

## **Article 5 RR Rural Residential District**

### **Section 5.01 - Purpose**

The purpose of this district is to provide for single family housing neighborhoods free from other uses, except those which are (1) normally accessory and (2) compatible, supportive, and convenient to the residents living within such a district. The size of lots and parcels in this district should be planned to be of such area and width so that they can sustain healthful on-site water supply and liquid wastewater disposal.

### **Section 5.02 - Permitted Principal Uses**

- A. Single family dwellings of conventional or manufactured construction on a minimum of one (1) acre parcel, if on-site water supply and wastewater disposal systems meet the requirements of the County Health Department.
- B. Existing types of agricultural land, building, and structural uses provided they meet the AR District requirements, and those uses permitted in Section 4.02, 4.03 (except D.), 4.04, and 4.05.
- C. Residential foster care facilities housing six (6) or less persons.

### **Section 5.03 - Permitted Principal Special Uses with Conditions**

The following special uses of land, buildings, and structures are permitted, subject to the provisions of Article 13, "Special Uses":

#### **A. Permitted special uses:**

- 1. Public buildings
- 2. Public recreational playgrounds
- 3. Non-profit recreation areas
- 4. Religious institutions
- 5. Health, educational, and social institutions
- 6. Golf courses and county clubs
- 7. Child care centers

#### **B. Above permitted uses subject to the following conditions:**

- 1. The proposed site for any of the uses permitted herein shall have at least one (1) property line abutting an impervious hard surface paved road, and the site shall be so planned as to provide all access directly to said road.
- 2. ~~Front, side, and rear yards shall be set back at least one hundred (100) feet, and shall be landscaped in trees, shrubs, and grass. All such landscaping shall be maintained in a healthy condition. There shall be no parking or structures permitted in these yards, except required entrance drives and those walls used to obscure the use from abutting residential lots and parcels.~~
- 3. Shall meet all other applicable requirements of this Zoning

### **Section 5.04 - Permitted Accessory Uses**

- A. Normal existing accessory uses to single family housing and existing agricultural uses.
- B. Normal accessory uses to permitted and approved "Special Uses".
- C. Customary home occupations, as conditioned by Section 16.21.
- D. Private residential swimming pools, as conditioned by Section 16.20

### **Section 5.05 - Dimensional Regulations**

- A. **Lot Area:** a non-farm single family residential parcel or lot shall have a minimum of one (1) acre in area.
- B. **Lot Width:** minimum of 150 feet at the building setback line.
- C. **Lot Coverage:** maximum of thirty ~~(30)~~ percent
- D. **Floor Area:** the minimum first floor area of a one ~~(4)~~ story dwelling 960 square feet, and for a two ~~(2)~~ story dwelling 700 square feet, and a minimum total of 960 square feet for both stories.
- E. **Yard and Setback Requirements:**
  - 1. **Front yard:** minimum of fifty ~~(50)~~ feet from the road right-of-way, except as otherwise required in Section 5.03 B.2.)
  - 2. **Side yards:** minimum of twenty ~~(20)~~ feet for each side yard, except where a side yard abuts a road right-of-way line, the minimum shall be fifty ~~(50)~~ feet.
  - 3. **Rear yard:** minimum of fifty ~~(50)~~ feet.
- F. **Height Limitations:** maximum of thirty-five ~~(35)~~ feet for all residential structures; a maximum of twenty-five ~~(25)~~ feet for all residentially related accessory structures.

### **Section 5.06 – Additional Requirements for Single-Family Dwellings**

A building containing not more than one dwelling unit designed for residential use shall comply with the standards outlined in Section 16.36.