

**ARTICLE 4.00
RR RURAL RESIDENTIAL DISTRICT**

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4.01 INTENT. This district is intended to protect a vigorous agricultural industry by limiting the areas in which the RR Rural Residential District can be used. The RR 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 Rural Residential District:

- (a) Single family dwelling.
- (b) Public facility owned or operated by a governmental agency.
- (c) Neighborhood utilities.

4.03. PERMITTED SPECIAL USES. A building or premises may be used for the following purposes in the RR Rural Residential District in conformance with the conditions prescribed therein or by obtaining a conditional use permit 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) Private park, playground or swimming pool.
- (d) Antenna support structure, subject to:
 - (1) Stealth design approved by the County Planning Director.

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

the RR Rural Residential District if a conditional use permit for such use has been obtained in conformance with the requirements of Article 19.00:

- (a) Mobile home/manufactured home subdivision in conformance with Article 15.06.
- (b) Mobile home/manufactured home park in conformance with Article 15.06 .
- (c) Group day care.
- (d) Group home.
- (e) Nursing home.
- (f) Cemetery.
- (g) Kennel.
- (h) Stabling of horses, provided they are owned by the resident of the property and not used as a commercial operation on the property.
- (i) Golf course, except miniature course and driving range.
- (j) Wind Energy Conversion System in conformance with the requirements of Article 15.03.
- (k) Electrical substation.
- (l) Public utility facility.
- (m) Day care center.
- (n) Keeping Fowl provided the maximum number not exceed 6 fowl with no roosters
(amended MC30-33-14) 2-24-14

4.05 ACCESSORY USES. Accessory uses and buildings permitted in the RR 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 Rural Residential District shall be regulated in conformance with the provisions of Article 16.00.

4.07 SIGN REGULATIONS. Signs within the RR Rural Residential District shall be regulated in conformance with the provisions of Article 17.00.

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

(a) General requirements:	<u>All Uses</u>
Density	1 acre *
Lot area	1 acre *
Lot width	125'
Front yard	30' **
Side yard	7'
Rear yard	30'
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.