

Chapter 17.26

UNCLASSIFIED (U) DISTRICTS

Sections:

- 17.26.010 Purpose.
- 17.26.020 Applicability.
- 17.26.030 Uses permitted by right.
- 17.26.040 Uses requiring special use permit.
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17.26.010 Purpose. The purpose of the unclassified districts is to provide for a nominal reservation of use, yet afford protection from encroachment of unrelated uses tending to have an adverse effect on the orderly and homogeneous development of the area. (Prior code §9410(a))

17.26.020 Applicability. The regulations set forth in this chapter shall apply in U unclassified districts and shall be subject to the applicable provisions of Chapters 17.14, 17.16 and 17.18. (Prior code §9410(b))

17.26.030 Uses permitted by right. The following uses are allowed by right, without special use permit:

- A. Single-family detached dwelling;
- B. Agricultural uses:
 - 1. Accessory buildings and structures;
- C. One unlighted sign not to exceed twelve square feet message area advertising activities on the premises;
- D. Reserved;
- E. Home occupations such as accountant, advisor, appraiser, architect, artist, attorney, author, broker, dressmaker, draftsman, dentist, handicrafts, insurance, photographer, physician, therapist, musician, teacher and other similar occupations normally conducted by mail or telephone on the premises where the activities do not create a traffic problem; provided, that instruction is not given to groups in excess of four and concerts or recitals are not held, and no display of goods is visible from outside of the property; the use must be carried on in the main building and be incidental to the residential use of the premises and be carried on by a resident thereon. (Ord. 3606 §3, 1986; Ord. 3366 §2, 1983; Ord. 3364 §1, 1983; prior code §9410(c))

17.26.040 Uses requiring special use permit. The following uses are allowed only after obtaining a special use permit therefor from the county planning commission:

- A. All other buildings, structures, signs, uses or expansion thereof. (Ord. 3606 §4, 1986; Ord. 3439 §1, 1984; Ord. 3366 §3, 1983; Ord. 3364 §2, 1983; prior code §9410(d))

17.26.050 Development standards. The following provisions shall apply in all U unclassified districts unless a variance is obtained from the planning commission:

- A. Minimum lot area, one acre;
- B. Maximum lot coverage, none;
- C. Minimum lot width, sixty feet;
- D. Minimum yard setbacks: front and rear, thirty feet; sides, thirty feet; except the side yard shall be increased one foot (1') for each additional foot of building height in excess of twenty-five feet (25'). (Ord. 4236, 1992)
- E. Maximum building height, forty-five feet (45'). (Ord. 3606 §5, 1986; Ord. 3366 §§4,5, 1983; prior code §9410(e); Ord. 4236, 1992)