

### **19.38.030 Conditional uses.**

Conditional uses in the R-2-10C zone include:

- Airport;
- Bed and breakfast homestay;
- Cemetery, etc.;
- Chickens, ducks, geese or other fowl totaling not more than fifty fowl on any one lot; four horses on one lot, provided that no horses may be kept on any lot less than one acre, and no corral or stable for keeping of horses may be closer to a public street or to any dwelling than one hundred feet;
- Day care/preschool center, subject to Section 19.76.260;
- Dwelling group.

A. The parcel of ground on which the dwelling group, as defined in Section 19.04.190, is to be erected shall have an area equal to the aggregate of the minimum lot areas otherwise required in the zone for the number of individual dwelling structures in the group.

B. The distance between the principal buildings shall be equal to the total side yards required in the zone; provided, however, that at the option of the developer the distance between the principal structures may be reduced to ten feet, provided that the difference between ten feet and the required side yards is maintained as permanently landscaped open space elsewhere on the site. The distance between principal buildings and the nearest perimeter lot line shall not be less than fifteen feet unless demonstrated by the development plan that the yard required for a principal building in the district in which it is located is more appropriate. The distance between the building and a public street shall be not less than the front yard required in the zoning district, except for corner lots the side yard which faces on a public street shall be not less than twenty feet.

C. Access shall be provided by a private street or right-of-way from a public street; such private street or right-of-way shall not be less than twenty feet wide for one or two rear dwelling units, and not less than thirty feet wide for three or more dwelling units.

D. A minimum of two parking spaces shall be provided for each dwelling unit. Parking spaces and vehicular maneuvering areas shall be designed to comply with county standards.

E. Every dwelling in the dwelling group shall be within sixty feet of an access roadway or drive.

F. The development plan shall provide a buffer landscaped area along all property lines and decorative landscaping adjacent to the buildings in appropriate locations. Solid visual barrier fences shall be provided along all property lines unless the planning commission approves otherwise by deleting or modifying the fence requirement.

G. The development shall be approved by the development services director and the county fire chief before final approval is given by the planning commission.

- Golf course;
- Guest house;
- Home day care/preschool, subject to Section 19.04.293;
- Home occupation;
- Nursery and greenhouse, provided that there is no retail shop operated in connection therewith;
- Pigeons, subject to health department regulations;
- Planned unit development;
- Private educational institutions having an academic curriculum similar to that ordinarily given in public schools;
- Private nonprofit recreational grounds and facilities;
- Public and quasi-public uses;
- Residential health care facility for up to five residents excluding the facility operator and his/her related family with a maximum of one nonresident part-time relief employee on the premises at any one time, which use shall not change the residential appearance and character of the property;

-- Short-term rental provided:

A. The dwelling unit is located in a single-family or two-family dwelling, but not located in a planned unit development or dwelling group; and

B. The site has frontage on a street with an existing or proposed right-of-way of at least sixty-six feet, as identified on the map entitled "Road Widening and Improvement Map" on file with the development services division and such map is made by this reference, as such, a part of this title as if fully described and detailed herein;

-- Sportsman's kennel (minimum lot area one acre);

-- Temporary buildings for uses incidental to construction work, which buildings must be removed upon the completion or abandonment of the construction work. If such buildings are not removed within ninety days upon completion of construction work and thirty days after notice, the buildings will be removed by the county at the expense of the owner. (Ord. 1473 (part), 2001; Ord. 1361 § 6, 1996; Ord. 1198 § 8 (part), 1992; Ord. 1179 § 6 (part), 1992; Ord. 1118 § 5 (part), 1990; Ord. 1115 § 4 (part), 1990; Ord. 1088 § 5 (part), 1989; (part) of Ord. passed 12/15/82: prior code § 22-20-3)