

## CHAPTER 54

### RR, RURAL RESIDENTIAL DISTRICT

#### SECTION:

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**10-54-1: PURPOSE:** The purpose of the RR District is to accommodate and preserve existing un-sewered single family residential homes developed at densities greater than one (1) unit per ten (10) acres.

**10-54-2: PERMITTED USES:** Subject to applicable provisions of this Ordinance, the following are permitted uses in the RR District:

- A. Essential services.
- B. Municipally operated public uses and buildings.
- C. Personal wireless service antennas located upon a public structure, as regulated by Chapter 22 of this Ordinance.
- D. Public parks, playgrounds, recreational uses, wildlife areas and game refuges.
- E. Single family detached dwellings.
- F. State licensed residential care facilities serving six (6) or fewer persons.

**10-54-3: INTERIM USES:** Subject to applicable provisions of this Ordinance, the following are interim uses in the RR District and are governed by Chapter 7 of this Ordinance.

- A. Excavation for transport or importation of fill of more than one hundred (100) cubic yards not related to an approved subdivision or site plan, provided that:

1. The use will be in compliance with the provisions of Chapter 31 of this Ordinance and other provisions of the City Code.
  2. The interim use permit shall terminate at a date determined by the City Council to be adequate to allow for completion of the operation based upon:
    - a. The quantity of material to be removed and the plan of operation
    - b. Compatibility with present and future land uses in the area.
    - c. Compliance with the requirements of the Zoning Ordinance and conditions specific to the interim use permit approval.
- B. Interim Home Occupations as regulated by Chapter 21 of this Ordinance.
- C. Mining, sand and gravel extraction, land reclamation and alteration provided that:
1. The use will be in compliance with the provisions of Chapter 32 of this Ordinance and other applicable provisions of the City Code.
  2. The provisions of Chapter 7 of this Ordinance are considered and determined to be satisfied.
- D. Home Extended Businesses as regulated by Chapter 21 of this Ordinance. (Ord 148, SS, 10-3-10)

**10-54-4: ACCESSORY USES:** Subject to applicable provisions of this Ordinance, the following are permitted accessory uses in the RR District:

- A. Accessory structures as regulated by Chapter 18 of this Ordinance.
- B. Fences.
- C. Home occupations as regulated by Chapter 21 of this Ordinance.
- D. Operation and storage of such vehicles, equipment and machinery which are incidental and customary to permitted or conditional uses allowed in this district.
- E. Private garages, parking spaces and car ports for licensed and operable passenger cars and trucks.
- F. Except as otherwise limited, private recreational facilities, only accessory to an existing principal permitted use on the same lot and which are operated for the

enjoyment and convenience of the residents of the principal use and their occasional guests.

- G. Private recreational vehicles and equipment.
- H. Radio and television receiving antennas including single satellite dish TVROs, short-wave radio dispatching antennas, or those necessary for the operation of household electronic equipment including radio receivers, federal licensed amateur radio stations and television receivers, as regulated by Chapter 22 of this Ordinance.
- I. State licensed in-home day care serving fourteen (14) or fewer persons in a single family detached dwelling.

**10-54-5: CONDITIONAL USES:** Subject to applicable provisions of this Ordinance, the following are conditional uses allowed in an RR District: (Requires a conditional use permit based upon procedures set forth in and regulated by Chapter 6 of this Ordinance.)

- A. Cemeteries, provided that:
  - 1. At minimum, the site accesses on a major collector.
  - 2. The site is landscaped in accordance with Chapter 20 of this Ordinance.
  - 3. The provisions of Chapter 6 of this Ordinance are considered and determined to be satisfied.
- B. Commercial outdoor recreational areas including golf courses and country clubs, swimming pools and similar facilities provided that:
  - 1. The principal use, function or activity is open, outdoor in character.
  - 2. The use will not negatively impact abutting or neighboring existing or potential residential uses.
  - 3. When abutting a residential use or a residential use district, the property is screened and landscaped in compliance with Chapter 20 of this Ordinance.
  - 4. The traffic generated by the use can be adequately accommodated (both volume and weight) upon the City streets serving the property upon which the use is located.

5. The provisions of Section Chapter 6 of this Ordinance are considered and determined to be satisfied.
- C. Governmental and public regulated utility buildings and structures necessary for the health, safety and general welfare of the City, provided that:
1. When abutting a residential use in a residential use district, the property is screened and landscaped in compliance with Chapter 20 of this Ordinance.
  2. The provisions of Chapter 6 of this Ordinance are considered and determined to be satisfied.
- D. Personal wireless service towers and antennas not located on a public structure as regulated by Chapter 22 of this Ordinance.

**10-54-6: LOT AREA, DENSITY, AND SETBACK REQUIREMENTS:** The following minimum requirements shall be observed in an RR District, subject to additional requirements, exceptions and modifications set forth in this Ordinance.

- A. Lot Area Requirements:
1. Minimum Lot Area: Two and one-half (2.5) acres.
  2. Minimum Lot Width: Three hundred (300) feet abutting County or State Highways and two hundred fifty (250) feet on City streets.
- B. Principal Structure Setbacks:
1. Right-of-way: Thirty-five (35) feet from a City street and fifty (50) feet from a County or State highway.
  2. Side Yard: Twenty-five (25) feet.
  3. Rear Yard: Thirty-five (35) feet.
- C. Accessory structure setbacks as regulated by Chapter 18 of this Ordinance.
- D. Wetland setback for all structures: Thirty (30) feet from the delineated edge.

**10-54-7: BUILDING HEIGHT:** The following minimum requirements shall be observed in an RR District, subject to additional requirements, exceptions and modifications set forth in this Ordinance:

- A. The maximum height of principal buildings shall not exceed three (3) stories or thirty-five (35) feet, whichever is less.
- B. Accessory structures shall be governed by Chapter 18 of this Ordinance.

**10-54-8: MARGINAL LAND PUD STANDARDS:** Marginal land PUDs are required to meet the following standards:

- A. Lot Area Requirements:
  - 1. Minimum Lot Area: One and one-half (1.5) acres.
  - 2. Minimum Lot Width: Three hundred (300) feet abutting County or State highway, two hundred fifty (250) feet on City streets, and one hundred (100) feet on cul-de-sacs/curves.
- B. Principal Structure Setbacks:
  - 1. Right-of-way: Thirty-five (35) feet from a City Street and fifty (50) from a County or State highway.
  - 2. Side Yard: Twenty-five (25) feet.
  - 3. Rear Yard: Thirty-five (35) feet.
- C. Accessory structure setbacks as regulated by Chapter 18 of this Ordinance. Parcels in Marginal Land PUDs are allowed one (1) accessory structure not to exceed one thousand two hundred (1,200) square feet in size.
- D. Houses within Marginal Land PUDs shall maintain a uniform front yard setback to the greatest extent possible.
- E. The keeping of livestock as defined in Chapter 8 of the City Code is prohibited in all Marginal Land PUDs, regardless of lot size.