

SECTION 2.09 C-RR1 RESIDENTIAL

A. Intent

This district recognizes the existence of rural areas that will come under pressure for residential development. This zone provides for a transitional low density residential district between urbanized areas and agricultural uses, as well as provides a zone that may be used to meet residential needs while limiting density to recognize environmental concerns. Planned unit developments and planned variations are encouraged to preserve agricultural land and to enhance environmental amenities found in rural areas.

B. Space and Bulk Requirements

Maximum residential density	One (1) dwelling unit per one (1) acre
Minimum lot width	One third (1/3) its average depth
Minimum required setback	front Twenty-five (25) feet
	side Fifteen (15) feet
	rear Twenty-five (25) feet

See Section 3.06 C. for Accessory Structure setbacks

Maximum building height Thirty (30) feet

C. General Standards

See Supplementary Regulations - Chapter 3

D. Permitted Uses

1. Single-family dwelling; mobile homes constructed prior to June 15, 1976, must be placed on a minimum of five (5) acres with fifty (50') foot front, rear, and side yard setbacks
2. Day care home
3. Agriculture, including any and all structures or buildings needed to pursue such activities
4. Open space land
5. Accessory buildings and uses

E. Conditional Uses

1. Home occupation
2. Community residential facility serving eight (8) or fewer persons

F. Special Exceptions

1. Residential mini-warehouse
2. Day care center
3. Community residential facility serving nine (9) or more persons
4. Long-term care facility
5. Public and quasi-public uses and buildings
6. Public utility
7. Temporary uses