

## **Section 40: RC-1 Restricted Commercial-One District**

(orig. 5-18-59; am. 7-27-78; am. 2-6-84; am. 2-13-01; am. 12-17-02; am. 7-11-06; am. 4-20-10)

### **A. Intent and Purpose**

To provide areas for the development of certain low intensity business and professional offices and related uses in locations convenient to residential areas. (orig. 7-27-78)

### **B. Permitted Uses**

1. Medical and dental offices, clinics, and small animal veterinary clinics with no outside facilities. (orig. 7-27-78)
2. Business and professional offices. (orig. 7-27-78)
3. Laboratories less than 5,000 square feet gross leasable area (GLA), except those involved in any hazardous process or that emit noxious noise, dust, fumes or odor. (orig. 7-27-78)
4. State licensed day-care center or preschool or nursery. (orig. 6-14-88)
5. Telecommunications Land Uses shall comply with the provisions of the Telecommunication Uses Section of this Zoning Resolution. (orig. 6-29-04; am 7-11-06)
6. Energy Conversion Systems (ECS) land uses shall comply with the provisions of the Alternative Energy Resources Section of the Zoning Resolution. (orig. 4-20-10)

### **C. Accessory Uses**

1. Construction trailers during construction only, not to exceed 2 years. (orig. 7-27-78)
2. Customer and employee parking of operable motor vehicles, either open or covered. (orig. 7-23-02)

### **D. Special Uses**

The following uses shall be permitted upon review by the Planning Commission and approval by the Board of County Commissioners. (orig. 10-17-83; am. 12-17-02)

1. Oil and gas drilling operations. Such operations shall conform to the standards contained in the Drilling and Production of Oil and Gas Section of this Zoning Resolution, except as modified by the Board of County Commissioners in the resolution approving the Special Use. (orig. 10-17-83; am. 12-17-02; am 7-11-06)
2. A group living facility, other than homes for social rehabilitation, or a home where up to 6 unrelated individuals are living together, that is occupied by more than one registered sex offender. (orig. 2-1-00)

### **E. Minimum Area Requirement**

A minimum of 1 acre in single ownership, unless the existing property ownership and any adjacent property in the same ownership total less than 1 acre as of the date of the enactment of this one acre requirement. (orig. 7-27-78)

### **F. Minimum Structural Setbacks**

1. Front – 50 feet. (orig. 7-27-78)
2. Side – 20 feet. (orig. 7-27-78)
3. Rear – 20 feet. (orig. 7-27-78)

### **G. Building Height**

1. Maximum height – 35 feet. (orig. 7-27-78)
2. Maximum height for structures with roof mounted, solar-heating units – 45 feet. (orig. 7-27-78)

#### **H. Signs and Outdoor Advertising Devices**

Signs and outdoor advertising devices shall comply with the provisions of the Signs and Outdoor Advertising Devices Section of this Zoning Resolution. (orig. 7-20-81; am. 12-17-02; am 7-11-06)

#### **I. Lighting**

Lighting shall comply with the provisions of the Lighting Section of this Zoning Resolution. (orig. 12-17-02; am 7-11-06)

#### **J. Architecture**

Architecture shall comply with the provisions of the Architecture Section of this Zoning Resolution. (orig. 12-17-02; am 7-11-06)

#### **K. Parking**

Parking shall comply with the provisions of the Off-Street Parking and Loading Section of this Zoning Resolution. (orig. 12-17-02; am 7-11-06)

#### **L. Landscaping and Open Space**

Landscaping and open space shall comply with the provisions of the Landscaping Section of this Zoning Resolution. (orig. 12-17-02; am 7-11-06)

#### **M. Enclosure Of Activities**

1. No outdoor storage shall be permitted. (orig. 7-27-78)
2. Trash containers shall be screened from public view. (orig. 7-27-78)

#### **N. Fences**

1. Maximum fence height: 6 feet. (orig. 8-6-80)
2. Fence permits are required for any fence over 42 inches in height. (orig. 8-6-80)
3. No barbed wire shall be permitted as material for a boundary or perimeter fence. However, boundary or perimeter fences may include not more than 4 strands of barbed wire as the top 18 inches or less of the fence, which may be angled inward up to 45 degrees, provided the lowest strand of barbed wire is at least 6 feet above the ground. (orig. 8-6-80)
4. No electric fence is allowed as a boundary or perimeter fence. (orig. 8-6-80)
5. Where allowed, accessory outside storage shall be enclosed and concealed by a closed fence (one preventing view) at least 6 feet in height. When abutting a residential zone district, fencing shall be wooden or masonry, or replaced with mature hedge. Such fence shall be constructed and maintained in good condition. As used in this section, accessory outdoor storage shall not include employee or customer parking lots or merchandise displayed for sale. Accessory outside storage shall not exceed the height of the fence, except for operable vehicles, trailers, and other equipment designed to be towed or lifted as a single component. Where the topography of the land is such that a fence would not prevent view from adjoining property or right-of-way, the Zoning Administrator or his/her appointed designee may waive this requirement. No accessory outdoor storage shall be allowed within a required front setback or within any required landscaping area. (orig. 8-6-80; am. 12-17-02)

#### **O. General Requirements**

1. Corner lots must comply with the vision clearance triangle requirements as specified in the Definitions Section of this Zoning Resolution. (orig. 5-10-82; am. 12-17-02; am. 7-1-03)
2. All setbacks shall be measured from the foundation or wall; however, eaves, roof overhangs and fireplaces may protrude 24 inches into the setback. (orig. 5-10-82)
3. No structure may be erected, placed upon or extend over any easement unless approved in writing by the agency or agencies having jurisdiction over such easement. (orig. 5-10-82)