
Chapter 18.13 RH RURAL HOMESTEAD ZONE

Sections:

18.13.010 Purpose.

18.13.020 Permitted uses.

18.13.030 Conditional uses.

18.13.040 Development standards – General.

18.13.050 Development standards – Accessory structures.

18.13.060 Exceptions.

18.13.070 Reserved.

18.13.080 Rezoning to GR-1 for parcels five acres or less.

18.13.010 Purpose.

A. Purpose. This zone is intended to preserve the character and encourage the orderly growth of rural areas in the town. It is intended to encourage rural development in areas lacking facilities for urban development and to provide for commercial and industrial development only where appropriate and necessary to serve the needs of the rural area. [Ord. 2016-107 § 1; Ord. 2015-105 § 1; Ord. 2011-048 § 1; Ord. 1995-06 § 2.]

18.13.020 Permitted uses.

A. Uses Permitted.

1. Single detached dwelling;
2. Manufactured or mobile home or trailer;
3. Guest dwelling: In accordance with STC [18.09.020](#)(G) (General Residential and Rural Zoning Provisions);
4. Accessory structures;
5. Crop production including field crops, truck gardening, berry or bush crops, tree crops, flower gardening, nurseries and aviaries;
6. Apiary, in accordance with STC [18.07.030](#)(E) (General Regulations and Exceptions);
7. The raising and grazing of livestock;
8. The raising of hogs, provided:
 - a. There are no more than five hogs over six months of age,

- b. The keeping of hogs is in compliance with all county health department regulations;
9. Hog raising projects, which exceed the permitted number of hogs, sponsored by the 4-H Club, Future Farmers of America or other similar nonprofit organization; provided, that a letter of authorization from the sponsoring organization is submitted to the department of planning describing its sponsorship, the length of time of the project and describing the project;
 10. The raising of poultry and other small animals;
 11. Private stable;
 12. Commercial stable or riding school, provided:
 - a. There is a minimum site of 10 acres, and
 - b. That all buildings be set back a minimum of 100 feet from any property line;
 13. Community stable, provided:
 - a. The site is a minimum of 10 acres,
 - b. The stable shall be located within and not closer than 200 feet from the boundary of the site or subdivision to be served,
 - c. All roads and parking areas shall be surfaced with a dust-proof material to minimize the creation of dust, and
 - d. There shall be no outside audio amplification on the site;
 14. Farm products stand, provided:
 - a. The stand does not exceed 750 feet,
 - b. There is a minimum 20-foot setback from any property line,
 - c. There is a minimum 150-foot setback from any intersection,
 - d. A designated parking area is provided and is set back a minimum of 45 feet from the property line,
 - e. A designated driveway, no wider than 30 feet, be provided, and
 - f. The parking and driveway areas shall be maintained to control dust;
 15. Veterinary services, provided no structure, shelter, animal run or fenced area be within 100 feet of any abutting property in a rural or residential zone, and animal runs enclosed within the buildings;
 16. Governmental uses;
 17. Public park;
 18. Public school;
 19. Child care center;

20. Group care home, in accordance with STC [18.09.020\(E\)](#) (General Residential and Rural Zoning Provisions);
21. Religious use, provided there is a minimum 80-foot setback from any property line;
22. Clinic, provided:
 - a. There is a minimum 100-foot setback from any property line, and
 - b. The clinic has access onto a paved public road with “collector” classification or higher;
23. Home occupation;
24. Temporary real estate office, in accordance with STC [18.17.020\(A\)\(9\)](#) (SR Suburban Ranch Zone);
25. Raising of ratites, subject to the following requirements:
 - a. Animals shall be confined within minimum six-foot-high, stock-tight corrals,
 - b. Minimum setbacks for ratite corrals and shelter structures within corrals: 50 feet from front property line and property lines which abut public maintained roads and 10 feet from side and rear property lines;
26. Nature reserve;
27. Medical marijuana designated caregiver cultivation location. A designated caregiver cultivation location for no more than five qualified patients is permitted subject to the provisions of STC [18.42.030\(A\)\(10\)](#) and (11);
28. Medical marijuana dispensary off-site cultivation location. A medical marijuana dispensary off-site cultivation location is permitted subject to the provisions of STC [18.42.030\(A\)\(10\)](#) and (13). [Ord. 2015-105 § 1; Ord. 2011-048 § 1; Ord. 2010-042 § 3; Ord. 1995-06 § 2.]

