurant					C		R	R
Retail/Service, Small (<5,000 S.F.)					C		R	R
Retail/Service (5,000 S.F. to 25,000 S.F.)							R	
Retail/Service, Large (>25,000 S.F.)							C	
Shopping Center							C	
Shopping Center, Neighborhood					C		R	

<sup>12</sup> Amended July 2018 (Res. 2018-14); May 2021 (Res. 2021-35)

<sup>13</sup> Amended February 2023 (Res. 2023-16)

<sup>14</sup> Amended October 2006; (Res. 2006-29)

<sup>15</sup> Amended May 2014; (Res. 2014-22)

<sup>16</sup> Amended July 2013; (Res. 2013-42)

<sup>17</sup> Amended July 2013; (Res. 2013-42); May 2019 (Res. 2019-39)

USE	AF	AR	AE	RR	R	MH	C	I
Vehicle Minor Repair, Servicing and Maintenance							R	R
Veterinary Facility		R	R				R	R
<b>INDUSTRIAL</b>								
Asphalt Batch Plants							BC	BC
Building Contractors and Equipment		BC	BC				C	R
Concrete or Cement Plants							BC	BC
Industrial, Heavy								BC
Industrial, Light							C	R
Junk Yard (*See Section 5.6.6)								BC*
Logging Operation	C	R						
Marijuana Establishment, Medical <sup>18</sup>							R	R
Marijuana Establishment, Retail							R	R
Oil and Gas Operation (*See Section 9.2)	O&G	O&G	O&G				O&G	O&G
Outdoor Storage (*See Section 5.4.2.6)		BC	BC				R	R
Recycling Facility							C	R
Resource Extraction, Processes and Sales (*See Section 9.1)	S&G	S&G	S&G				S&G	S&G
Sawmill	C	R					C	R
Truck Stop							C	C
Vehicle Major Repair, Servicing and Maintenance							C	R
Warehouse, Mini-storage							C	R
Warehouse and Distribution							C	R
Workshop and Custom Small Industry		R	C	C			R	R
<b>RECREATIONAL</b>								
Campground <sup>19</sup>		R	C				C	
Dude Ranch or Wilderness Lodging (*See Section 5.5.4)	BC	BC						
Golf Courses and Driving Ranges		C	C	C			C	
Limited Indoor Recreation Facility							R	
Limited Outdoor Recreation Facility		BC					C	

<sup>18</sup> Amended March 2015; October 2016 (Res 2016-62)<sup>19</sup> Amended August 2011 (Res. 2011-39)

USE	AF	AR	AE	RR	R	MH	C	I
Outdoor Shooting Range		BC						
Parks, Greenbelts and Passive Recreation Areas	R	R	R	R	R	R	R	R
Racetrack		BC						BC
Recreational Vehicle Park <sup>20</sup> (*See Section 5.5.5)		BC	BC			R	C	BC
<b>OTHER</b>								
Airport, Airstrip, Helipad (*See Section 3.1.5.1)	BC	BC	BC	BC			BC	BC
Animal Shelter	BC	BC	BC				BC	BC
Cemetery	R	R	C	BC				
Churches and Religious Institutions	C	R	R	R	C	BC	R	R
Building- or structure-mounted CMRS Facilities (*See Section 5.6.3)	R	R	R	R	R	R	R	R
CMRS Facilities roof-mounted and freestanding (*See Section 5.6.3)	BC	BC	BC	BC	BC	BC	BC	BC
Electric Power Distributed Generation	BC	C	C	C	C	C	C	C
Electric Power Generation Facilities	BC	BC	BC	BC	BC	BC	BC	BC
Electric Power Transmission Lines	BC	BC	BC	BC	BC	BC	BC	BC
Geothermal Resources (*See Section 2.5.6)	Geo	Geo	Geo	Geo	Geo	Geo	Geo	Geo
Major Extensions of Existing Water or Sewage Systems	BC	BC	BC	BC	BC	BC	BC	BC
Major New Sewage Systems	BC	BC	BC	BC	BC	BC	BC	BC
Major New Water Systems	BC	BC	BC	BC	BC	BC	BC	BC
Meeting Place and Place for Public Assembly	C	R	R	R	C	BC	R	R
Mixed-Use Development					C		C	C
Natural Gas Transmission Pipelines	BC	BC	BC	BC	BC	BC	BC	BC
Parking Lot							C	R
Private School	BC	BC	BC	BC	BC	BC	BC	BC
Public School	BC	BC	BC	BC	BC	BC	BC	BC
Public Use	BC	BC	BC	BC	BC	BC	BC	BC
Public Utility	BC	BC	BC	BC	BC	BC	BC	BC
Sanitary Landfill or Solid Waste Transfer Station	BC	BC	BC	BC	BC	BC	BC	BC
Temporary Uses (*See Section 3.2.4)	R	R	R	R	R	R	R	R

<sup>20</sup> Amended May 2013 (Res. 2013-21)

USE	AF	AR	AE	RR	R	MH	C	I
Transportation Services and Facilities	BC	BC	BC	BC	BC	BC	BC	BC
Utility Substations	BC	BC	BC	BC	BC	BC	BC	BC
Water Impoundments	R	R	BC	BC	BC	BC	BC	BC
Water Storage Facilities	BC	BC	BC	BC	BC	BC	BC	BC

### 3.1.4 Zoning District Standards

Table 4 lists the height, setback and other zone district standards for each of the zone districts listed in Section 3.1.2.

**TABLE 4: ZONE DISTRICT STANDARDS**

DIMENSION	AF	AR	AE	RR	R	MH	C	I
Minimum Lot Size	160 acres	35 acres	5 acres	3 acres (w/H2O or Sewer)	8,000 ft <sup>2</sup>	2,500ft <sup>2</sup>	10,000 ft <sup>2</sup>	10,000 ft <sup>2</sup>
Minimum Lot Width	500 feet	200 feet	100 feet	80 feet	60 feet	40 feet	100 feet	100 feet
Minimum Front Setback <sup>21</sup>	100 feet	50 feet	25 feet	20 feet	10 feet	10 feet	20 feet	25 feet
Minimum Garage Door Setback <sup>20</sup>	n/a	n/a	n/a	20 feet	20 feet	20 feet	20 feet	n/a
Minimum Side Setback	100 feet	25 feet	25 feet	20 feet	10 feet	10 feet	10 feet	25 feet
Minimum Corner Setback <sup>22</sup>	100 feet	50 feet	25 feet	20 feet	10 feet	10 feet	20 feet	25 feet
Minimum Rear Setback	100 feet	25 feet	25 feet	20 feet	10 feet	10 feet	10 feet	25 feet
Maximum Height	40 feet	40 feet	35 feet	35 feet	35 feet	16 feet	40 feet	40 feet
Accessory Height	40 feet	40 feet	30 feet	30 feet	30 feet	16 feet	40 feet	40 feet
Maximum Density <sup>23</sup>	n/a	2 DU/ Parcel*	2 DU/ Parcel*	2 DU/ Parcel*	5 DU/ Ac.	12 DU/Ac.	n/a	n/a
Minimum District Size	500 acres	100 acres	20 acres	12 acres	1 acre	5 acres	1 acre	1 acre

\*See also section 2.1.2.5<sup>29</sup>

DU = Dwelling Unit

Ac. = Acre

<sup>21</sup> Amended May 2019 (Res. 2019-39)

<sup>22</sup> Amended October 2016 (Res 2016-62)

<sup>23</sup> Amended May 2021 (Res. 2021-35)