

**ARTICLE 4.00
RR-1 RURAL RESIDENTIAL DISTRICT**

- SECTIONS:
- 4.01 Intent
 - 4.02 Permissive Uses
 - 4.03 Permitted Special Uses
 - 4.04 Conditional Uses
 - 4.05 Accessory Uses
 - 4.06 Parking Regulations
 - 4.07 Sign Regulations
 - 4.08 Density, Area, Yard and Height Regulations

4.01 INTENT. This district is intended to protect a vigorous agricultural industry by limiting the areas in which the RR-1 Rural Residential District can be used. The RR-1 Rural Residential District, where permitted, shall generally be located where provisions can be made to adequately handle sewage disposal, where the value of the land for agricultural use is marginal, and where the water supply, roads and emergency services are easily and economically available.

4.02 PERMISSIVE USES. A building or premises shall be permitted to be used for the following purposes in the RR-1 Rural Residential District:

- (A). Single family dwelling.
- (B). Public park, playground or swimming pool.
- (C). Neighborhood utilities

4.03. PERMITTED SPECIAL USES. A building or premises may be used for the following purposes in the RR-1 Rural Residential District in conformance with the conditions prescribed therein or by obtaining a Conditional Use for such use in conformance with the requirements of Article 19.00:

- (A). Church subject to:
 - (1). Said building being adjacent to an arterial street or section line road.
- (B). Elementary and high school subject to:
 - (1). One of the principle frontages of the premises shall abut upon an arterial or collector street.
 - (2). The main building shall be set back 25 feet from the side lot line.
- (C). [Reserved.]
- (D). [Reserved.]

4.04 CONDITIONAL USES. A building or premises may be used for the following purposes in

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the RR-1 Rural Residential District if a Conditional Use for such use has been obtained in conformance with the requirements of Article 19.00:

- (A). Mobile home/manufactured home park in conformance with Article 12.06.
- (B). Mobile home/manufactured home subdivision in conformance with Article 12.06.
- (C). Day care center.
- (D). Group day care.
- (E). Group home.
- (F). Bed and breakfast establishment.
- (G). Nursing home.
- (H). Cemetery.
- (I). Kennel.
- (J). Stabling of horses, provided they are owned by the resident of the property and not used as a commercial operation on the property.
- (K). Golf course, except miniature course and driving range.
- (L). Wind Energy Conversion System in conformance with the requirements of Article 12.02.
- (M). Electrical substation.
- (N). Public utility facility.
- (O). Public facility owned and operated by a governmental entity.

4.05 ACCESSORY USES. Accessory uses and buildings permitted in the RR-1 Rural Residential District are buildings and uses customarily incident to any of the permitted uses in the district.

4.06 PARKING REGULATIONS. All parking within the RR-1 Rural Residential District shall be regulated in conformance with the provisions of Article 15.00.

4.07 SIGN REGULATIONS. Signs within the RR-1 Rural Residential District shall be regulated in conformance with the provisions of Article 16.00.

4.08 DENSITY, AREA, YARD AND HEIGHT REGULATIONS. The maximum height and minimum lot requirements within the RR-1 Rural Residential District shall be as follows:

- (A). General requirements:

All Uses

Density	1 acre *
Lot area	1 acre *
Lot width	125'
Front yard	30' **
Side yard	7'
Rear yard	30'

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Maximum height 35'

- * Where a central sanitary sewer is available, the required lot area may be reduced to 20,000 square feet.
- ** The front yard on all major arterial streets or section line roads shall be 50 feet.
- (B). There shall be a required front yard on each street of a double frontage lot.
- (C). Buildings with side yard setbacks less than required herein, may have additions erected in line with the existing building and provided further that said additions will be erected no closer to the lot line than the existing building.