

21.44.170. - Rural residential district (R-R).

- A. *Allowed Principal Use.* Single-family dwelling units are the allowed principal use in this district.
- B. *Allowed Compatible Uses.* Compatible uses allowed in the R-R zone are parks, playgrounds, schools, community centers, open space, libraries, churches, and home occupations.
- C. *Development Standards.* Development standards apply to principal and accessory structures:
 - 1. *Setbacks.* Setbacks shall be 60 feet from the front yard line, 40 feet from the rear yard line, 25 feet from the side yard lines, and 50 feet from the shore and where applicable subject to the provisions of KPB 21.18.
 - 2. *Lot size.* Minimum lot size shall be 100,000 square feet. Maximum lot size is 10 acres.
 - 3. *Drainage ways.* Existing natural drainage ways shall be retained.
 - 4. *Buffers.* A natural vegetative buffer of at least 30 feet shall be retained between the building site and the public right-of-way. To provide for screening, aesthetics, and the reduction of surface water run-off, trees may be selectively pruned and thinned within the buffer, and dead and diseased trees which are a safety hazard or which threaten structures may be removed. This section does not require revegetation of a buffer area that was cleared before the formation date of the LOZD.
 - 5. *Accessory Structures.* Accessory structures commonly associated with residential dwellings, i.e., garages, storage sheds, barns, greenhouses, workshops, wind turbines, and a single guesthouse per parcel, are allowed within the district. A single accessory structure may constitute the primary use of the lot where an adjacent lot with the primary residence is in the same ownership.
 - 6. Animals are categorized and are allowed as follows:
 - a. Dog lots and commercial kennels are prohibited.
 - b. One large livestock per two acres is allowed. Animals less than 6 months of age are not included in this limitation.
 - c. Up to five small livestock are allowed per acre.
 - d. Up to 10 poultry or fowl are allowed per acre.
 - e. Manure shall be handled as follows:
 - i. Manure shall be removed in a regular and reasonable manner or otherwise composted or spread in such a manner as to protect surface and groundwater, minimize the breeding of flies, and to control odors. Manure shall not be buried.
 - ii. Manure piles shall be set back from the lot line in accordance with the zoning district accessory use setback requirements.
 - iii. Animals shall not be allowed to create excessive odor problems or present a health hazard to occupants of surrounding lands.
 - iv. Adequate drainage facilities or improvements shall be provided by the landowner and constructed to protect any adjacent land from run-off containing contaminants such as sediment or organic wastes.
 - 7. *Prohibited uses and structures.* The following uses and structures are prohibited in the R-R district:
 - a. A lot within the LOZD shall not be subleased, subcontracted, or marketed for non-allowed uses.
 - b. No more than five of either travel trailers or motor homes may be on each lot at any time.
 - c. No more than five of either inoperable or unregistered vehicles are allowed on each lot at any time.

21.46.030. - Rural Residential (RR) Districts.

A. The following Rural Residential (R-R) districts and official maps are hereby adopted:

2. Birch and Grouse Ridge Subdivision according to Plat 2004-14, Seward Recording District.

- a. The local option zoning applies to any further replats of Birch and Grouse Ridge Subdivision.
- b. The owner, lessee, resident, or person exercising physical control of property within this district shall install approved bear-resistant garbage can enclosures for storage of garbage on the property. A list of approved bear-resistant garbage can enclosures is available at the Planning Department of the Kenai Peninsula Borough. Alternatively garbage can enclosures may be approved on a case-by-case basis by the Planning Department of the Kenai Peninsula Borough after consultation with the Alaska Department of Fish and Game.