

CHAPTER 6 RR RURAL RESIDENTIAL DISTRICT

SECTION 6.01 DESCRIPTION AND PURPOSE

This District recognizes lands that retain a relatively high proportion of agriculture and open space use but, due to population growth, soil characteristics, and related factors, experience ongoing transition to non-farm low density residential development. Due to its rural character, the Rural Residential District permits many of the uses provided for in the AR Agricultural District. Unlike the AR District, however, uses which are considered incompatible to the District's emerging residential growth are not permitted.

SECTION 6.02 PERMITTED USES

Land and/or buildings in the R-R District may be used for the following purposes as Permitted Uses, subject to the approval of a site plan, in accordance with the requirements of Chapter 13.

- A. Single-family dwellings, including home occupations as regulated by Section 3.25.
- B. Farms for both general and specialized farming, together with farm dwelling and buildings and other installations useful to such farms, including roadside stands with less than two-hundred (200) square feet of sales area for produce grown on the premises.
- C. State licensed residential family care facilities; provided that such facility is not located closer than one-thousand five hundred (1,500) feet from an existing or proposed similar state licensed residential facility, including group care facilities, but not including state licensed residential facilities caring for six (6) or fewer minors.
- D. Family day care homes.
- E. Accessory buildings, structures and uses customarily incidental to a Permitted Use or Special Land Use meeting the requirements of Section 3.09.

SECTION 6.03 SPECIAL LAND USES

Land and/or buildings in the R-R District may be used for the following subject to approval by the Planning Commission as a Special Land Use in accordance with procedures of Chapter 14.

- A. Outdoor recreational uses, country clubs, golf courses, riding stables, and publicly-owned athletic grounds and parks, and other similar uses, including related uses, such as snack bars, pro-shops, restaurants, and small retail shops selling goods directly related to the primary use, and other similar uses integral to the main use.
- B. Sale of animal feed, seed, fertilizers, and related farm products when conducted as part of a bona fide farming operation and when located on the premises of said farming operation.
- C. Farm market.
- D. Commercial greenhouses and nurseries.

- E. Schools, churches, libraries, parks, playgrounds and community center buildings.
- F. Group day care homes.
- G. Utility and public service buildings, including storage yards.
- H. Nursing homes.
- I. Bed and breakfast establishments.
- J. Open Space Preservation Developments.
- K. Farm Labor Housing.

SECTION 6.04 SCHEDULE OF R-R DISTRICT REGULATIONS

No main building, structure, or principal use of land, nor the enlargement of any building, structure, or use of land, shall hereafter occur unless the following requirements are met and maintained in connection with such building, structure, use, or enlargement. (Refer to Chapter 14 for additional requirements for Special Land Uses.)

R-R DISTRICT REQUIREMENTS	
FRONT YARD	30 feet
SIDE YARD [each side]	20 feet
REAR YARD	40 feet
BUILDING HEIGHT	Maximum 2 ½ stories, not to exceed 35 feet
LOT COVERAGE	25%
MINIMUM LOT AREA	2 acres
MINIMUM LOT WIDTH	165 feet
MAXIMUM LOT WIDTH TO DEPTH RATIO	1:4
MINIMUM DWELLING UNIT FLOOR AREA	One story - 960 square feet
	Above one story - 600 square feet on ground floor