

14.08-2.060. - Rural Development-2 (RD-2).

A. *Purpose.* This district is very rural in nature, though more developed than the RD-1 district. This district serves as a transition between the lower density RD-1 and higher density RS district. It allows for agricultural uses, rural residential development, and low intensity supporting uses. Most of the lands within this district are not heavily farmed or in significant flood prone areas. Some services may be available or planned with this district allowing for a greater density of residential development than the RD-1, but not as dense as the RS District.

B. *Uses.*

1. *Permitted uses.*

- a. Air strips (private use).
- b. Agricultural production, crops.
- c. Agricultural support services.
- d. Animal services (no outdoor kennels).
- e. Building and special trade contractors (excluding heavy construction).
- f. Cemeteries.
- g. Civic, fraternal, professional, and political organizations.
- h. Emergency services.
- i. Farms and ranches, general.
- j. Farm supply stores.
- k. Fishing, hunting, trapping (commercial, excludes hunting and fishing camps).
- l. Forestry.
- m. Fuel supply services (excluding truck stops).
- n. Greenhouses and nurseries, commercial.
- o. Golf courses and country clubs.
- p. Government buildings (excluding correctional facilities).
- q. Health care services (excluding hospitals).
- r. Landscape services.
- s. Libraries.
- t. Marinas.
- u. Museums, historical sites, sightseeing, and similar institutions.
- v. Office uses, general (up to 5,000 square feet).
- w. Personal care services.
- x. Places of worship.
- y. Public and private parks and recreation (indoor and outdoor).

- z. Public and private utilities.
 - aa. *Reserved.*
 - bb. Schools, elementary and secondary.
 - cc. Schools, college and university.
 - dd. Schools, instructional.
 - ee. Schools, vocational.
 - ff. Single-family detached residential dwellings.
 - gg. Taxidermy and wild game processing.
 - hh. Warehousing and storage (indoor, excluding mini-storage).
2. *Conditional uses (see article 14.08-3 for conditions).*
- a. Accessory structures.
 - b. Animal production (excluding hogs).
 - c. Bed and breakfast inns.
 - d. Conservation subdivisions.
 - e. Family care home for the handicapped.
 - f. Family group development.
 - g. Gun clubs and outdoor shooting ranges.
 - h. Home occupations.
 - i. Hunting and fishing camps, temporary.
 - j. Lumber and saw mills.
 - k. Manufactured homes (on individual lots).
 - l. Mining.
 - m. Park model trailers, campers and RVs as living accommodations (on individual lots).
 - n. Residential care facilities.
 - o. Seasonal worker housing.
 - p. Temporary uses.
3. *Special exceptions (See article 14.08-7 for special exceptions and article 14.08-3 for any conditions).*
- a. Automotive services and other repair.
 - b. Animal services (with outdoor kennels).
 - c. Campgrounds and recreational vehicle parks.
 - d. Communications towers.
 - e. Day care centers.
 - f. Heavy construction contractors.

- g. Manufactured home parks.
- h. Outdoor markets.
- i. Retail uses.
- j. Restaurants and drinking establishments.
- k. Recreational group quarters.
- l. Solid waste landfill (excluding hazardous waste).
- m. Waste management services (excluding hazardous waste).
- n. Wholesale trade.

C. Dimensional requirements (RD-2).*

Residential Uses	Density and Lot Size			Minimum Yard Requirements			Max. Height
	Min. Lot Size	Max. Density	Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
	½ acre (21,780 sf)	2 dwellings per acre	80	25	10	20	40

Nonresidential Uses	Minimum Lot Size		Minimum Yard Requirements			Max. Height
	Min. Lot Size	Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
	½ acre (21,780 sf)	80	25	10	20	40

*See section 14.08-2.010(D) for general provisions and exceptions to dimensional requirements.

(Ord. No. 10-O-15, exh. A(2.6), 9-7-2010; Ord. No. 13-O-14, § 1, 2-11-2014; Ord. No. 17-O-02, § 1, 3-7-2017;
Ord. No. 18-O-08, § 1, 8-14-2018)