18.13.030 Conditional uses.

A. Procedure: In accordance with Chapter [18.97](#) STC (Conditional Use Procedures).

B. Uses Conditionally Permitted.

1. Agricultural processing facility, including wineries:
 - a. Type 2 procedure,
 - b. Minimum setback: 300 feet from any property line,
 - c. Notification area: 600 feet;
2. Commercial feedlot:
 - a. Type 3 procedure,
 - b. Minimum setback: 500 feet from any property line,
 - c. Notification area: 1,000 feet;

3. Hog ranch:
 - a. Type 3 procedure,
 - b. Hogs be penned a minimum of 500 feet from any property line,
 - c. Notification area: 1,000 feet;
4. Racetrack for the racing of animals:
 - a. Type 2 procedure,
 - b. Minimum setback: 200 feet from any property line,
 - c. Notification area: 1,000 feet;
5. Feed store:
 - a. Type 2 procedure,
 - b. Access be onto a paved public road with collector classification or higher;
6. Minor resort:
 - a. Type 2 procedure,
 - b. Compliance with Chapter [18.07](#) STC, General Regulations and Exceptions;
7. Grocery store or convenience store:
 - a. Type 2 procedure,
 - b. Maximum floor area: 4,000 square feet;
8. Gasoline service station:
 - a. Type 2 procedure,
 - b. Access be onto a paved public road with “collector” classification or higher;
9. Automobile repair or parts store:
 - a. Type 2 procedure,
 - b. Maximum floor area: 2,000 square feet,
 - c. Paint spray operations prohibited;
10. Retail or repair shop:
 - a. Type 2 procedure;
11. Personal services, including hair salon, barber shop, catering service or interior decoration:
 - a. Type 2 procedure,
 - b. Maximum floor area: 2,000 square feet;

12. Restaurant: Type 2 procedure;
13. Tavern:
 - a. Type 2 procedure,
 - b. Maximum floor area: 2,000 square feet,
 - c. Notification area: 600 feet;
14. Professional and semi-professional services:
 - a. Type 1 procedure,
 - b. Maximum floor area: 2,000 square feet;
15. Membership organization:
 - a. Type 2 procedure,
 - b. Minimum setback: 100 feet from any property line,
 - c. Access onto a paved public road with “collector” classification or higher,
 - d. Notification area: 600 feet;
16. Fairgrounds or carnival:
 - a. Type 2 procedure,
 - b. Minimum setback: 200 feet from any property line,
 - c. Notification area: 1,000 feet;
17. Zoo and other animal exhibits:
 - a. Type 2 procedure,
 - b. Minimum setback: 100 feet from any property line,
 - c. Notification area: 1,000 feet;
18. Museum:
 - a. Type 2 procedure,
 - b. Minimum setback: 100 feet from any property line,
 - c. Notification area: 600 feet;
19. Skeet, trap, rifle or pistol range:
 - a. Type 2 procedure,
 - b. Minimum front setback: 100 feet, which may be used for parking or recreational facilities;
20. *Reserved.*

21. Contractor's yard:
 - a. Type 2 procedure,
 - b. Minimum setback: 100 feet from any property line,
 - c. Yard to be completely enclosed by screening a minimum of six feet in height;
22. Cemetery or crematorium:
 - a. Type 2 procedure,
 - b. All buildings be set back a minimum of 100 feet from any property line, except that a crematorium shall be set back a minimum of 200 feet from any property line;
23. Sand and gravel operation, including asphalt and cement plants:
 - a. Type 3 procedure,
 - b. Minimum front site setback: 300 feet from any property line,
 - c. Controls be established and used to minimize the generation of dust,
 - d. Notification area: 1,000 feet;
24. Bank:
 - a. Type 2 procedure,
 - b. Minimum setback: 100 feet from any property line,
 - c. Access be from a paved public road with "collector" classification or higher,
 - d. Notification area: 600 feet;
25. Airport facilities: In accordance with Chapter [18.57](#) STC;
26. Private school: Type 1 procedure;
27. Assisted living facility: Type 1 procedure;
28. Commercial kennel:
 - a. Type 1 procedure,
 - b. Minimum setback: 100 feet from any property line;
29. Water, telephone or telegraph distribution installation or electrical receiving or distribution station (with or without a building):
 - a. Type 2 procedure,
 - b. In compliance with STC [18.07.040\(B\)](#);
30. Outside amplification for livestock or equestrian events: Type 1 procedure;
31. Artist's or artisan's workshop or studio:

