

CHAPTER 11.06

COMMUNITY CENTER RESIDENTIAL DISTRICT (CCR)

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11.06.010 PURPOSE. The purpose of the Community Center Residential District (CCR) is to provide for the development of dwelling units within established rural activity areas characterized by mixed use and residential developments that utilize a variety of small scale rural services outside of Urban Growth Areas as allowed under Chapter 36.70 RCW. These areas are considered limited areas of more intensive rural development as allowed under RCW 36.70A.070.

[Ord. 611 (2018) § 12]

11.06.020 APPLICABILITY. The provisions of this chapter shall apply to the areas designated as a Community Center Residential District (CCR) on the official zoning maps of Benton County and located in unincorporated Benton County.

[Ord. 611 (2018) § 13]

11.06.030 ALLOWABLE USES. Provided all applicable code provisions are satisfied, the following uses are allowed within the Community Center Residential District (CCR) on a single parcel of record:

- (a) Single Family Dwelling (SFD).
 - (b) Manufactured home if no older than five (5) years from the calendar year the home is placed.
 - (c) Duplex, subject to the provisions of BCC 11.06.080(a)(1).
 - (d) Fire department facility, law enforcement facility, and/or medical facility.
 - (e) On any tract of land having an area of one (1) acre or more, the keeping of one animal unit equivalent per one-half acre of ground, exclusive of suckling animals.
 - (f) Adult family home.
 - (g) Utility substation facility.
 - (h) Crisis residential center.
 - (i) Hiking and non-motorized biking trails.
 - (j) Church.
 - (k) Professional office.
- [Ord. 611 (2018) § 14]

11.06.040 ACCESSORY USES. Provided all applicable code provisions are satisfied, the following uses are allowed as an accessory/ancillary use within the Community Center Residential District (CCR) on a single parcel of record:

- (a) One (1) or more accessory buildings and uses (commonly appurtenant to a single family dwelling).
- (b) Yard Sales occurring for no more than three (3) consecutive days on two (2) different occasions during a calendar year.
- (c) Kennel, Private.
- (d) Solar Power Generator Facility, Minor
- (e) Uses subject to Planning Administrator review and approval, as specified in BCC 11.06.050 (b) (C) (d).
[Ord. 611 (2018) § 15]

11.06.050 USES SUBJECT TO PLANNING ADMINISTRATOR REVIEW AND APPROVAL. The following uses may be allowed within the Community Center Residential District (CCR) on a single parcel of record upon the review and approval of the Planning Administrator:

- (a) Temporary dwelling, subject to the provisions of BCC 11.42.110.
- (b) Home occupation, subject to the provisions of Chapter 11.49 BCC, involving business activities not otherwise expressly allowed or requiring a permit under BCC 11.06.060.
- (c) Child day care facility, Type A, subject to the provisions of BCC 11.42.050.
- (d) Accessory dwelling unit (within or attached to a single family home), subject to the provisions of BCC 11.42.020.
[Ord. 611 (2018) § 16]

11.06.060 USES REQUIRING A CONDITIONAL USE PERMIT. The following uses may be permitted on a single parcel of record within the Community Center Residential District (CCR) if a conditional use permit is issued by the Hearings Examiner after notice and public hearing as provided in BCC 11.50.040.

- (a) School, library, community clubhouse, grange hall, senior center, and/or other non-profit organizational hall.
- (b) Multi-family dwelling containing three (3) or four (4) dwelling units.
- (c) Public transit center.
- (d) Child Day Care Facility, Type B, subject to the provisions of BCC 11.42.060.
- (e) Cemetery, columbarium and/or mausoleum.
- (f) A Park.
- (g) Bed and Breakfast Establishment.
- (h) Home occupation involving the display and/or sale of products on the premises; provided, a home occupation permit is also required under Chapter 11.49 BCC.
[Ord. 611 (2018) § 17]

11.06.070 USES PROHIBITED. Any use not authorized or approved pursuant to BCC 11.06.030, BCC 11.06.040, BCC 11.06.050 or BCC 11.06.060 is prohibited within the Community Center Residential District (CCR).
[Ord. 611 (2018) § 18]

11.06.080 PROPERTY DEVELOPMENT STANDARDS-GENERAL STANDARDS. All lands, structures and uses in the Community Center Residential District (CCR) shall conform to the following general standards, and if applicable, to the standards set forth in Chapter 15.02 BCC, Chapter 15.04 BCC, Chapter 15.06 BCC, Chapter 15.08 BCC, Chapter 15.12 BCC, and Chapter 15.14 BCC.

