Chapter 21.12 RR Rural Residential District

Chapter 21.12

RR RURAL RESIDENTIAL DISTRICT

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21.12.010 Purpose. The purpose of the rural residential district is primarily to provide an area in the City for low-density, primarily residential, development; allow for limited agricultural pursuits; and allow for other uses as provided in this chapter. (Ord. 08-29, 2008).

21.12.020 Permitted uses and structures. The following uses are permitted outright in the rural residential district:
a. Single family dwelling.
b. Duplex dwelling.
c. Multiple-family dwelling, only if the structure conforms to HCC § 21.14.040(a)(2).
d. Public parks and playgrounds;
e. Rooming house, bed and breakfast and hostel;
f. Home occupations, provided they conform to the requirements of HCC § 21.51.010;
g. Agricultural activities, including general farming, truck farming, livestock farming, nurseries, and greenhouses provided that:
1. Other than normal household pets, no poultry or livestock may be housed and no fenced runs may be located within one hundred feet of any residence other than the dwelling on the same lot,
2. No retail or wholesale business sales office is maintained on the premises;
h. Private stables;
i. Private floatplane tie-down as an accessory use incidental to residential use;
j. Storage of personal commercial fishing gear in a safe and orderly manner and separated by at least five feet from any property line as an accessory use incidental to residential use;
k. As an accessory use incidental to residential use, the private outdoor storage of noncommercial equipment, including noncommercial trucks, boats, and not more than one recreational vehicle in a safe and orderly manner and separated by at least five feet from any property line, provided no stored equipment, boat or vehicle exceeds 36 feet in length;

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21.12.020(l)—21.12.030

l. Other customary accessory uses incidental to any of the permitted uses lists in the RR district, provided that no separate permit shall be issued for the construction of any detached accessory building prior to that of the main building.
m. Temporary (seasonal) roadside stands for the sale of produce grown on the premises;
n. Mobile homes, subject to the requirements of HCC § 21.54.060.
o. Day care homes; provided, however, that outdoor play areas must be fenced.
p. Recreational vehicles, subject to the requirements of HCC § 21.54.320.
q. Open space, but not including outdoor recreational facilities described in HCC § 21.12.030.
r. As an accessory use, one small wind energy system per lot having a rated capacity not exceeding 10 kilowatts.

(Ord. 11-23(A) §1 (part), 2011; Ord. 09-34(A) §4 (part), 2009; Ord. 08-29, 2008).

21.12.030 Conditional uses and structures. The following uses may be permitted in the rural residential district when authorized by conditional use permit issued in accordance with HCC Chapter 21.71:
a. Planned unit development, limited to residential uses only;
b. Religious, cultural and fraternal assembly;
c. Cemeteries;
d. Kennels;
e. Commercial greenhouses and tree nurseries offering sale of plants or trees grown on premises;
f. Mobile home parks;
g. Public utility facilities and structures;
h. Pipelines and railroads;
i. Heliports;
j. Storage of heavy equipment, vehicles or boats over 36 feet in length as an accessory use incidental to a permitted or conditionally permitted principal use;
k. Day care facilities; provided, however, that outdoor play areas must be fenced.
l. Group care home;
m. Assisted living home;
n. More than one building containing a permitted principal use on a lot;
o. Indoor recreational facilities;
p. Outdoor recreational facilities.
q. Public school and private school.
r. One small wind energy system having a rated capacity exceeding 10 kilowatts, provided that it is the only wind energy system of any capacity on the lot.(Ord. 09-34(A) §5 (part), 2009; Ord. 08-29, 2008).

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21.12.040—21.12.050

21.12.040 Dimensional requirements. The following dimensional requirements shall apply to all structures and uses in the rural residential district:
a. Lot Size.
1. The minimum lot area shall be 40,000 square feet, plus 40,000 square feet for each dwelling unit in excess of one unit in areas not served by public sewer and water.
2. Each lot shall contain a minimum of 20,000 square feet per, plus 20,000 square feet per dwelling unit in excess of one unit if one of the following conditions exists:
i. The lot is served by public water supply approved by the State Department of Environmental conservation; or
ii. The lot is served by public or community sewer approved by the State Department of Environmental Conservation.
3. Each lot shall contain a minimum of 10,000 square feet per, plus 10,000 square feet per dwelling unit in excess of one unit if the lot is served by both public water and sewer that satisfies both conditions of subsection (a)(2).
b. Building Setbacks.
1. Buildings shall be set back 20 feet from all dedicated rights-of-way, except as allowed by subsection (b)(3);
2. Buildings shall be set back from all other lot boundary lines according to the number of stories as follows:

Number of Stories	Setback (in feet)
1	5
1 ½	6
2	7
2 ½	8

3. Adjacent to those rights-of-way that lead to Kachemak Bay and have been determined to be unsuitable for road construction by Resolution of the City Council, all buildings shall be set back from the boundary of the right-of-way according to the number of stories as provided in subsection (b)(2).
c. Building Height. The building height shall be a maximum of 35 feet.
d. Detached accessory buildings may occupy not more than 25 percent of a required rear or side yard and no

portion of a required front yard, and shall be located at least five feet from the nearest part of a main building. (Ord. 08-29, 2008).

21.12.050 Site development standards. All development in this district shall comply with the level one site development standards contained in HCC § 21.50.020. (Ord. 08-29, 2008).

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