

Sections:**4-101 Purpose****4-102 Use Regulations****4-103 Performance Standards****4-104 Parking Regulations****4-105 Off-Street Loading Regulations****4-106 Sign Regulations****4-107 Height, Area and Bulk Regulations****4-108 Supplementary Height, Area and Bulk Regulations**

4-101 Purpose: The regulations set forth in this Article, or set forth elsewhere in these Regulations when referred to in this Article, are the regulations in the "RR" Rural Residential District. The purpose of this District is to provide for platted rural, low-density developments that retain the character of a rural area with very limited residential development. This District is intended to accommodate low-density rural residential development and to serve as a transition from agricultural lands to more dense, suburban development. Hence, it is suitable in rural locations where adequate roads and services are available, but it is not suitable in all rural locations. It is inappropriate in areas predominately agricultural in character where services are adequate only to meet the needs of farm residences and farm operations.

4-102 Use Regulations: In District "RR," no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered, except for one or more of the following uses:

1. Single-family dwellings.
2. Wellhead stations, well separators, tank batteries or other similar above ground facilities used merely for distribution, transmission or temporary storage of oil or natural gas.
3. Oil and/or gas well drilling operations, and temporary on-site storage of oil and gas field-related equipment and supplies, but not a junkyard.

The Supplementary Use Regulations, including permitted Conditional Uses and Accessory Uses, are contained in Article 21 of these Regulations.

4-103 Performance Standards: The Performance Standards for permitted uses are contained in Article 15 of these Regulations.

4-104 Parking Regulations: The Parking Regulations for permitted uses are contained in Article 16 of these Regulations.

4-105 Off-Street Loading Regulations: The Off-Street Loading Regulations for permitted uses are contained in Article 17 of these Regulations.

4-106 Sign Regulations: The Sign Regulations are contained in Article 18 of these Regulations.

4-107 Height, Area and Bulk Regulations: In the "RR" Rural Residential District, the height of buildings, the minimum dimensions of lots and yards, and the minimum lot area per family permitted on any lot shall be as follows:

1. **Height:** Nonagricultural buildings or structures shall not exceed 35 feet and/or 2-1/2 stories in height.
2. **Front Yard:** The depth of the front yard shall be 70 feet from the centerline of the right-of-way or 30 feet from the front property line, whichever is greater.
3. **Side Yard:** There shall be a side yard on each side of a dwelling. No side yard shall be less than 50 feet.
4. **Rear Yard:** The depth of the rear yard shall be at least 50 feet.
5. **Lot Dimensions:** The minimum width of a lot shall be 330 feet. The minimum depth of a lot shall be 330 feet. There shall not be a lot depth to lot width ratio greater than 4:1 (i.e. the depth of the lot cannot be greater than 4 times the width of the lot). In the event of unusual lot configurations, the Zoning Administrator shall determine whether the lot dimensions meet the spirit and intent of this requirement.
6. **Lot Area Per Family:** Every dwelling hereafter erected, constructed, reconstructed, moved or altered shall provide a minimum lot area of 435,600 square feet or 10 acres per family.

The Height, Area and Bulk Regulations are also set forth in the chart of Article 19. Said chart, and all notations and requirements shown therein, shall have the same force and effect as if all the notations and requirements were fully set forth or described herein.

4-108 Supplementary Height, Area and Bulk Regulations: The Supplementary Height, Area and Bulk Regulations are contained in Article 20 of these Regulations.