

(RR) RURAL RESIDENTIAL DISTRICT

§ 157.125 PURPOSE.

The Rural Residential District is established to provide an opportunity for rural residential development in areas normally outside the reach of public facilities. Lot sizes in the Rural Residential District are designed to be large enough to allow for the proper installation and operation of individual well and septic systems, while maintaining the character of the rural surroundings.

(Prior Code, 7 TCC 1-9(a))

§ 157.126 PERMITTED USES.

The following uses are permitted uses in the Rural Residential District in accordance with the applicable regulations set forth in this chapter:

- (A) Accessory dwelling; subject to the requirements of § 157.055.
- (B) Accessory structures on properties prior to the principal structure, not to exceed a total of 250 square feet, and shall be placed in the rear quarter of the property as approved by the Community Development Administrator and in accordance with accessory structure setback requirements;
- (C) Agriculture, provided:
 - (1) Farm animals shall not be raised, placed, maintained, or bred on any zoning lot at a density in excess of one animal unit per acre, as deemed suitable, to be rounded to the nearest whole number;
 - (2) A fence, pen, shelter, corral, or similar enclosure shall be provided of sufficient height and strength to retain the animals on their own premises;
 - (3) Manure shall be collected and maintained in a sanitary manner so as to prevent offensive odors, fly breeding, or other nuisances. The debris shall not be allowed to accumulate and shall be not admitted to the sanitary sewer system; and
- (D) Communication facilities;
- (E) Dwellings, single-family;
- (F) Governmental, essential;
- (G) Greenhouse, non-commercial;
- (H) Home occupation;
- (I) Kennel, private;
- (J) Personal storage building, not to exceed 1200 square feet.
- (K) Residential care homes, small;
- (L) Signs, in accordance with the provisions as set forth in §§ 157.330 through 157.342;
- (M) Small wind energy systems subject to all regulations as found in §§ 153.20 through 153.28. There shall only be one wind energy system allowed on a zoning lot; and
- (N) Stable, private; in accordance with division (C) above;

(Prior Code, 7 TCC 1-9(b)) (Ord. LU-17-14, passed 11-15-2017)

§ 157.127 SPECIAL USES.

The following uses may be established by a special use permit in the Rural Residential District in accordance with procedures and standards set forth in §§ 157.435 through 157.447:

- (A) Accessory structures prior to the principal structure, not to exceed a total of 1,200 square feet. The accessory structure shall be used only for personal storage and for equipment necessary to maintain the property;
- (B) Banquet facilities.
- (C) Bed and breakfast;
- (D) Cemeteries;
- (E) Churches;
- (F) Clinics, medical and dental;
- (G) Clinics, veterinarian; provided:
 - (1) Lot size shall be two or more acres if large animals (such as horses, cows, sheep, llamas, ostriches, and hogs) are to be treated or kept;
 - (2) No treatment rooms or pens for large animals, and shall be located closer than 200 feet from any off-site residential building or 100 feet from any property line, unless maintained within a completely enclosed building; and
 - (3) No objectionable odors are noticeable at or beyond the lot line.
- (H) Community centers;
- (I) Communication facilities;
- (J) Day care center;
- (K) Day care home;
- (L) Golf course;
- (M) Golf driving range;
- (N) Governmental, non-essential;
- (O) Greenhouse, commercial;
- (P) Home, commercial;
- (Q) Homes, specialized care facilities;
- (R) Hotels, motels, lodges, or resorts;
- (S) Kennel, commercial;
- (T) Landscaping business;
- (U) Lawn care, no chemicals;
- (V) Manufactured/mobile homes occupied by retired/disabled parent, on the same lot or tract of land on which a single-family detached dwelling is occupied as a permanent residence by a family member;
- (W) Personal recreational building, not to exceed 2500 square feet.

- (X) Pet cemetery/crematory;
 - (Y) Planned development, residential;
 - (Z) Residential care home, large;
 - (AA) Retirement community;
 - (BB) Schools, private and public;
 - (CC) Small wind energy systems subject to all regulations as found in §§ 153.20 through 153.28. There shall only be one wind energy system allowed on a zoning lot; and
 - (DD) Stable, public;
- (Prior Code, 7 TCC 1-9(c)) (Ord. LU-17-14, passed 11-15-2017)

§ 157.128 MINIMUM LOT SIZES.

Except as provided by special use permit, all uses and structures in the Rural Residential District shall have a minimum lot size of two acres.

(Prior Code, 7 TCC 1-9(d))

§ 157.129 MINIMUM LOT WIDTH.

Minimum lot width at the building setback line shall be 165 feet.

(Prior Code, 7 TCC 1-9(e))

§ 157.130 MINIMUM SETBACKS.

The following setback standards shall apply in the Rural Residential District for principal and accessory structures which abut the following.

(A) *Roads.*

- (1) Arterial street (highway): 135 feet from the centerline of the right-of-way or 25 feet from the edge of the right-of-way, whichever is greater.
- (2) Collector street (major): 100 feet from the centerline of the right-of-way or 25 feet from the edge of the right-of-way, whichever is greater.
- (3) Minor street (minor): 70 feet from the centerline of the right-of-way or 25 feet from the edge of the right-of-way, whichever is greater.
- (4) Private street (minor): 70 feet from the centerline of the right-of-way or 25 feet from the edge of the right-of-way, whichever is greater.

(B) *Side yard.*

- (1) Principal structures shall have a side setback of not less than 30 feet from the property line.
- (2) Accessory structures shall have a side setback of not less than 15 feet from the property line.

(C) *Rear yard.*

- (1) Principal structures shall have a rear setback of not less than 30 feet from the property line.
- (2) Accessory structures shall have a rear setback of not less than 15 feet from the property line.

(Prior Code, 7 TCC 1-9(f))

§ 157.131 LOT COVERAGE.

No more than 20% of the area of the lot shall be occupied by structures.

(Prior Code, 7 TCC 1-9(g))

§ 157.132 HEIGHT.

The following height regulations shall apply in the Rural Residential District:

- (A) Principal structures not to exceed 36 feet to the mean height of the roof; and
- (B) Accessory structures not to exceed 36 feet to the mean height of the roof.

(Prior Code, 7 TCC 1-9(h))