

CHAPTER 17: RURAL RESIDENTIAL DISTRICT (RR)

17.1. PURPOSE.

To provide areas for neighborhoods of a rural character for small farms, hobby farms and large lot residential use.

17.2. PERMITTED USES.

17.2.1. AGRICULTURE.

17.2.1.A. Tilling of the soil, the raising of crops, horticulture, and gardening for personal use.

17.2.1.B. Animals and fowl for recreational use or family food production for the primary use of persons residing on the premises.

17.2.1.B.i The keeping of animals shall meet all standards set by the local Health Department, State and Federal regulatory agencies.¹

17.2.2. SINGLE-FAMILY DWELLINGS.

Not intended for short term occupancy. Short term lease or rental prohibited.¹ Minimum square feet of home is 1,000 square feet.²

17.2.3. HOUSEHOLD PETS.

17.2.4 Accessory uses and buildings customarily incidental to the permitted use.

17.3. CONDITIONAL USES.

17.3.1. Agricultural Business or industry.

17.3.2. Public Stable.

17.3.3. Kennel.

17.3.4. Park and playground.

17.3.5. Public Buildings.

17.3.6. Public Utilities, essential services.

17.3.7. Church.

17.3.8. School.

17.3.9. Cemetery.

17.3.10. Home Occupation.

17.3.11. Accessory uses and buildings customarily incidental to the conditional use.

17.3.12. Guest house/casita. Short term lease or rental prohibited.

¹As amended pursuant to ordinance #2018-18

²As amended Feb 28, 2007

17.4. HEIGHT REGULATIONS.

No buildings may exceed two and one-half (2-½) stories or twenty-five feet (25'), and no dwelling shall be less than one (1) story in height.

17.5. MINIMUM AREA, WIDTH AND YARD REQUIREMENTS.

| DISTRICT | AREA | WIDTH | SETBACKS ³ | | |
|----------|----------------|---------|-----------------------|------|------|
| | | | FRONT | SIDE | REAR |
| RR | 43,560 sq. ft. | 100 ft. | | | |
| | | | 25 | 20 | 40 |

* Inclusive of roads

17.6. SIGNS.

Signs permitted in the rural residential zone shall be limited to the following:

17.6.1. One (1) identification sign, not to exceed sixteen (16) square feet in sign area.

17.6.2. One (1) development sign, not to exceed eight (8) square feet in sign area.

17.6.3. One (1) civic sign, not to exceed sixteen (16) square feet in sign area.

17.6.4. One (1) real estate sign, not to exceed eight (8) square feet in sign area.

17.6.5. One (1) residential sign, not to exceed two (2) square feet in sign area.

17.6.6. One (1) Home Occupation Sign, not to exceed three (3) square feet in sign area (see Chapter 6.3.).

17.7. MODIFYING REGULATIONS.

17.7.1. SIDE SETBACK.⁴⁻⁵

On corner lots, any side setback which faces on a street shall not be less than twenty-five feet (25') otherwise the minimum side setback of any accessory building shall not be less than ten feet (10').

17.7.2. REAR SETBACK.

All accessory buildings shall have a rear setback of at least ten feet (10').

17.7.4. DOMESTIC FARM ANIMALS.

17.7.4.A. The raising or keeping of domestic farm animals is permitted on lots one (1) acre or larger in size in the Rural Residential District and shall be subject to the following regulations.

17.7.4.B. All domestic farm animals shall be housed in enclosed corrals, stables, or other enclosures with open fenced exercise areas located a minimum of fifty feet (50') from any dwelling.

⁴⁻⁵17.7.3 Deleted as amended pursuant to Ordinance #2017-1

17.7.4.C. Domestic farm animals may be kept or raised in the following combination per acre of lot size:

17.7.4.C.1. Two (2) horses, or

17.7.4.C.2. Two (2) cows, or

17.7.4.C.3. One (1) horse and one (1) cow, or

17.7.4.C.4. Five (5) sheep/goats, or

17.7.4.C.5. One (1) cow and two (2) sheep/goats, or

17.7.4.C.6. One (1) horse and two (2) sheep/goats, or

17.7.4.C.7. One (1) horse and five (5) fowl, or

17.7.4.C.8. One (1) cow and five (5) fowl, or

17.7.4.C.9. Two (2) sheep/goats and five (5) fowl, or

17.7.4.C.10. One (1) sheep/goat and eight (8) fowl, or

17.7.4.C.11. One (1) horse and one (1) sheep/goat and two (2) fowl, or

17.7.4.C.12. One (1) cow and one (1) sheep/goat and two (2) fowl, or

17.7.4.C.13. Ten (10) fowl.

Note: Any partial acreage remaining shall not be counted so as to allow any additional domestic farm animals, only whole acres will be counted. In other words, the number and diversity of animals listed above is permitted on one (1) acre, and at least one (1) additional full acre of lot size is required to add any additional domestic farm animals on the lot.

17.8. STANDARDS FOR TEMPORARY USE OF RECREATIONAL VEHICLES IN RURAL RESIDENTIAL ZONE⁶ See Chapter 13.3 and 13.4

17.9. OTHER PROVISIONS.

Exceptions to these regulations are provided in Chapter 4 of this ordinance.

⁶As amended pursuant to ordinance #2016-072016-4