

4.7 RURAL RESIDENTIAL DISTRICT (R-R)

(1) Purpose and Intent.

The purpose of the R-R District is to provide a means of obtaining the residential goals and objectives of the Town's Comprehensive Plan. The R-R District is to provide a quiet, pleasant and relatively spacious living area protected from traffic hazards or the intrusion of incompatible land uses. The intent of the R-R District is to provide for rural residential development on soils that are compatible for onsite disposal of sewage effluent, will substantially support a residential structure, and will not infringe on prime agricultural soils.

(2) Permitted Uses.

The following uses are permitted in the R-R Zoning District:

- (A) One single-family dwelling and one private attached or unattached garage.
- (B) Governmental buildings, except sewage disposal plants, garbage incinerators, warehouses, garages, shops, and storage yards.
- (C) Public parks, playgrounds, and community center buildings and grounds.
- (D) Graded schools, churches, and their affiliated uses.
- (E) Gardening including truck gardens, nurseries, and greenhouses.
- (F) Keeping of small animals to include up to 10 rabbits, 3 dogs, or 3 cats which must be confined to the owner's premises
- (G) Water-storage facilities and their accessory structures.
- (H) Accessory buildings, including buildings clearly incidental to the residential use of the property, provided that no accessory building may be used as a separate dwelling unit and provided that **all** of the following requirements are met:
 - 1. There shall be no more than two (2) accessory buildings.
 - 2. The cumulative area of an accessory building or buildings shall not exceed 864 square feet.
 - 3. The maximum height of any accessory building shall be 14 feet measured from floor to peak.

4. The appearance of an accessory building must closely match that of the principle structure on the property.
- (I) The above uses are permitted provided that no such use generates traffic or noise that would create a public or private nuisance.
- (J) Community living arrangement which has a capacity for 8 or fewer persons being served by the program, provided that it is located at least 2,500 feet from any other such facility.

(3) Conditional Uses.

A conditional use in the R-R District is to permit the following uses only after public hearing and approval of the Planning & Zoning Committee. The Committee shall review the applicable facts pertaining to the proposed conditional use according to the standards established in Section 5 of this Ordinance.

- (A) Professional Offices or Home Occupation. Professional offices or home occupation, when such office or occupation is conducted solely by one or more members of the resident household, entirely within the residence, incidental to the residential use of the premises, does not involve any external alteration that would effect a substantial change in the residential character of the building and complies with all of the requirements set forth in Section 13 of this Ordinance.
- (B) Public Buildings. Public buildings such as colleges and universities, private music schools, dance schools, business schools, and vocational schools, but not to include sewage disposal plants, garbage incinerators, warehouses, garages, shops, or storage areas.
- (C) Institutions. Institutions of a charitable or philanthropic nature, hospitals, clinics and sanitariums, libraries, museums, other community buildings, private clubs, and fraternities, except those whose principal activity is a service customarily carried on as a business.
- (D) Transmission. Telephone, internet, and electric transmission lines, buildings, or structures.
- (E) Community Living Arrangement, 9-15 Persons. Community living arrangement having a capacity for 9-15 persons being served by the program, provided that it is located at least 2,500 feet from any other facility, and that the design of the structure and landscaping is compatible with the surrounding neighborhood.
- (F) Community Living Arrangement, 16 or More Persons. Community living arrangement having a capacity for 16 or more persons, provided that it is located at least 2,500 feet from any other such facility, and that it is

adequately designed and landscaped to be in keeping with the neighborhood and to prevent the appearance of an institution.

(G) Family Dwelling. One two-family dwelling and one private attached or unattached garage per living unit, provided that the square footage of each garage shall not exceed the lesser of the following:

1. The greater of 864 square feet or 40% of the livable floor area of the living unit; or
2. The lesser of 1,200 square feet or 100% of the livable floor area of the living unit. Livable floor area of the living unit shall not include garage, breezeway, unfinished attic, or unfinished basement.

(4) Requirements for Permitted and Conditional Uses.

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| (A) | <u>Maximum Lot Size:</u> | 3 acres |
| (B) | <u>Minimum Lot Size:</u> | 1 acre |
| (C) | <u>Maximum Building Height:</u> | 35 ft. |
| (D) | <u>Minimum Lot Area Per Two Family Dwelling:</u> | 1 acre |
| (E) | <u>Minimum Front Yard Setback:</u> | 50 ft. |
| (F) | <u>Minimum Front Yard Setback (arterials):</u> | 100 ft. from R.O.W. |
| (G) | <u>Minimum Rear Yard Setback:</u> | 25 ft. |
| (H) | <u>Minimum Side Yard Setback:</u> | 15 ft. |
| (I) | <u>Accessory Buildings Side Setback:</u> | 5 ft. |
| (J) | <u>Minimum Lot Width at Building Line:</u> | 100 ft. |
| (K) | <u>Minimum Lot Frontage on Public Road:</u> | 70 ft. |
| (L) | <u>Off-Street Parking, Residential:</u> | 2 spaces per family |
| (M) | <u>Off-Street Parking, Public Gathering:</u> | 1 space per 5 seats if applicable or 1 space per 200 sq. ft. of building. |
| (N) | <u>Maximum Lot Coverage Ratio of All Buildings:</u> | not to exceed 12.5% of total lot. |

- (O) Two Family Dwelling Ratio: Not more than one (1) two family dwelling per four (4) single family dwellings, or not more than one (1) two family dwelling per four (4) acres of land under a single ownership within the district.

- (P) Front Yard Setbacks. All front yard setbacks are to also refer to Section 8.1 of this Ordinance for setbacks on Federal, State and County roads.