

RURAL RESIDENTIAL –RR (RR-2 and RR-5)

Rural and Open Space District

Adoption Date: Final
Print Date: July 1, 2016

Purpose:

The RR district is intended for mainly single family detached residential development on large rural lots, along with compatible home occupations, small-scale institutional and recreational uses, and low-intensity agricultural uses. Development within this district is generally served by private on-site wastewater treatment systems, and roadways within a rural cross section. The RR district is intended for areas planned for rural residential development within the Comprehensive Plan. (Predecessor districts: AG-1, RR Rural Residential; SR Suburban Residential)

Permitted Use:

Primary Uses:

- Single-Family Detached Residence
- Community Garden
- On-site Agricultural Retail
- Passive Outdoor Public Recreation
- Community Living Arrangement (1-8)
- Public Service or Utility

Accessory Uses:

- Detached Accessory Structure (non-residential use)
- Detached Accessory Structure (residential)
- Family Day Care Home (4-8 children)
- Home Occupation
- Outdoor Solid Fuel-Fired Heating Device
- Keeping of Farm Animals on Residential Lots²
- Small Exterior Communication Device
- Geothermal Energy System
- Small Wind Energy System
- Small Solar Energy System

Conditional Use

Primary Uses:

- Agricultural Use
- Agricultural Related Use¹
- Active Outdoor Public Recreation
- Indoor Institutional-General
- Outdoor Institutional
- Community Living Arrangement (9-15 residents)
- Commercial Animal Establishment
- Bed and Breakfast
- Tourist Rooming House
- Communications Tower

Accessory Uses:

- Intermediate Day Care Home (9-15 Children)
- Residential Business
- Animal Fancier
- Vehicle Course or Track
- Private Lake (Pond)
- Large Exterior Communication Device

Temporary Use

- Garage, Yard, Estate and In-Home Sales
- Temporary Outdoor Sales
- Outdoor Assembly or Special Event
- Contractor's Project Office
- Contractor's Onsite Equipment Storage Facility
- Relocatable Building
- On-site Real Estate Sales Office
- Seasonal Outdoor Sales of Farm Products
- Temporary Portable Storage Container
- Temporary Shelter

Definitions:

- Permitted Use:** Land uses listed as permitted uses are permitted by right, subject to all applicable requirements of this Chapter and all other applicable regulations.
- Conditional Use:** Land uses listed as conditional uses are allowed only with a conditional use permit, subject to all applicable requirements of this Chapter and all other applicable regulations.
- Temporary Use:** Temporary land uses are allowed on a temporary basis subject to temporary use approval requirements in Section 94.13.07.
- Unlisted Use:** Authorization may be granted by the Zoning Administrator. Please see Section 94.3.02(3) for more details.

Dimensions and Density Standards:

Minimum Lot Size	Minimum Lot Width (ft) ^a	Minimum Public Street Frontage (ft)	Maximum Total Building Coverage	Minimum Accessory Structure Floor Area (sf) ^b	Minimum Landscape Surface Ratio (LSR)
2 or 5 acres	150 or 300	80 or 100	20%	3,000 or 5,000	N/A

^a Minimum Lot Width shall be measured at the front of the building.

^b Maximum Accessory Structure floor area may be increased by site plan approval under Section 94.16.09 and per the standards in Section 94.4.09(2).

Minimum Setbacks (ft) ^b								Minimum Principal Building Separation (ft)	Maximum Building Height			
Principal Residential Building including Attached Garage				Detached Accessory Building ^a		Hard or Gravel Surface ^d			Principal Building		Accessory Building	
Front ^a	Street Side ^a	Interior Side	Rear	Interior Side ^c	Rear	Interior Side or Rear	Front or Street ^a		Feet	Floors	Feet	Floors
50	30	20	25	12	12	6	10	15	35	2.5	35	2.5

^a See Section 94.4.09(2) for standards related to detached accessory buildings located within front yard areas, minimum separation requirements associated with detached accessory buildings and other standards associated with detached accessory structures.

^b Additional setbacks may be required along zoning district boundaries for bufferyards, if required for the particular land use under Article 4 or Section 94.11.02(3)(d).

^c Minimum street side yard setbacks are equal to the minimum street side yard setbacks for principal structure.

^d Includes all gravel and hard surfaces as defined in Section 94.17.04, along with recreational vehicles. This setback excludes intrusions required for driveway entrances and permitted or required for cross access driveways and pedestrian ways; shared driveways; and shared parking lots.

Signs:

On Building	Freestanding	Maximum Number of Signs
Type: Wall Sign Max Area: 32 ft ² Max	Type: Monument or Arm/Post Max Area: 6 ft ² Max Height: 6 ft	ONE On Building and Freestanding sign per lot.

***If any discrepancies exist between this document and Chapter 520 of the Municipal Code (Zoning Code), the language of Chapter 520 of the Municipal Code shall prevail. This document is designed as a convenience and all information shall be corroborated with Chapter 520 of the Municipal Code.**

¹ Not permitted in RR-2 Zoning District.

² Allowed as a conditional use in RR-2 Zoning District.

