

## RR-1 Rural Residential Zoning District

Zoning district for single family homes with agricultural uses – CH. 10-Zoning, [Section 10.241](#)

### **Permitted Uses 10.241(2)**

- Single family home – one per parcel
  - Small-scale farming
  - Residential accessory uses
  - Home occupations
  - Incidental room rental
- Community living Arrangements for less nine (9) persons
  - Foster homes for less than five children
  - Undeveloped natural resource and open space areas
- Utility services associated with a permitted use
  - Transportation, utility, communication, or other use required by law

### **Conditional Uses 10.241(3)**

- Attached accessory dwelling units
  - Cemeteries
  - Limited family business
  - Day Care Centers
  - Community living arrangements for nine (9) or more people
- Governmental, institutional, religious, or nonprofit community uses
  - Transient or Tourist Lodging
  - Transportation, communication, pipeline, electric transmission, utility, or drainage uses, not listed as a permitted use above

### **Setbacks and Height Requirements for Structures 10.241(5),(6)**

#### **Front setback for all structures from Highway centerline / right-of-way line (whichever is greater)**

State or Federal Highway: 100/42 feet minimum  
 County Highway: 75/42 feet minimum  
 Town Road: 63/30 feet minimum  
 Subdivision streets platted prior to ordinance: 20 feet minimum  
 All other streets: 30 feet minimum from right-of-way

#### **Maximum Height:**

Residences: 2½ stories or 35 feet maximum  
 Accessory buildings: 16 feet maximum  
 Agricultural buildings: No height requirement

#### **Residences:**

**Side yard:** 25 feet total, with no single side less than 10 feet minimum  
**Rear yard:** 50 feet minimum  
 Uncovered decks/porches: 38 feet minimum

#### **Rear and side yards:**

**Not housing livestock:** 10-feet

#### **Housing livestock:**

100 feet from Residential or Hamlet zoning districts  
 50 feet from Rural Residential zoning districts  
 10 feet from all other zoning districts

### **Lot Width & Area 10.241(4)**

**Minimum:** 1 acre

**Minimum lot width:** 100 feet

**Maximum:** less than 2 acres, excluding right-of-way

### **Maximum Lot Coverage 10.241(7)**

**Maximum building coverage of lot:** Interior lot: 30% of lot area    Corner lot: 35% of lot area

### **Accessory Buildings Requirements 10.102(2)(a)**

Any number of detached accessory buildings associated with a permitted or conditional residential use is permitted, provided that the following conditions are met:

- A principal residential use (home) exists or is under construction before a Zoning Permit for an accessory building may be issued.
- Sanitary fixtures are prohibited in accessory buildings.
- No living spaces are allowed in accessory buildings.

**NOTE:** A Zoning Permit is required for every building larger than 120 square feet in size. Zoning Permits are not required for accessory buildings equal to or less than 120 square feet on non-permanent foundations, provided they meet setback, height, and lot coverage requirements.

### **Livestock 10.004(85); 10.103(18)**

- The number of livestock kept is limited to one (1) animal unit for each full acre.
- An animal unit is defined as the equivalent of 1 cow; 4 hogs; 10 sheep or goats; 100 poultry or rabbits; 1 horse, pony, or mule; or an equivalent combination thereof.

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### **Incidental Room Rental 10.004(72)**

Rental or leasing of rooms within a single-family residence is permitted provided all of the following are met:

- ✓ All rooms offered for rent are within the landowner's primary residence
- ✓ No more than two bedrooms are offered for rent
- ✓ One off-street parking space is provided for each rental room.

### **Limited Family Business 10.004(83)**

A small family-run commercial operation, accessory to a permitted principle use, that takes place entirely within an accessory building. All employees, except up to one or one full-time equivalent, must be a member of the family residing on the premises.