

ARTICLE 10

(1R) Rural Residential-1

SECTION 3.10.000 Purpose

The Rural Residential-1 classification is intended to provide for additional rural homesites in an open space environment. The zone may be applied only to areas committed to nonresource use or reserved for rural residential expansion at this density as specifically provided in the Douglas County Comprehensive Plan, but shall not be used within an adopted Urban Growth Boundary, excepting as provided in the Comprehensive Plan for the Glide Area.

SECTION 3.10.050 Permitted Uses

In the 1R Zone, the following uses and activities and their accessory buildings and uses are permitted, subject to the general provisions and exceptions set forth by this ordinance:

1. One single-family dwelling.
2. Buildings accessory to a single-family dwelling such as garages, storerooms, woodsheds, laundry, playhouses, greenhouses, hobby shop, animal or fowl shelter, or similar and related accessory uses provided the structure does not exceed 1,500 square feet in size.
3. Additional single-family dwellings, to provide residence for an immediate family member or members of the owner, provided that a minimum average density of one acre per dwelling shall be maintained, and proper sanitation approvals are obtained.
4. Farm use and/or animals, subject to conditions and limitations provided herein:
 - a. The total number of livestock allowed on a property shall be limited to the area of the property divided by the total minimum area required for each animal listed below:
 - (1) One horse, cow or swine per acre; or
 - (2) One goat, sheep, llama, alpaca or emu per half acre.
 - b. A minimum of five hundred square feet of area shall be required for each chicken, other fowl or rabbit kept on the property.

- c. The number of colonies of bees allowed on a property shall be limited to one colony for each ten thousand square feet of lot area and shall be located no closer than 50 feet from any property line.
 - d. Animals and fowl shall be properly caged or housed, and proper sanitation shall be maintained.
5. Forest uses, including the propagation and harvesting of forest products.
 6. Roadside stand.
 7. Limited Home Occupation.
 8. Publicly owned park, playground, or golf course.
 9. Public and semipublic buildings, structures and uses essential to the physical, social and economic welfare of an area, including but not limited to fire stations, schools, granges, community halls and churches.
 10. Fish and wildlife management.
 11. Utility and communication facilities necessary for public service.

SECTION 3.10.075 Uses Permitted With Standards

In the 1R Zone, the following uses and activities are permitted subject to specified standards and the general provisions and exceptions set forth by this Ordinance.

Item 1 in this use category shall be subject to written consent from all surrounding adjacent property owners. Adjacent property owner consent shall be obtained by the applicant and submitted to the Planning Department on forms provided by the County. The surrounding adjacent property owners shall be identified by the Planning Department after a pre-application conference has been held and the fee paid (same fee as if the application were for a conditional use). Adjacent owner consent signatures shall be verified by sending a copy of the signed consent form to each identified owner of record. If no negative comments are received within 12 days, the request shall be granted. If adjacent owner consent cannot be obtained, the request shall then be processed as a conditional use pursuant to §2.060.1.

1. Buildings accessory to a single-family dwelling in excess of 1,500 square feet.

SECTION 3.10.100 Buildings and Uses Permitted Conditionally

In the 1R zone, the following uses and activities and their accessory buildings and uses are permitted, subject to the provisions of §2.060.1 and Article 39 of this chapter:

1. Private park, playground, or golf course.

2. Nursery for the growing, sale and display of trees, shrubs and flowers.
3. Kennels.
4. Home Occupation.

SECTION 3.10.150 Property Development Standards

1. **Size:** The minimum property size for which a building permit or placement permit for a dwelling may be issued is one (1) acre or as otherwise provided in the Ordinance.
2. **Coverage:** Not over 40 percent of the area of any building site shall be covered by all buildings located thereon.
3. **Setbacks:** No structure other than a fence or sign shall be located closer than 30 feet from the right-of-way of a public road or from an easement serving more than 15 units of land, 10 feet from the right-of-way of other private road easements, and 5 feet from all other property lines.
4. **Height:** Maximum height of any structure shall be 45 feet.
5. **Signs:**
 - a. Signs shall not extend over a public right-of-way or project beyond the property line.
 - b. Signs shall not be illuminated or capable of movement.
 - c. The total sign area of all signs on the property shall be limited to thirty-two square feet.
6. **Parking:** Off street parking shall be provided in accordance with Article 35.