

## Chapter 79

### Rural Service Center Zone (RSC)

**79.005 Purpose.** The Rural Service Center Zone shall provide standards and procedures for areas containing concentrations of local commercial services to meet the needs of rural residents, as well as limited tourist commercial services consistent with the maintenance of the rural character of the area. [Ord 90-0069]

**79.010 Application.** The Rural Service Center Zone may be applied to unincorporated areas designated by the Benton County Comprehensive Plan as rural service centers. [Ord 90-0069]

**79.105 Permitted Uses.** (1) The following uses are allowed in the Rural Service Center Zone:

- (a) Farm use, excluding hog and mink farms, subject to BCC 79.210.
- (b) One dwelling per lot(s) or parcel(s) containing at least 5,000 square feet.
- (c) Residential home.
- (d) Home occupation.
- (e) Park, cemetery, or playground, or community building.
- (f) Church, school, grange hall, community hall, or other similar non-profit community facility.
- (g) Day care for fewer than thirteen children.
- (h) Accessory use or structure.

(2) The following uses are allowed in the Rural Service Center Zone, subject to a site development plan:

- (a) Retail stores, office or service establishments.
- (b) Agriculturally oriented commercial use.
- (c) Day care center.
- (d) Television or radio station.
- (e) Restaurant or tavern. [Ord 90-0069, Ord 97-0131]

**79.205 Conditional Uses.** The following uses may be allowed in the Rural Service Center Zone by conditional use permit approved by the Planning Official:

- (1) One dwelling per lot(s) or parcel(s) containing less than 5,000 square feet.
- (2) Multi-family dwelling on lot(s) or parcel(s) containing at least 2,500 square feet per dwelling unit.
- (3) Residential facility.
- (4) Solid waste disposal site, including pickup and transfer centers licensed pursuant to BCC Chapter 23.
- (5) Facility for water supply water treatment, or wastewater treatment, and associated transmission facilities.
- (6) One manufactured dwelling as the only dwelling on a parcel or lot.

- (7) Transmission, reception or relay tower for broadcast signals.
- (8) Tourist or travelers accommodations.
- (9) Mobile home or manufactured dwelling park.
- (10) Recreational vehicle park or campground.
- (11) Kennel or animal hospital.
- (12) Automobile repair garage or service station.
- (13) Commercial amusement or recreation establishment.
- (14) Fire stations [Ord 90-0069, Ord 96-0118, Ord 99-0146]

**79.210 Limitations on Uses.** The following limitations shall apply to uses allowed by BCC 79.105(1) of this chapter. Animal husbandry and other similar agricultural practices permitted pursuant to BCC 79.105(1) shall be limited to the extent that the accumulation of solid waste by-products of a livestock operation as defined in BCC 21.005(6) shall not be detectable beyond the confines of parcels or lots engaged in farm use. The Planning Official in consultation with the Environmental Health Division may order the operator of a farm use in violation of this section to abate the nuisance by reducing the intensity of livestock on the parcel or lot, off-site disposal of solid waste or any other appropriate method of abatement. Failure to comply with an order will be considered a violation of this code subject to enforcement proceedings in Chapter 26 of the Benton County Code. [Ord 90-0069, Ord 96-0118, Ord. 99-0147]

**79.305 Minimum Parcel or Lot Size.** The minimum parcel or lot size in the Rural Service Center Zone shall be determined by the type of services currently serving a parcel or lot as follows:

- (1) If a parcel or lot is served by both an approved community, municipal or public water system and an approved community or public sewerage system, the minimum parcel or lot size shall be 6,000 square feet for each dwelling unit or commercial use.
- (2) If a parcel or lot is served by either an approved community, municipal, or public water system, or an approved community or public sewerage system, the minimum parcel or lot size shall be 20,000 square feet.
- (3) If a parcel or lot is not served by either an approved community, municipal or public water system or an approved community or public sewerage system, the minimum parcel or lot size shall be one acre. [Ord 90-0069, Ord 96-0118]

**79.405 Site Development Plan.** When a building addition, new construction, or placement of a non-residential structure allowed pursuant to BCC 79.105(2) or 79.205 is proposed in the Rural Service Center Zone, the applicant shall submit a site development plan prior to the issuance of building permits. A site development plan shall contain an appropriate level of detail showing existing and proposed locations of buildings, access, parking, loading, landscaping, drainage, water supply, sewage disposal, public utilities, and exterior lighting. The plan shall demonstrate compliance with siting standards provided in BCC 79.505 and other provisions of this code. [Ord 90-0069]

**79.505 Siting Standards.** All structures allowed in the Rural Service Center Zone shall be sited in compliance with BCC Chapter 99 and the following additional standards:

- (1) The setback to a road right-of-way shall be at least twenty (20) feet, except as provided for commercial structures sited pursuant to BCC 79.505(15).
- (2) The side setback shall be at least six (6) feet, unless a common or impervious wall is provided on a lot line, in conformance with the zero property line adjustment development standards in BCC 65.035.

- (3) The rear setback shall be at least twenty (20) feet.
- (4) Architectural features shall not project more than two (2) feet into a required setback.
- (5) A structure which is not a water dependent use shall be placed at least fifty (50) feet from the ordinary high water line of any river or major stream. In the case of a creek or minor stream, a structure which is not a water dependent use shall be placed at least twenty-five (25) feet from the ordinary high water line.
- (6) No accessory structure shall be built within a setback abutting a road. There is no required setback for structures of 120 square feet or less. A required side or rear setback for an accessory structure may be reduced to three (3) feet if the accessory structure:
  - (a) Is detached from other buildings by five (5) feet or more;
  - (b) Does not exceed a height of twenty (20) feet; and
  - (c) Does not exceed an area of 500 square feet area.
- (7) The primary building and all accessory buildings combined shall not cover more than thirty-five percent (35%) of the total parcel or lot area.
- (8) A structure shall not exceed forty (40) feet in height. Structures such as chimneys, spires, domes, elevator shaft housings, towers, aeriels, flagpoles, agricultural buildings, and other similar objects not used for human occupancy are not subject to the building height limitations of this code.
- (9) Off-street parking and loading shall be consistent with this code.
- (10) Access shall be designed to cause minimum interference with traffic movements on abutting streets.
- (11) The arrangement of buildings, parking areas, signs, and other facilities shall be designed and oriented to minimize noise and glare relative to adjacent properties.
- (12) Artificial lighting, including illuminated signs and lights for parking areas, shall be arranged and constructed to avoid direct glare or unreasonable interference with the use and enjoyment of adjacent properties.
- (13) All commercial uses, including parking and loading areas, shall be screened from adjoining residential property by the establishment and maintenance of a landscaped buffer or the erection of a sight-obscuring fence which meets the following standards:
  - (a) A sight-obscuring fence must be a minimum of five (5) feet in height.
  - (b) A landscaped buffer must be comprised of coniferous plant material which will achieve a height of five (5) feet within four (4) years of planting.
- (14) Parking areas for commercial uses not located on an arterial or collector roadway, as designated in the County Comprehensive Plan, shall be located either in a side or rear yard, or be screened pursuant to BCC 79.505(13).
- (15) A commercial building located on an arterial or collector, as designated in the County Comprehensive Plan, may be located with no front yard setback. [Ord 90-0069, Ord 92-0092, Ord 96-0118]