

CHAPTER 14

MULTIPLE USE, AGRICULTURE AND RURAL RESIDENTIAL DISTRICTS

(Amended 7/98, 3/00, 9/01, 4/02, 4/04, 2005, 6/07, '08, 3/09, 6/11)

Sections

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14.1 AGRICULTURAL DISTRICTS - A.

The purposes of providing an agriculture district are to promote and preserve in appropriate areas conditions favorable to agriculture and to maintain greenbelt spaces. These districts are intended to include activities normally and necessarily related to the conduct of agriculture and to protect the district from the intrusion of uses inimical to the continuance of agricultural activity.

- (1) Minimum Lot Size: 10 acres.
- (2) Minimum Width at Front or Rear Setback..... 165 feet.
- (3) Minimum Frontage (on a public street or an approved private street) 60 feet.
- (4) Minimum Yard Setback Requirements: (Amended 9/01)
 - Front Yard..... 30 feet.
 - Rear Yard60 feet
 - Side Yard..... 20 feet
 - Rear Yard for Accessory Buildings7.5 feetOn corner lots, 2 front yards and 2 rear yards are required.
- (5) Maximum Building Height 45 feet
- (6) Required Improvements:
 - Street grading
 - Street base
 - Surface drainage facilities

Waste water disposal
Culinary water facilities
Street name signs

14.2 PURPOSE OF RURAL RESIDENTIAL DISTRICTS - RR.

The purposes of providing a rural residential district are to promote and preserve in appropriate areas and conditions favorable to large-lot family life, maintain a rural atmosphere, the keeping of limited numbers of animals and fowl, and reduced requirements for public utilities, services and infrastructure. These districts are intended to be primarily residential in character and protected from encroachment by commercial and industrial uses.

14.3 RR-5 DEVELOPMENT RESTRICTIONS.

The development restrictions in RR-5 zoning districts are as follows:

- (1) Minimum Lot Size 5 acres.
- (2) Minimum Width 200 feet.
- (3) Minimum Frontage (on a public street or an approved private street) 50 feet.
- (4) Minimum Yard Setback Requirements:
 - Front Yard..... 30 feet.
 - Rear Yard50 feet
 - Side Yard..... 20 feetOn corner lots, 2 front yards and 2 rear yards are required.
- (5) Maximum Building Height..... 35 feet
- (6) Maximum Building Coverage 10 percent
- (7) Required Improvements:
 - Street grading
 - Street base
 - Surface drainage facilities
 - Waste water disposal
 - Culinary water facilities
 - Street name signs
 - Fire hydrants
 - Street monuments

14.4 RR-2.5 DEVELOPMENT RESTRICTIONS

The development restrictions in the RR-2.5 zoning districts are as follows:

- (1) Minimum Lot Size 2.5 acres
- (2) Minimum Width 195 feet
- (3) Minimum Frontage (on a public street or an approved private street)50 feet
- (4) Minimum Yard Setback Requirements:
 - Front Yard 30 feet
 - Rear Yard for Main Structures 30 feet
 - Rear Yard for Accessory Bldg 7.5 feet
 - Side Yard 15 feet
 - Total Width of Both Side Yards..... 40 feetOn corner lots, 2 front yards and 2 rear yards are required.
- (5) Maximum Bldg Height 35 feet
- (6) Maximum Bldg Coverage20 %
- (7) Required Improvements:

- Street grading
- Street base
- Street paving
- Surface drainage facilities
- Waste water disposal
- Culinary water facilities
- Street name signs
- Fire hydrants
- Street monuments

14.5 RR-1 DEVELOPMENT RESTRICTIONS. (Amended 06-01-11)

The development restrictions in the RR-1 zoning districts are as follows:

- (1) Minimum Lot size 1 acre
- (2) Minimum Width 125 feet
- (3) Minimum Frontage (on public street or an approved private street).... 50 feet
- (4) Minimum yard Setbacks Requirements
 - Front Yard30 feet
 - Rear Yard for Main Structures30 feet
 - Rear Yard for Accessory Bldg 2 feet

