

CHAPTER 8 RR-5 RURAL RESIDENTIAL ZONE

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8.1.0 PURPOSE. The Rural Residential 5 Zone is applicable in those outlying rural areas where considerable commitment to rural residential development has been established through previous subdivision and/or segregation's and development patterns which have caused the area to be irrevocably lost to large-scale commercial farming. In these areas the Rural Residential 5 Zone is intended to:

1. Contain low-density development within those outlying areas already substantially committed to this use.
2. Provide areas for a continued mixture of low-density residential development and hobby farming activities.

The Rural Residential 5 Zone is characterized by a mixture of land uses encompassing small-scale commercial agriculture, part-time hobby farms, and scattered low-density commuter-residential development. Development in this zone should be primarily self-supporting and of a low density so as to not cause pollution problems which would force extensions of public water and sewer facilities.

8.2.0 PERMITTED USES. The following uses shall be permitted in the Rural Residential 5 Zone:

1. One single-family dwelling.
2. Agriculture, floriculture, horticulture, general farming.
3. Agricultural produce stands for products grown on the premises when located not less than twenty (20) feet from any public street or highway.
4. Veterinary clinic.
5. Nurseries and greenhouses.
6. Rural retail businesses associated with agricultural products grown or produced on-site (subject to the criteria listed in the Use Regulations Chapter).

8.3.0 PERMITTED ACCESSORY USES. The following uses shall be permitted as accessory in the Rural Residential 5 Zone:

1. Accessory uses, buildings, and structures if they are clearly incidental to a permitted use and when placed upon the same lot or parcel with a permitted use.

2. One animal unit shall be allowed for each full ten thousand square foot increment of land within the same parcel minus the area set aside for the minimum effective lot size for the dwelling on the lot (12,000 square feet); provided that all barns, barnyards, chicken houses, or corrals shall be located not less than twenty-five feet from a public roadway and not less than ten feet from any adjoining or abutting property held under separate ownership. This requirement only applies to parcels that are less than twenty (net) acres in size, and may be waived upon the approval of a conditional/special use permit.
3. Family day-care home.
4. Home Occupations.
5. Accessory dwellings.

8.4.0 CONDITIONAL USES. In the Rural Residential 5 Zone, the following additional uses may be permitted subject to securing a Conditional Use Permit/Special Use Permit:

1. Stone quarries, sand and gravel pits.
2. Permanent and private airstrips, including those used by agricultural aerial applicators (crop dusting) - including helicopters.
3. Schools and churches (including elementary, junior high, high schools, kindergarten, day care centers and mini-day care programs).
4. Power plants, pumping plants, substations and transmission lines.
5. Cemeteries, crematoriums or mausoleums.
6. Public and quasi-public buildings.
7. Dog kennels.
8. Amusement parks or similar uses providing there is a minimum of twenty (20) acres.
9. Non-motorized recreational trails and similar facilities.
10. Group homes or therapeutic centers.
11. Processing (industrial or manufacturing plants) of agricultural products that are not produced or grown on-site.
12. Contractors (parking and storage of equipment/materials that does not meet the intent of Home Occupation Chapter).
13. Wineries.
14. Off-site agricultural services (i.e. spraying, trucking, farriering of goods or commodities).
15. Commercial and private stables, riding academies, including farrier and training, and including caretakers' quarters. This provision shall provide for all animals listed in the permitted animal unit definition.
16. Rural retail businesses associated with agricultural products grown or produced off-site (subject to the criteria listed in the Use Regulations Chapter).

8.5.0 PROPERTY DEVELOPMENT STANDARDS. In the Rural Residential 5 Zone, the following dimensional standards shall apply.

1. Minimum Lot Area: 5.0 acres.
2. Density: One dwelling unit per lot/parcel.

3. Maximum Lot Coverage: Forty (40) percent.
4. Minimum Yard Setbacks (Primary):
 - a. Front: No building shall be located closer than twenty-five (25) feet from a road right-of-way, or fifty-five (55) feet from the centerline of the adjoining road or whichever is greater.
 - b. Side: There shall be a side yard of not less than ten (10) feet in width on each side of a building, PROVIDING that the side yard on a corner lot shall not be less than twenty-five (25) feet wide, or fifty-five (55) feet wide from the centerline of an existing/future road, access easement, or whichever is greater.
 - c. Rear: There shall be a rear yard having a minimum depth of twenty-five (25) feet.
5. Minimum Yard Setbacks (Accessory):
 - a. Front: No building shall be located closer than twenty-five (25) feet from a road right-of-way, or fifty-five (55) feet from the centerline of the adjoining road or whichever is greater.
 - b. Side: There shall be a side yard of not less than ten (10) feet in width on each side of a building. (See Site Design Standards Chapter for Corner Lot setback requirements).
 - c. Rear : There shall be a rear yard having a minimum depth of ten (10) feet.
6. Height: Thirty-five (35) feet (primary and accessory).