

ARTICLE 9
(RR) RURAL RESIDENTIAL DISTRICT

7 TCC 1-9 (a) Purpose. The Rural Residential District is established to provide an opportunity for rural residential development in areas normally outside the reach of public facilities. Lots sizes in rural residential districts are designed to be large enough to allow for the proper installation and operation of individual well and septic systems while maintaining the character of the rural surroundings.

7 TCC 1-9-(b) Permitted Uses. The following uses are permitted uses in the Rural Residential District in accordance with the applicable regulations set forth in this Ordinance:

- (1) Accessory structures and uses;
- (2) Accessory dwellings; (Added Amendment #10 - 7/00)
- (3) Agriculture, provided:
 - i. Farm animals shall not be raised, placed, maintained or bred on any zoning lot at a density in excess of 1 animal unit per acre, as deemed suitable, to be rounded to the nearest whole number; (Added Amendment #4 - 8/98) (Amendment #12 – 1/03)
 - ii. A fence, pen, shelter, corral or similar enclosure shall be provided of sufficient height and strength to retain the animals on their own premises;
 - iii. Manure shall be collected and maintained in a sanitary manner so as to prevent offensive odors, fly breeding, or other nuisances. The debris shall not be allowed to accumulate and shall be not admitted to the sanitary sewer system.
- (4) Communication Facilities;
- (5) Dwellings, single family;
- (6) Governmental, essential;
- (7) Green house, non-commercial;
- (8) Home occupation;
- (9) Kennel, private;
- (10) Residential care homes, small;
- (11) Signs, in accordance with the provisions as set forth in Article 20 (Signs);
- (12) Stable, private; in accordance with 7TCC 1-9 (b) (3) above.

(13) Small Wind Energy Systems subject to all regulations as found in the Title 7, Chapter 4 (Added Amendment #24 – 4/07)

i. There shall only be one wind energy system allowed on a zoning lot

7 TCC 1-9 (c) Special Uses. The following uses may be established by a special use permit in the Rural Residential District in accordance with procedures and standards set forth in Article 25 (Special Uses).

(1) Accessory structure prior to the principal structure not to exceed a total of 400 square feet. The accessory structure shall be used only for storage of equipment necessary to maintain the property; (Added Amendment #11 - 10/01)

(2) Bed and breakfast;

(3) Cemeteries;

(4) Churches;

(5) Clinics, medical and dental;

(6) Clinics, veterinarian; provided:

i. Lot size shall be two (2) or more acres if large animals (such as horses, cows, sheep, llamas, ostriches, and hogs) are to be treated or kept;

ii. No treatment rooms or pens for large animals and shall be located closer than two hundred (200) feet from any off-site residential building or one hundred (100) feet from any property line, unless maintained within a completely enclosed building; and

iii. No objectionable odors are noticeable at or beyond the lot line.

(7) Community centers;

(8) Communication Facilities;

(9) Day care center;

(10) Day care home;

(11) Golf course;

(12) Golf driving range;

(13) Governmental, non-essential;

(14) Greenhouse, commercial;

(15) Home commercial;

- (16) Hotels, Motels, Lodges or Resorts;
- (17) Homes, specialized care facilities;
- (18) Kennel, commercial;
- (19) Landscaping business;
- (20) Lawn care, no chemicals;
- (21) Manufactured/Mobile homes occupied by retired/disabled parent, on the same lot or tract of land on which a single family detached dwelling is occupied as a permanent residence by a family member;
- (22) Pet cemetery/crematory;
- (23) Planned development, residential;
- (24) Residential Accessory Structures; the construction of an accessory structure in a residential district for storage and other accessory uses where the building exceeds the square footage limitation of 7TCC 1-5(k). (Added Amendment #10 - 7/00)
- (25) Residential care home, large;
- (26) Retirement community;
- (27) Schools, private and public;
- (28) Stable, public;
- (29) Small Wind Energy Systems subject to all regulations as found in the Title 7, Chapter 4 (Added Amendment #24 – 4/07)
 - i. There shall only be one wind energy system allowed on a zoning lot

7 TCC 1-9 (d) Minimum Lot Sizes. Except as provided by special use permit, all uses and structures in the Rural Residential District shall have a minimum lot size of two (2) acres.

7 TCC 1-9 (e) Minimum Lot Width. Minimum lot width at the building setback line shall be 165 feet.

7 TCC 1-9 (f) Minimum Setbacks. The following setback standards shall apply in the Rural Residential District for principal and accessory structures which about the following:

- (1) Roads.
 - i. Arterial Street (Highway): 135 feet from the centerline of the right-of-way or 25' from the edge of the right-of-way whichever is greater. (Amendment #11 - 10-01)

- ii. Collector Street (Major): 100 feet from the centerline of the right-of-way or 25' from the edge of the right-of-way whichever is greater. (Amendment #11 - 10-01)
- iii. Minor Street (Minor): 70 feet from the centerline of the right-of-way, or 25' from the edge of the right-of-way whichever is greater. (Amendment #11 - 10-01)
- iv. Private Street (Minor): 70 feet from the centerline of the right-of-way, or 25' from the edge of the right-of-way whichever is greater. (Amendment #11 - 10-01)

(2) Side Yard.

- i. Principal structures shall have a side setback of not less than 30 feet from the property line.
- ii. Accessory structures shall have a side setback of not less than 15 feet from the property line.

(3) Rear Yard.

- i. Principal structures shall have a rear setback of not less than 30 feet from the property line.
- ii. Accessory structures shall have a rear setback of not less than 15 feet from the property line.

7 TCC 1-9 (g) Lot Coverage. No more than 20% of the area of the lot shall be occupied by structures.

7 TCC 1-9 (h) Height. Except as provided in TCC 1-5(l), the following height regulations shall apply in the Rural Residential District:

- (1) Principal structures not to exceed 36 feet to the mean height of the roof.
- (2) Accessory structures not to exceed 20 feet to the mean height of the roof.