

SECTION 3.030 RURAL SERVICE CENTER ZONE, RSC.

The purpose of the RSC Zone is to provide for a limited number of commercial service centers located in rural areas that serve the more immediate needs of residents from the surrounding countryside. Farm related commercial and industrial uses, such as fertilizer bulk stations and grain elevators, also need to be located in close proximity to their service areas. In an RSC Zone the following regulations shall apply:

A. Uses Permitted Outright. In an RSC Zone, the following uses and their accessory uses are permitted outright:

1. Farming, excluding commercial livestock feedlot, livestock sales yard, hog farms, and mink farms, and subject to the restrictions on animals in subsection C of this section.
2. Non-farm single-family residence, including a mobile home subject to the requirements set forth in section 4.110 of this Ordinance.
3. Retail store, office or service establishment.
4. Automobile service station.
5. Agriculturally oriented commercial use.
6. Park, playground or community building.
7. Church, school and cemetery.
8. Utility facility.
9. Television or radio station, transmitter or tower.

B. Conditional Uses. In an RSC Zone, the following uses and their accessory uses are permitted when authorized in accordance with the requirements set forth in Article 6.

1. Commercial residential use.
2. Multi-family dwelling.
3. Tourist or travelers accommodations.
4. Mobile home park and Recreational Vehicle park.
5. Manufacturing or warehousing.
6. Kennel or animal hospital.
7. Automobile wrecking yard and/or repair garage.
8. Commercial amusement or recreation establishment.

9. Water supply and treatment facility.
10. Sewage disposal and treatment facility.
11. Agriculturally oriented industrial use.
12. Other buildings and uses similar to the list above which shall not have any different or more detrimental effect upon the adjoining areas or districts than the buildings and uses specifically listed, shall only be incidental and directly related to the operation of permitted Rural Service Center uses.

C. Lot Size. In an RSC Zone, the following lot sizes shall apply:

1. The minimum average width of lots served by an approved community, municipal or public water system and an approved community or public sewerage system shall not be less than 50 feet and an area of not less than 6,000 square feet.
2. The minimum average width of lots served by either an approved community, municipal or public water system or an approved community or public sewerage system, but not served by both, shall not be less than 100 feet and an area of not less than 20,000 square feet.
3. The minimum average width of lots not served by an approved community, municipal, or public water system or by an approved community or public sewerage system shall be 150 feet and shall have a lot area of not less than 1.0 acre (43,560 square feet),

D. Dimensional Standards. The following dimensional standards shall apply in an RSC Zone:

1. Percent of Coverage. The main building and accessory buildings located on any building site or lot shall not cover in excess of thirty (30) percent of the total lot area.
2. Building Height. No residential building or structure nor the enlargement of any such building or structure shall be hereafter erected to exceed two (2) stories or more than twenty-five (25) feet in height, except split-level buildings, which may be increased in height to thirty (30) feet.

E. Yards. In an RSC Zone, the following yard requirements shall apply:

1. The minimum front yard shall be 20 feet.
2. The minimum side yard shall be 10 feet, except on the street side of a corner lot, it shall be 20 feet.
3. The minimum rear yard shall be 20 feet.
4. The minimum lot frontage on a public street or private roadway shall be 50 feet, except that a flag lot frontage may be reduced to the width of a required driveway but no less than 20 feet and except for a cul de sac, where the frontage may be reduced to 30 feet.

F. Off-Street Parking and Loading. In an RSC Zone, off-street parking and loading shall be provided in accordance with the provisions of Article 4.

G. Signs. Signs for the various uses permitted in an RSC Zone shall conform to the standards specified under comparable zones of this ordinance.

H. Transportation Impacts.

1. Traffic Impact Analysis (TIA). In addition to the other standards and conditions set forth in this section, a TIA will be required for all projects generating more than 400 passenger car equivalent trips per day. Heavy vehicles – trucks, recreational vehicles and buses – will be defined as 2.2 passenger car equivalents. A TIA will include: trips generated by the project, trip distribution for the project, identification of intersections for which the project adds 30 or more peak hour passenger car equivalent trips, and level of service assessment, impacts of the project, and, mitigation of the impacts. If the corridor is a State Highway, use ODOT standards. (MC-C-8-98)