

SECTION 3

"R-R" RURAL DISTRICT

3-010 PURPOSE

To protect residential areas with a rural or agricultural character and to protect those areas that have become surrounded by urban uses but are not yet ready to be more intensely developed.

3-011 ALLOWED USE GROUPS

- a. Residential Uses
 1. Various General or Moderate Agricultural uses with the exception of the following:
 - Intensive feeding operations and/or agribusiness
 - The spreading, accumulation, feeding or use of garbage in any manner on the open surface of the land
 - Any use within three hundred (300) feet of a residential or retail business structure that results in offensive odor, dust or noise.
 2. Group Home
 3. Secondary Residential Uses (such as pool houses, guest houses, servants quarters)
 4. Single Family Residential
 5. Accessory Uses 1, 2, 5 that are related, customary and subordinate to the existing use of the site.
 6. No single farm building shall exceed 1,000 square feet
 7. No single farm building shall occupy more than 1% of the total square footage of a lot
- b. Institutional and Service Uses that are incidental to and compatible with the general existing or planned uses in the area.
 1. Education: School & Other
 2. Internment Facilities 1 & 2
 3. Religious Institution
 4. Aviation
 5. Municipal Services
 6. Safety Services
 7. Local and Major Utilities
- c. Recreational Uses that are compatible with the uses in the surrounding area.
 1. Athletic Facilities, Outdoor
 2. Open space
 3. Recreation Entertainment II & III
- d. Commercial uses: Lodging Facilities I
- e. Signs as regulated in Section 25.
- f. Special Uses as allowed in Section 22; (Personal Care Facility, Lodging Facilities II & III, Recreation Entertainment II & III, Home Occupation)

- g. Temporary Uses:
 - 1. Roadside stand for the sale of products generated on site. Said stand to be removed when not in use.
 - 2. Other Temporary Uses as approved by the Governing Body. See Section 33.
- h. Please refer to Appendix A for a list of suggested, permitted uses.

3-012 DEVELOPMENT STANDARDS

- a. No temporary storage structures or moveable containers except for temporary dumpster rentals during construction process.

3-013 AREA AND HEIGHT REGULATIONS

- a. Lot Area
 - 1. Minimum lot area is one acre excluding public right of way.
 - 2. Newly annexed properties are automatically zoned R-R Rural until an application for rezoning can be submitted and approved.
 - 3. For purposes of constructing a dwelling, lots shall maintain a minimum of 160 feet of frontage measured at the setback line.
- b. Height Regulations
 - 1. No building shall exceed two and one-half (2½) stories or thirty-five (35) feet in height except as provided in Section 23, Additional Height and Area Regulations.
- c. Floor Area. Minimum finished floor area for a main dwelling unit shall be 1000 square feet

3-014 REQUIRED YARDS

- a. Front Yard. Minimum depth of fifty (50) feet on all street rights-of-way.
- b. Side Yard. Minimum depth of twenty (20) feet.
- c. Rear Yard. Minimum depth of fifty (50) feet.

3-015 PARKING

Please refer to Section 20, Off-Street Parking and Loading, of this Ordinance.

3-016 SIGNS

Please refer to Section 25, Signs, of this Ordinance.