

**ARTICLE 3A  
RR RURAL RESIDENTIAL DISTRICT**

**SECTION 3A.01 STATEMENT OF PURPOSE**

The Rural Residential District is intended as a district primarily for single-family dwellings on large lots which do not require public services such as public water and public sanitary sewer facilities. The specific intent of this Article is to establish high standards of residential development in a rural environment. Development in this district may be clustered using the Residential Planned Unit Development (RPUD) of the Zoning Ordinance, subject to meeting the requirements of Article 8A, which encourages the preservation of open space.

**SECTION 3A.02 PERMITTED USES**

The following and no other uses shall be permitted uses in all RR Rural Residential Districts:

- A. Single-family detached dwellings.
- B. Accessory buildings customarily associated with single family dwellings, subject to Section 13.16.
- C. Home occupations as defined in Article 20.
- D. Swimming pools, subject to the provisions of Section 13.28.
- E. State-licensed residential facilities that provide residential services for 6 or fewer persons, but not including adult foster care facilities licensed by a state agency for the care and treatment of persons released from or assigned to adult correctional institutions.
- F. Family day care homes.
- G. Public elementary schools, intermediate schools or high schools offering courses in general education.
- H. Municipal buildings and uses, without outdoor storage.

**SECTION 3A.03 USES PERMITTED BY SPECIAL USE PERMIT**

The following uses may be permitted by the issuance of a special use permit as provided for in Article 17, after review and approval of a site plan as required by Article 19:

- A. Public utility buildings, but not including storage yards, provided that such facilities and uses are not injurious to the surrounding neighborhood. They must conform with the spirit and purpose of this ordinance and blend in with existing single family buildings in the vicinity.
- B. Publicly owned and operated , libraries, parks, parkways, and recreational facilities. All such facilities shall be architecturally compatible with the existing or master planned single family residential character.
- C. Churches, subject to Section 13.51.
- D. Storage structures (non-commercial) pursuant to Section 13.37.
- E. Group day care homes, subject to the requirements of Section 13.38.
- F. Parochial and private elementary schools, intermediate schools, high schools, and/or schools or colleges offering courses in general education, not operated for profit. All such facilities shall be architecturally compatible with the existing or intended single family residential character.

**SECTION 3A.04 FRONTAGE, AREA, HEIGHT, AND PLACEMENT REQUIREMENTS**

The following dimension restrictions apply to uses in the Rural Residential District unless a residential development is part of a Residential Planned Unit Development:

- A. **Maximum Lot Coverage.** The maximum lot coverage shall be 20 percent.
- B. **Minimum Lot Area.** The minimum lot area shall be 50,000 square feet, exclusive of road right-of-way.
- C. **Lot Dimensions.**
  - 1. The minimum lot width shall be 120 feet.
  - 2. The minimum lot depth shall be 150 feet.
  - 3. The minimum lot frontage on a public or private road shall be 120 feet.
- D. **Minimum Setbacks:**
  - 1. The minimum building setbacks shall be:
    - Front:
      - a. 70 feet on an unpaved public or private road or on a paved public road carrying over 2,000 vehicular trips per day;

- b. 35 feet on a public or private paved road primarily serving a residential development or a neighborhood.
- c. When a lot is on a corner of an unpaved and a paved road, the lot shall have 2 front yards, 70 feet from an unpaved or higher volume paved road and 35 feet from a lower volume paved road.

Side: 20 feet (each side)

Rear: 35 feet

- 2. Accessory buildings and structures customarily accessory to single family dwellings, shall be subject to the location requirements of Section 13.16.
  - 3. Corner lots and lots that abut more than 1 street shall have a front yard along each street and shall provide the required front yard setback from each street.
- E. **Maximum Height.** The maximum height of buildings or structures shall be 2.5 stories or 30 feet.
- F. **Building Requirements.**
- 1. The minimum floor area per dwelling unit excluding any garage is 1,400 square feet.
  - 2. The minimum roof overhang on the eaves of not less than 4 inches each, and the minimum roof pitch shall be not less than 3 on 12.