Side Yard for Accessory Buildings 4 feet
 Side Yard for Main Structures 15 feet
 Total width of both Side Yards40 feet

On corner lots, 2 front yards and 2 side yards are required
 (amended 06-07)

(5) Maximum Bldg Height 35 feet

(6) Maximum Bldg Coverage20 %

(7) Required Improvements:

- Street grading
- Street base
- Street paving
- Surface drainage facilities
- Waste water disposal system
- Culinary water system
- Fire Hydrants
- Street Monuments

14.6 CODES AND SYMBOLS

In the following sections of this chapter, uses of land or buildings which are allowed in various districts are shown as "permitted uses," indicated by a "P" in the appropriate column, or as a "conditional use," indicated by a "C" in the appropriate column. A conditional use that can be issued by the Zoning Administrator by guidelines issued by the Planning Commission is indicated by a "CA" in the appropriate column. If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by a dash, "-." If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet required, or by the letter "A." If the regulation does not apply, it is indicated in the appropriate column by a dash, "-." No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the multiple use, agricultural, or rural residential districts except as provided in this Code.

Table 14.1 USE REGULATIONS.

Amend 7/98, 3/00, 4/02, 8/02,
2008, 2010

USE	A	RR-5	RR-2.5	RR-1
Accessory buildings & uses customarily incidental to permitted ag uses (except for the keeping of animals). Said uses shall be kept a minimum of 100' from the property line on which the primary building fronts and 100' from any pre-existing dwelling. If these accessory buildings and uses have been kept prior to the construction of a residential dwelling on an adjoin parcel, said uses need not be kept 100' away from the new dwelling, but may be maintained. (Amended 2008, 2009)	P	P	P	P
ACCESSORY BUILDINGS AND USES CUSTOMARILY INCIDENTAL TO PERMITTED USES OTHER THAN THOSE LISTED ABOVE.	P	P	P	P
ACCESSORY BUILDINGS AND USES CUSTOMARILY INCIDENTAL TO CONDITIONAL USES.	C	C	C	C
Accessory buildings for the housing of animals customarily incidental to permitted ag uses, including pens, corrals and pastures for the keeping of animals. Such accessory buildings and uses shall not be allowed closer than 100' from any pre-existing residential dwelling on an adjoining parcel. If these accessory buildings and uses have been kept, prior to the construction of a residential dwelling on an adjoin parcel, said uses need not be kept 100' away from the new dwelling, but may be maintained subject to the terms of any required conditional use permit. (Amended 2008, 2009)	P	C	C	C
TEMPORARY BUILDINGS FOR USES INCIDENTAL TO CONSTRUCTION WORK, INCLUDING LIVING QUARTERS FOR GUARD OR NIGHT WATCHMAN, WHICH BUILDINGS MUST BE REMOVED UPON COMPLETION OR ABANDONMENT OF THE CONSTRUCTION WORK.	CA	CA	CA	CA
MOBILE HOMES FOR TEMPORARY LIVING QUARTERS AND SUCH OTHER TEMPORARY USES FOUND APPROPRIATE BY THE PLANNING COMMISSION.	C	C	C	C
AGRICULTURE, INCLUDING GRAZING AND PASTURING OF ANIMALS	P	C	C	C
AGRICULTURAL INDUSTRY (Amended 2010)	C	-	-	-
FRUIT/VEGETABLE STAND	P	C	C	C
FARM (Amendment 8/21/02, complete addition of term)	P	P	P	C
ACCESSORY FARM EMPLOYEE HOUSING. Each accessory farm employee housing unit must be located on a contiguous parcel that contains at least 10 acres or more for each such unit and which must have a least 10 additional acres if it is located on the same property as the primary residential dwelling. (Amendment 8/21/02, complete addition of term)	C	C	C	C

