

B. RR (Rural Residential) District

1. Permitted Uses.

The following uses may be operated as Permitted Uses in the District.

- a. Dwelling, Single-Family
- b. Churches
- c. Community Center. May be public or private, but not operated for profit or gain.
- d. Fire Station
- e. Manufactured Home
- f. Post Office
- g. Public Recreational Facilities
- h. Public or Private Schools for Elementary or Secondary Education.
- i. Public Utility and Public Service Installations. Such uses shall not include business offices, repair, sales, or storage facilities, nor sanitary landfill
- j. Railway Right-of-Way

2. Permitted Accessory Uses.

Animals for private use are permitted. Any use which complies with all of the following conditions may be operated as an Accessory Use to a Permitted Use.

- a. Is clearly incidental and customary to and commonly associated with the operation of the Permitted Use.
- b. Is operated under the same ownership and on the same Zone Lot as the Permitted Use.
- c. Does not include residential occupancy.
- d. Separate, detached structures containing an Accessory Use shall be at a minimum fifteen (15) feet from structures containing a Permitted Use.

3. Permitted Home Occupations.
(See Section 10)
4. Minimum Lot Area.
 - a. One (1) acre
5. Minimum Lot Width
 - a. None
6. Minimum Setback for Structures
 - a. 25 feet from all lines of the Zone Lot
7. Permitted Encroachments into Setback Space
 - a. None
8. Maximum Height of Structures
 - a. 35 feet
9. Permitted Exceptions to Maximum Height
 - a. Church spires, church towers, chimneys, flagpoles, antennas, monuments, water towers, and fire towers may be erected to any safe height not in conflict with other regulations.
10. Required Open Space
 - a. Zone Lots occupied by single-family dwellings shall maintain fifty (50) percent of the Zone Lot as free and unobstructed open space.
11. Fences, Walls, Retaining Walls, and Hedges
 - a. On corner lots there shall be maintained a triangular clear vision area in which no closed fence, wall, retaining wall, or hedge may be placed or erected except as provided by this Resolution. The triangular clear vision area shall be defined as that portion of the Zone Lot formed on two sides by the Front Lines and extending fifty (50) feet along the Front Lines from the point of intersection of said lines and by a base line which connects the end points of each fifty (50) foot Front Line segment.

- b. Plantings may be maintained in a triangular clear vision area provided that such plantings do not obstruct vision through the triangular clear vision area between the vertical distances of two (2) feet in height and eight (8) feet in height. Such vertical distances shall be measured above the elevation at the point where the centerlines of intersecting streets cross.
- c. Ornamental iron fences, split rails, or open mesh fences may be placed or erected anywhere within the Zone Lot provided that they do not substantially obstruct vision through the triangular clear vision area of a corner Zone Lot.
- d. Electrical charged fences and other fences (excluding barbed wire) which due to their design, construction, and/or installation constitute a potential or real danger to the public shall not be allowed. Barbed wire fences shall be allowed in this district with the exception of properties abutting a more intensive zoning district (R-2, R-3, etc.)

12. Rules for GMA Parcels 35 Acres or Larger

(See Section 14)

13. Off-Street Parking

- a. Required. The provisions of Section 8, Off-Street Parking Maintenance, shall be in full force and effect for this District. For the uses as indicated the following amounts of off-street parking shall be required:
 - (1) (2) parking spaces for each single-family dwelling unit.
 - (2) One (1) parking space for each four (4) seats in a church.
 - (3) Two (2) parking spaces for each classroom in an elementary school.
 - (4) One (1) parking space for each employee plus one (1) parking space for each five (5) students in a secondary school.
 - (5) Ten (10) parking spaces plus one (1) parking space for each two hundred (200) square feet of gross floor area over two thousand (2,000) square feet of gross floor area of a community center.

- (6) One (1) parking space for each two hundred (200) square feet of gross floor area of a fire station.
 - (7) The exterior storage of up to four (4) unlicensed vehicles shall be permitted as an accessory use on any zone lot.
 - (8) The exterior storage of up to one (1) unoccupied mobile home shall be permitted as an accessory use on any zone lot. The stored mobile home shall be stored in the rear yard outside of any setback area. In addition, the stored mobile home shall be a minimum of twenty-five (25) feet from any residential structure.
 - (9) Because the transportation chassis is not a permanent part of the modular home, a modular home is less mobile in nature than a mobile home. For this reason the exterior storage of an additional modular home that is not being used as a Permitted Accessory Use shall not be allowed.
- b. Exempt. Other Permitted Uses are exempt from required off-street parking.
14. Outdoor Storage of Fuel or Flammable Liquids – Above Ground.
- a. Above ground, outdoor storage of fuel or flammable liquids shall be operated under the same ownership and on the same Zone Lot as the Permitted Use.
 - b. Above ground gasoline storage shall be stored as follows:
 - (1) Gasoline Storage tanks up to 100 gallons shall be at least fifty (50) feet from any building with human occupancy and thirty (30) feet from boundary lines of the Zone Lot.
 - (2) All gasoline storage tanks of 101 to 500 gallon capacity shall be placed not closer than one hundred (100) feet from any residence or any occupied building.
 - (3) A gasoline tank or tanks totally more than a 501-gallon capacity shall not be permitted.
 - c. All storage tanks above ground shall be anchored and diked to hold total contents of tanks.
 - d. Liquefied Petroleum Gases (LP gas) shall be stored as follows:

- (1) One bottle – 80 lbs or less – no restrictions on distance from any building.
- (2) 81 to 125 lb bottle – not less than ten (10) feet from any building.
- (3) 126 to 500 gallons – not less than fifteen (15) feet from any building.
- (4) 501 to 2,000 gallons – not less than thirty (30) feet from any building.
- (5) 2,001 to 5,000 gallons – not less than fifty (50) feet from any building.
- (6) Tanks larger than 5,000 gallons shall not be permitted.