

Chapter 17.70 RR1 – RURAL RESIDENTIAL ONE DISTRICT

Sections:

- 17.70.010 Description and intent.
- 17.70.020 Permitted uses.
- 17.70.030 Conditional uses.
- 17.70.040 Area requirements.
- 17.70.050 Yards.
- 17.70.060 Building height limit.

17.70.010 Description and intent.

The RR1 rural residential one zoning district is established as a land use district for large lot, low-density, residential and general agricultural purposes. For the rural residential one district, in promoting the general purposes of this title, the specific intentions of this chapter are:

- A. To encourage the continued use of land for low-density residential and general agricultural purposes;
- B. To prohibit commercial and industrial land uses;
- C. To encourage the discontinuance of existing uses that are not permitted under the provisions of this chapter; and
- D. To discourage land uses which, because of their character or size, would create unusual requirements and costs for public services. [Ord. 84-59-O §1, 1984; Ord. 83-15-O §2, 1983. Formerly §17.17.010].

17.70.020 Permitted uses.

The following land uses are permitted in the rural residential one district:

- A. Accessory buildings;
- B. Agricultural buildings and activities;
- C. Churches;
- D. Fishing activities when an owner-occupied dwelling is present on the premises;
- E. Greenhouses;
- F. Horticultural buildings and activities;
- G. Single-family dwellings;
- H. Home occupations;
- I. Vacation homes;

J. Bed and breakfasts;

K. Recreational cabins; and

L. Hoop houses. [Ord. FY2012-10 §8, 2012; Ord. FY2007-08-O §8, 2006; Ord. 84-59-O §1, 1984; Ord. 83-15-O §2, 1983. Formerly §17.17.020].

17.70.030 Conditional uses.

The following land use may be allowed by obtaining a conditional use permit in accordance with the provisions of Chapter 17.200 KIBC:

A. Fireworks stands. [Ord. 84-59-O §1, 1984; Ord. 83-15-O §2, 1983. Formerly §17.17.030].

17.70.040 Area requirements.

A. Lot Area. The minimum lot area required is 40,000 square feet, unless water service and sanitary sewer service are available on request from a certified public utility or municipal system. In this case, the minimum lot area is 20,000 square feet.

B. Lot Width. The minimum lot width required is 120 feet, unless water service and sanitary sewer service are available on request from a certified public utility or municipal system. In this case, the minimum lot width is 80 feet. [Ord. 84-59-O §1, 1984; Ord. 83-15-O §2, 1983. Formerly §17.17.040].

17.70.050 Yards.

A. Front Yard.

1. The minimum front yard shall be 25 feet, unless a previous building line less than this has been established, in which case the minimum front yard for interior lots shall be the average of the setbacks of the main structures on abutting lots on either side if both lots are occupied.

2. If one lot is occupied and the other vacant, the setback shall be the setback of the occupied lot plus one-half the remaining distance to the required 25-foot setback.

3. If neither of the abutting side lot or tracts are occupied by a structure, the setback shall be 25 feet.

B. Side Yard. The minimum yard required on each side of a principal building is 15 feet. The minimum side yard required on the street side of a corner lot is 15 feet. In the case of lots served by water and sanitary sewer service from a certified public utility or municipal system, the minimum side yard required is 10 feet. The minimum side yard required on the street side of a corner lot is 10 feet.

C. Rear Yard. The minimum rear yard required is 20 feet. [Ord. 87-14-O §5, 1987; Ord. 84-59-O §1, 1984; Ord. 83-15-O §2, 1983. Formerly §17.17.050].

17.70.060 Building height limit.

The maximum height of residential buildings shall not exceed 35 feet. [Ord. 84-59-O §1, 1984; Ord. 83-15-O §2, 1983. Formerly §17.17.060].

The Kodiak Island Borough Code is current through Ordinance FY2013-14 and legislation passed through March 7, 2013.

Disclaimer: The Borough Clerk's Office has the official version of the Kodiak Island Borough Code. Users should contact the Borough Clerk's Office for ordinances passed subsequent to the ordinance cited above.