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USE	A	RR-5	RR-2.5	RR-1
FARMS DEVOTED TO RAISING AND MARKETING CHICKENS, TURKEYS OR OTHER FOWL OR POULTRY, FISH OR FROGS, MINK, RABBITS, INCLUDING WHOLESALE AND RETAIL SALE (does not include family food production)	P	C	-	-
FORESTRY AND FOREST INDUSTRY, SUCH AS A SAW MILL, WOOD PRODUCTS PLANT, OR OTHERS	C	-	-	-
APIARY	P	C	C	C
AVIARY	P	P	P	P
PUBLIC STABLE, RIDING ACADEMY OR RIDING RING, HORSE SHOW BARN OR FACILITIES	C	C	C	C
<u>RESIDENTIAL</u>				
Single-Family Dwellings Detached	P	P	P	P
Single-Family Attached Dwellings	P	P	P	P
Two-Family Dwellings	P	P	P	P
Twin Home Dwellings	-	C	C	C
Congregate Care Facility	-	-	C	C
Nursing Care Facility	-	-	C	C
Group Home, Small	-	C	C	C
Group Home, Large	-	C	-	-
Transitional Treatment Home, Small	-	C	C	C
Transitional Treatment Home, Large	-	C	C	C
Residential facilities for handicapped or elderly	P	P	P	P
HOME OCCUPATION	CA	CA	CA	CA
HOUSEHOLD PETS, OTHER THAN A SPORTSMAN PERMIT	P	P	P	P
INSTITUTIONAL				

USE	A	RR-5	RR-2.5	RR-1
Adult Day Care Center	-	-	C	C
Child Day Care Center	-	C	C	C
Nursing Care Facility	-	-	C	C
Places of Worship (Amended 7/98)	-	-	C	C
Schools, professional and vocational	C	C	C	C
KENNEL	P	C	C	C
MINE, QUARRY, GRAVEL PIT, ROCK CRUSHER, CONCRETE BATCHING PLANT, OR ASPHALT PLANT, OIL WELLS OR STEAM WELLS, LAND EXCAVATIONS	C	-	-	-
<u>POWER GENERATION</u> (Primary power for on-site use)				
Solar	P	P	P	P
Wind driven under 5.9 KVA output	P	P	P	P
Auxiliary, temporary, and /or wind, with more than 6 KVA, but less than 150 KVA output	P	C	C	C
Steam, hydro, or reciprocating engine with more than 10.05 KVA, but less than 150 KVA output	C	C	C	C
<u>RECREATION, CULTURAL & ENTERTAINMENT</u>				
Dude Ranch; Family Vacation Ranch	C	-	-	-
Natural Open Space & Conservation Areas	P	P	P	P
Parks and Playgrounds, Public and Private, Less than one acre in size	C	P	P	P
Community & Recreation Centers	C	C	C	C
Pedestrian Pathways, Trails & Greenways	P	P	P	P
Community Gardens	-	C	C	C
Commercial Outdoor Recreation (amended 6/11)	C	-	-	-
<u>MISCELLANEOUS</u>				
Personal Wireless Telecommunication Facilities (Amended 4/01)	C	-	-	-

USE	A	RR-5	RR-2.5	RR-1
Public/Private Utility Transmission Wires, Lines, Pipes and Poles	P	P	P	P
Public/Private Utility Buildings and Structures	C	C	C	C
Cluster subdivisions or Planned unit developments	C	C	C	C
Sportsman Permit for 3 to 5 dogs. No dog shall be kept, penned, or raised within 100 feet from an adjoining residence or dwelling. (Amended 7/98)	P	C	C	C
Veterinary Offices	P	C	C	C
Family food production	P	P	P	P
Governmental Uses and Facilities	C	C	C	C
Municipal Service Uses, Including City Utility Uses, Police and Fire Stations	C	C	C	C

