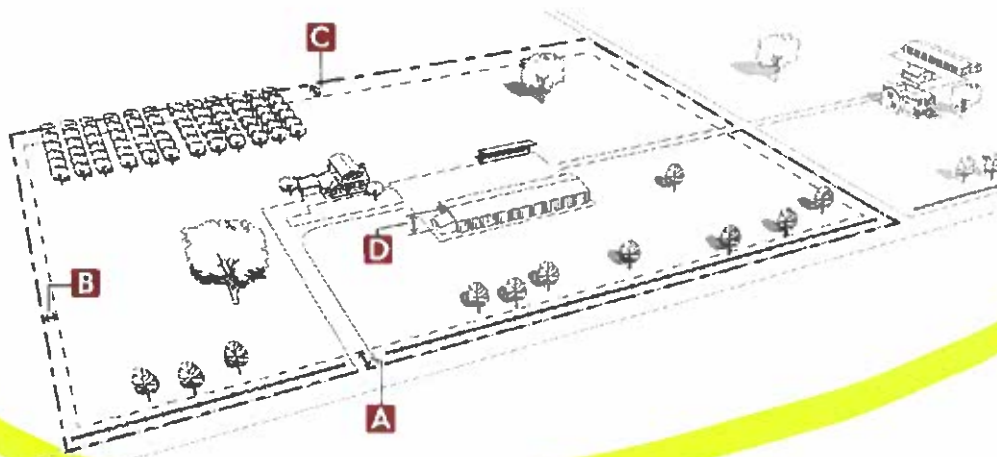


2.3.2. - Intent Statements for Base Zoning Districts.

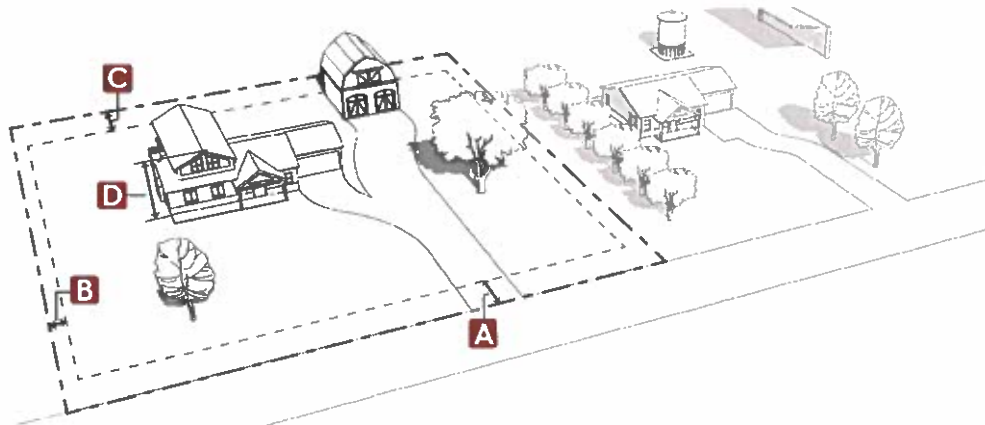
A. Rural Residential (RR-1).

The RR-1 district is intended to accommodate rural residential, agricultural, and civic uses. RR-1 parcels may serve as transitions between the Conservation and Rural character area and more intensive areas within the Rural character area, such as RR-2. Properties within the RR-1 district generally have public water and on-lot septic, but public water is not always available. A property zoned RR-1 may be further subdivided through the RLUP, conservation development, or subdivision processes based on the size of the original parcel and the availability of public water and sewer serving the property.



B. Rural Residential (RR-2).

The RR-2 district is intended to accommodate rural residential uses, along with compatible agricultural and civic uses. It serves as a transition between rural and urban areas. Development options include conservation development or subdivision depending on the size of property being developed. Minimum lot sizes are based on the availability of public water and sewer serving the property.



C. Open (O).

Table 2-3: Rural Districts Lot and Building Standards

	Zoning Districts	RR-1 [3 & 4]	RR-2	O [3 & 4]
	Lot Area (Minimum)			
	Well/septic	10 acres	100,000 sq. ft.	10 acres
	Public water/sewer		21,780 sq. ft.	
	Setbacks (Minimum) [1]			
A	Front (ft)	25	25	25
B	Side (ft)	25	5	25
C	Rear (ft)	25	10	25
	Height (Maximum) [2]			
D	Building height (ft)	40	40	40

Notes:

[1] Additional setback standards may apply; see §2.9.4.

[2] Height exceptions may apply; see §2.9.5.

[3] Side and rear yard setbacks shall be five feet and 10 feet respectively for lots created on or before November 29, 1973, including lots reconfigured by amended plat, add-on agreement, or boundary line adjustment on or before November 29, 1973.

[4] Non-conforming lots created after November 29, 1973, that have existing building(s) over 120 square feet in area that were legally established before January 22, 2007 shall be allowed to use the same side and rear setback for new building(s), but in no case shall the side yard setback be less than five feet or the rear yard setback less than 10 feet.