- (a) Minimum parcel size. Except as otherwise set forth herein, the minimum parcel size that may be created in the CCR District is fourteen thousand (14,000) square feet; provided, the Benton-

Franklin Health District may require a larger parcel size as necessary to meet on-site sanitary well and sewer provisions. In order to meet maximum density objectives, the following uses require the specified larger minimum lot sizes:

(1) Duplexes may only be located on parcels of at least twenty-eight thousand (28,000) square feet; provided, the Benton-Franklin Health District may require a larger parcel size as necessary to meet on-site sanitary well and sewer provisions.

(2) Multi-family dwellings may only be located on parcels equal in size to at least fourteen thousand (14,000) square feet multiplied by the number of dwelling units; provided, the Benton-Franklin Health District may require a larger parcel size as necessary to meet on-site sanitary well and sewer provisions.

(b) Lot Width. Each parcel shall have an average width of not less than ninety (90) feet.

(c) Maximum Lot Coverage. Each parcel shall have a maximum lot coverage of forty (40) percent.

(d) Vegetative Cover. Each parcel shall have a minimum vegetative cover of at least forty-five (45) percent, unless doing so would preclude the proposed development. If forty-five (45) percent vegetative cover is not possible, the parcel shall have the maximum amount of vegetative cover that does not preclude the proposed development.

(e) Impervious Surface. No more than ten (10) percent of any parcel may be covered by impervious surfaces that does not infiltrate all storm-water on that parcel.

[Ord. 611 (2018) § 19; Ord. 615 (2018) § 2; Ord. 617 (2019) § 2]

11.06.090 PROPERTY DEVELOPMENT STANDARDS--SETBACK REQUIREMENTS. All lands, structures, and uses in the Community Center Residential District (CCR) shall meet the following setback requirements, and if applicable, the setback requirements set forth in Chapter 15.02 BCC, Chapter 15.04 BCC, Chapter 15.06 BCC, Chapter 15.08 BCC, Chapter 15.12 BCC, and Chapter 15.14 BCC.

(a) Setback Requirements. The following minimum setbacks shall apply:

(1) Each dwelling unit, accessory building, and accessory use on a parcel shall have a setback of fifty-five (55) feet from the centerline of any public road right-of-way or twenty-five (25) feet from the property line bordering any public road right-of-way, whichever is greater; and a setback of twenty-five (25) feet from the closest edge of any legally-established boundary line of a private access easement.

(2) Each dwelling unit shall have a setback of twenty-five (25) feet from the rear parcel lines.

(3) Each accessory building and accessory use shall have a setback of ten (10) feet from all alleys and the rear parcel lines.

(4) Each dwelling unit, accessory building, and accessory use on a parcel shall have a setback of ten (10) feet from the side parcel lines.

(5) All shelters, coops, or other structures used for the habitation of livestock shall have a setback of at least thirty (30) feet from every property line of the parcel on which it is located, unless a greater setback is otherwise required under the Benton County Code.

(6) Cornices, eaves, belt courses, sills, fireplace chimneys, and open, unenclosed stairways or balconies not covered by a roof or canopy may extend or project from a

building three (3) feet into any required setback area; provided, none of these architectural features may be located within any easements.

(7) Ground floor uncovered, unenclosed porches, platforms, or landings may extend or project from a building six (6) feet into the setback area but no closer than five (5) feet from any parcel line; provided, none of these architectural features may be located within any easements.

(8) All dwelling units and swimming pools shall have a setback of one hundred fifty (150) feet from any parcel located partially or wholly within the Growth Management Agricultural Act District (GMAAD) and from any adjacent orchard, hop field or vineyard (or combination thereof) of ten (10) acres or more on one parcel or on contiguous parcels under common ownership.

(b) Any additional setbacks required pursuant to Chapter 3.18 BCC shall apply.

[Ord. 611 (2018) § 20]

11.06.100 SEVERABILITY. If any provision of this chapter is declared unconstitutional, or the applicability thereof to any person or circumstance is held invalid, the constitutionality of the remainder of the chapter and the applicability thereof to other persons and circumstances shall not be affected thereby.

[Ord. 611 (2018) § 249]

11.06.110 EFFECTIVE DATE. This chapter shall take effect and be in full force upon its passage and adoption.

[Ord. 611 (2018) § 250]