GOAL 10: HOUSING

Goal: To provide for the housing needs of citizens of the state.

FINDINGS:

1. Rural Residential zones are intended to provide for low density acreage home sites in an open-space environment, with minimal public services. Higher density housing that requires public sewer is considered to be urban in nature and should be located inside city limits, except in the case of destination resorts, which are self-contained developments. Most zoning districts in the county permit only one permanent single-family residence on any parcel. An additional temporary dwelling unit may be permitted in instances where there is a medical or age related hardship that requires a caregiver to live on the property. The County allows placement of a manufactured home in any location where a single-family residence is permitted. Residential homes, which provide adult foster care, treatment or training for five or fewer individuals, are permitted in any single-family residence.

POLICIES:

1. Sufficient rural residential land should be provided to meet the need to accommodate population growth and the demand for rural home sites outside city limits.

2. Rural residential areas should have minimum lot or parcel sizes of from 2 to 20 acres. These sizes typically permit septic disposal systems while not increasing densities beyond levels which would conflict with other rural and agricultural uses.

3. Increasing the density in existing rural residential areas is preferable to rezoning new areas, except when the existing area is in close proximity to a city and increasing the density would limit the ability of parcels to be used for future urban development.

4. Criteria for rezoning lands to Rural Residential should be established.

5. Whenever possible, irrigated farm land should not be rezoned for rural residential development. Non-irrigated farm land or range land is more appropriate for rezoning, provided there will be no significant impact to nearby farming operations.

6. Whenever possible, areas proposed to be rezoned for rural residential development should be located near or adjacent to existing rural residential development, but should not be in a location where a city is likely to expand unless the minimum lot size will be ten acres or larger. Divisions of rural residential land near a city should include a shadow plat to show how the land can be efficiently redeveloped at an urban scale if annexed.

7. Areas proposed to be rezoned for rural residential development should have adequate water, road access, law enforcement, fire protection and schools.
8. Manufactured homes should provide stability, safety, and reliability to their occupants.

9. Only structures which are defined as dwelling units in the International Building Code should be permitted as new residences. Recreational vehicles are not dwelling units.

10. Any single-family dwelling should be allowed to be used as a residential home to provide care, treatment or training for up to five individuals, provided the home has been properly licensed.

**Findings in Support of Goal 10:**

1. Gilliam County continues to provide for the housing needs of its citizens.