

### 18.30.020: USE REQUIREMENTS:

A. Permitted Uses: The following uses of land shall be permitted upon compliance with the applicable standards and conditions set forth in this chapter:

Agricultural uses that are conducted in a manner that does not destroy or alter the natural habitat of the land, including the removal of existing vegetation, or the grazing of animals in such a way that would cause erosion, or the plowing or turning of soil other than digging holes for the purpose of planting trees or building a fence.

One-family dwellings - conventional construction and modular homes, subject to compliance with the subdivision ordinance, the conditions of the zone and approval of a site plan in accordance with the provisions of section 18.84.320 of this title.

Public parks.

The keeping of customary household pets.

B. Conditionally Permitted Uses: The following buildings, structures and uses of land may be permitted upon compliance with the standards and conditions set forth in this chapter and after approval has been given by the designated review body:

Buildings and other structures for the storage and keeping of agricultural products and machinery.

Customary residential accessory structures which are an integral part of and incidental to an approved dwelling.

Earth shelter home projects subject to the provisions of [chapter 18.84](#) of this title.

Golf courses or private parks.

Home occupations, subject to the provisions of section 18.84.380 of this title.

Keeping of livestock and associated structures in a manner that is not harmful to the environment due to overgrazing or ground water contamination. Animal units shall be based on the amount of building lots allowed using the criteria set forth in this chapter. There shall be one animal unit allowed for every possible building lot.

Motor vehicle roads and rights of way subject to compliance with city standards for design and construction for such uses and upon approval of a site plan in accordance with the provisions of section [18.84.320](#) of this title.

Residential subdivisions, subject to compliance with the applicable requirements for such developments. PUDs are specifically excluded from the CE-1 zone.

Retention or detention basin.

Water, sewer and utility transmission lines and facilities required as an incidental part of development within the zone, and subject to the approval of a site plan in accordance with the provisions of section 18.84.320 of this title. (Ord. 2003-04, 2-5-2003, eff. 3-5-2003)