

RR Residential Reserve District

The Residential Reserve District is intended to allow for very low density residential, agricultural, horticultural and floricultural uses, encouraging the retention of open space and rural character. It is intended further to maintain large areas free of impervious surfaces in order to increase the potential for natural infiltration of rainfall and the retention of natural drainage water patterns, minimizing the need for stormwater facilities and protecting groundwater resources

Permitted Uses

Principal Uses

- Single Family Dwellings
- Adult Family Homes
- Class I Group Homes
- Small-scale Agriculture
- Public Parks and Playgrounds
- Production of Forest Products

Accessory Uses

- Accessory Structures less than 1,200 sq. ft.
- Family Day Care Centers
- Produce Stands
- Home Occupations
- Accessory Dwelling Units

Conditional Uses

The following uses are conditional upon issuance of a Conditional Use Permit:

- Public/Quasi-Public Facilities
- Day Care Centers
- Accessory Structures greater than 1,200 sq.ft.
- Bed and Breakfast Inns (not to exceed 6 guest rooms)
- Guest Houses
- Class II Group Homes
- Riding Stables
- Golf Courses

Development Requirements

- Minimum Lot Area: two acres useable area
- Minimum Lot Width: 150 feet
- Minimum Setbacks:
 - Street Setback: 25 feet
 - Rear Setback: 30 feet
 - Side Setbacks: 25 feet (each)
- Maximum Lot Coverage by all buildings and accessory structures greater than 42 inches: 25 percent
- Maximum Building Height – 28 feet
- Minimum Lot Frontage on a cul-de-sac shall be 30 feet

For further information regarding zoning within the Town of Coupeville please contact:
Town of Coupeville, Planning Department
P. O. Box 725, 4 NE Seventh Street
Coupeville, WA 98239
(360) 678-4461