- a. Type 2 procedure,
- b. Maximum floor area: 2,000 square feet;

32. Other Conditional Uses. All uses which are similar in type, scale and intensity to other uses which are specifically listed as requiring either Type 1, Type 2 or Type 3 conditional use procedures and which are, in the opinion of the zoning administrator, not otherwise unlawful, injurious to the general health or welfare or specifically excluded. [Ord. 2016-110 § 1; Ord. 2015-105 § 1; Ord. 2014-091 § 3; Ord. 2011-048 § 1; Ord. 1995-06 § 2.]

18.13.040 Development standards – General.

- A. Minimum site area: 180,000 square feet.
- B. Minimum site area per dwelling unit: 180,000 square feet.
- C. Minimum setback requirements:
 1. Front: 50 feet;
 2. Side: 20 feet;
 3. Rear: 50 feet.
- D. Height limitations:
 1. Maximum height: 34 feet;
 2. Maximum stories: Two.
- E. Minimum distance between buildings: 20 feet.

F. Maintenance of Stock-Tight Fences. A stock-tight fence and necessary cattle guards shall be erected along the boundaries of any property on which livestock is pastured, herded or cared for and which either abuts a public-maintained road or abuts the boundary of any other property under separate ownership. This provision shall not apply to open range as determined under Arizona Revised Statutes. [Ord. 2011-048 § 1; Ord. 1995-06 § 2.]

18.13.050 Development standards – Accessory structures.

- A. Permitted coverage: Maximum 10 percent of the individual site area.
- B. Height limitation: 24 feet.
- C. Minimum distance requirements:
 1. From front property line: 50 feet;
 2. From side and rear property lines:
 - a. Non-animal uses: 10 feet,
 - b. Animal uses, except corrals: 50 feet,
 - c. Corrals: 50 feet, or 10 feet if written consent provided by the owner of the abutting property;
 3. From main building(s): Seven feet. [Ord. 2011-048 § 1; Ord. 1995-06 § 2.]

18.13.060 Exceptions.**A. Nonconforming Parcels.**

1. Parcels of less than 180,000 square feet, recorded prior to the adoption of this chapter (July 19, 1995) or date of annexation, which conformed to Pima County minimum lot size requirements at the date of recording, shall be treated as if they contained an area of 180,000 square feet.
2. A parcel of less than 180,000 square feet, recorded prior to December 1, 1985, which would have conformed to minimum lot size requirements, shall be treated as if it contained an area of 180,000 square feet; provided, that the transaction creating the parcel was in escrow prior to July 19, 1995, or date of annexation.

B. Nonconforming uses and buildings: In accordance with STC [18.01.030\(D\)](#) (General Provisions). [Ord. 2011-048 § 1; Ord. 1995-06 § 2.]

18.13.070 Reserved.

[Ord. 2016-107 § 1; Ord. 2011-048 § 1; Ord. 1995-06 § 2.]

18.13.080 Rezoning to GR-1 for parcels five acres or less.**A. Requirements.**

1. Application: In accordance with STC [18.91.030\(A\)](#), (C), and (D) (Rezoning Procedures);
2. Fee: Per the adopted fee schedule;
3. Site Plan. A site plan must be submitted at time of application in accordance with STC [18.91.030\(F\)\(1\)](#) (Rezoning Procedures). [Ord. 2011-048 § 1; Ord. 1995-06 § 2.]



The Sahuarita Town Code is current through Ordinance 2022-163, passed November 14, 2022.

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

Town Website: <https://sahuaritaaz.gov/>

Town Telephone: (520) 822-8801

[Code Publishing Company](#).