

**SECTION 3.36 HD HUBBART DAM AREA**

3.36.010 Definition:

A district to protect and preserve the remote rural character of the Hubbard Dam Area, as well as to retain the quality of life and recreational experience it provides to residents and visitors.

3.36.020 Permitted Primary Uses

1. Class A or B manufactured home
2. Agricultural/horticultural/silvicultural uses
3. Dwelling, single-family
4. Seasonal dwelling

3.36.030 Permitted Accessory Uses

1. Agricultural structures.
2. Home occupation.
3. Accessory structures, such as private garages, sheds, outbuildings, greenhouses, saunas, swimming pools, fences (including barbed wire and electric), etc.
4. Cellular communications tower.\*

\* Administrative Conditional Use Permit (See Section 2.06.045).

3.36.040 Density

No more than one dwelling is allowed per 20 acres of land. Variances shall not circumvent the intent of this rule.

3.36.050 Setbacks:

1. The following minimum setbacks are required from any new buildings, structures, trailers or campers:

County road:	100 feet.
Access road:	100 feet.
Property boundary:	100 feet.

2. A 20-foot minimum setback is required from streams, rivers, and unprotected lakes, which do not serve as property boundaries.

3.36.060 Grandfathering:

For the purpose of this zoning classification, building additions to non-conforming dwellings are permitted. Furthermore, non-conforming structures that were placed in violation of sanitation regulations shall not be replaced.

3.36.070 Definitions:

Seasonal dwelling – For the purpose of this zoning classification, a dwelling of any size or construction, including campers and recreational vehicles, which is not occupied year-round and is not rented or leased.

Access road – For the purpose of this zoning classification, a road or trail right-of-way that is used by more than one landowner to access their properties.