

**2.1 RR: Rural Residential District**

Intent - The RR: Rural Residential *Districts* are intended to provide for the development of *Single-Family Dwellings* compatible with rural and agricultural environs. The *Development Standards* and range of *Permitted Uses* are designed to provide for residential living at a density of less than one-half *Dwelling Unit* per gross acre.

**A. Permitted Uses.**

- 1. *Primary Uses*
  - a. One (1) *Single Family Dwelling*
  - b. *Residential Facility for the Developmentally Disabled*
  - c. *Residential Facility for the Mentally Ill*
  - d. *Child Care Home* (that is used as the primary residence of the person who operates the *Child Care Home*)
  
- 2. *Special Exception Uses*

<u>Communication/Utilities</u> Telephone Exchange Public Utility Substation Public Wells Sewage Treatment Plant Water Treatment Plant	<u>Miscellaneous</u> <i>Artificial Lake</i> <i>Tourist Home / Bed &amp; Breakfast</i>
<u>Educational Use</u> Kindergarten <i>Child Care Center</i> School - Public or Private	<u>Public Facilities</u> Community Center Public Park <i>Religious Use</i>
<u>Governmental Use</u> Fire Station Municipal / State Maintenance Facility Police Station	<u>Recreation</u> Country Club or Golf Course Private or Public Swimming Pool
	<u>Residential</u> <i>Group Home</i>
  
- 3. *Accessory Uses* - See Article IV.
- 4. *Home Occupations* - See Article IV.
- 5. *Temporary Uses* - See Article IV.

**B. Development Standards.**

- 1. Minimum *Lot Area* - 65,000 square feet.
- 2. Minimum *Lot Width* - 150 feet.
- 3. Minimum *Lot Frontage* - 90 feet on a *Public Street* and gain direct *Access* from said *Public Street* or an abutting *Alley*.
- 4. Maximum *Lot Coverage* - 10 percent.
- 5. Maximum *Lot Depth* to *Width* Ratio - 3 to 1.
- 6. *Minimum Yards and Building Setbacks*
  - a. Front - a minimum *Front Yard* and *Building Setback* measured from the *Proposed Right-of-Way* shall be provided as follows:

*Interstate Street.* 80'

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<i>Primary Arterial Street:</i>	60'
<i>Secondary Arterial Street:</i>	40'
<i>Collector Street:</i>	30'
<i>Local Street / Cul-de-sac Street:</i>	30'

- b. Side - a minimum *Side Yard* of 30 feet shall be provided along all *Side Lot Lines*.
- c. Aggregate Side - a minimum *Aggregate Side Yard* of 75 feet shall be provided on all *Lots*.
- d. Rear - a minimum *Rear Yard* shall be provided along all *Rear Lot Lines* as follows:
  - (1) *Primary Building* – 35'
  - (2) *Accessory Building* – 20'
- 7. *Maximum Building Height* -
  - a. *Primary Building* – 35'
  - b. *Accessory Building* – 25'
- 8. *Minimum Main Floor Area* - The minimum *Main Floor Area* of the *Primary Building*, exclusive of *Garage, Carport, Deck, Patio* and open *Porches*:
  - a. *One-story Building* - 1,700 square feet.
  - b. *Two or more story Building* - 1,200 square feet, provided, that the total *Finished Floor Area* shall be at least 1,700 square feet.
- 9. *Off-Street Parking* - each *Dwelling Unit* shall be provided with at least two (2) *Off-Street Parking Spaces*.
- 10. *Signs* - See Article VII.