

ARTICLE IV

RR RURAL RESIDENTIAL DISTRICT

SECTION 4.01 INTENT AND PURPOSE

This District is intended for rural residential uses. The purpose of this District is to preserve the rural residential character of the lands within this District, minimizing public service costs, limiting urban influence, and preserving open space. Careful consideration is given to environmental concerns related to groundwater quality, which might be threatened by excessive development, high water tables, or other conditions, and other related issues pertaining to development in rural areas with limited public services. The requirements of the Ordinance are in addition to other ordinance provisions including but not limited to the “Shorelands Protection and Management Act,” the Sand Dune Protection and Management Act, the “Wetlands Protection Act” and the “Clean Water Act”, as amended.

SECTION 4.02 USES PERMITTED BY RIGHT

Land and/or buildings in the R-R District may be used for the following purposes as Uses Permitted by Right:

- A. Single-family dwellings.
- B. Home Occupations in accordance with the General Provisions requirements of this ordinance.
- C. Family child care home.
- D. Accessory buildings, structures and uses, as regulated by the General Provisions requirements of this ordinance.
- E. On Site Use Wind Energy System 65 feet or less in total height.
- F. Wireless communication towers and antennas which do not exceed a height of fifty feet as regulated by Section 3.35 of this ordinance and;
- G. Existing wireless communication towers and antennas exceeding a height of fifty feet as regulated by Section 3.36 of this ordinance.

SECTION 4.03 USES PERMITTED BY SPECIAL LAND USE

Land and/or buildings in the R-R District may be used for the following purposes following review by the Planning Commission as a Special Land Use as regulated by this ordinance.

- A. Removal and processing of top soil, stone, rock, sand, gravel, lime or other soil or hard mineral resources.
- B. Roadside stands.
- C. Greenhouses and nurseries.
- D. Bed and Breakfast establishments.
- E. Public parks, playgrounds and cemeteries.
- F. Golf courses and riding stables.
- G. Game preserves and gun clubs.
- H. Radio, telephone, and television transmitting buildings, and related towers, and/or towers for commercial wireless telecommunication facilities, wireless communications equipment and wireless communications support structures, exceeding fifty feet in height.

- I. Utility and public service buildings, without storage yards, but not including essential public services as poles, wires, and underground utility systems.
- J. Schools, Churches, Libraries.
- K. Group child care home.
- L. Kennels.
- M. Public and private campgrounds.
- N. Cervidae facilities.
- O. Blueberry farming.
- P. Any Wind Energy System which is greater than 65 feet in height.
- Q. Met Tower.
- R. Ponds exceeding one (1) acre of surface water.

SECTION 4.04 SITE DEVELOPMENT STANDARDS

No main building or principle structure, nor the enlargement of any main building or principle structure, shall be hereafter erected unless the following requirements are met and maintained in connection with such building, structure, or enlargement.

Front Yard Setback	One-hundred (100) feet on arterial and residential streets or less if the average setback requirements apply. See General Provisions (Average Setback Lines). For corner lots, the side setback facing the street shall be one-hundred (100) feet.
Side Yard Setback	Thirty (30) feet as measured to the foundation.
Rear Yard Setback	Fifty (50) feet.
Maximum Building Height	Thirty-five (35) feet measured from the grade to the highest point of the roof surface in a flat roof; to the deck of mansard roofs; and to the mean height level between the eaves and ridge of gable, hip or gambrel roofs.
Lot Coverage	Fifteen (15%) percent.
Minimum Lot Area	Five (5) acres.
Minimum Lot Width	Two Hundred Thirty-Five (235) Feet.
Minimum Dwelling Unit Floor Area	1,120 square feet GFA/960 square feet GFA on ground floor
Streams, Creeks and Lakes	No buildings shall be permitted within one hundred (100) feet from the normal ordinary high water mark of any streams, creeks, lakes or similar bodies of water. Also, no septic tanks, tile fields or similar waste facility shall be permitted within one hundred (100) feet from the normal ordinary high water mark of any streams, creeks, lakes or similar bodies of water unless specifically mandated by the County Environmental Health Officer.