

~ 305-10. Zoning districts.

The city is divided into the districts stated in this chapter as shown by the district boundaries on the Zoning Map. The districts are:

RR Rural Residential

~ 305-12. District descriptions.

A. Residential districts. Districts designated for residential use, RR, RS, R-1, R-2 and R-3, are limited to dwellings and the uses normally associated with residential neighborhoods. Such uses include schools, churches and parks. The specific purposes of each of the districts is as follows:

- (1) The RR Rural Residential District is designated land of such character which would create an atmosphere of a countryside environment. Such land area may be serviced with municipal water and/or sewer; however, such area will permit rural land uses. Such land area will preserve the natural characteristics of the region and establish an aesthetically pleasing environment which will preserve the natural topography, panoramic views and other pleasing residential qualities².

~ 305-14. Lot and yard requirements. [Amended 7-15-1998 by Ord. No. 98-5; 12-20-2000 by Ord. No. 00-7; Amended July 2004; Amended 04-03-06 by Ord. No. 07-06]

A. The minimum lot area, minimum lot area per dwelling unit, minimum frontage of lot, minimum depth of front yard and minimum width of each side yard for each district shall be as shown on the following table: [Amended 8-2-2004 by Ord. No. 01-05]

| District-----> | RR |
|--|---------------------------|
| Minimum Lot Area (sq. ft. in thousands & in acres) | |
| City Water and Sewer | 65.5 sq.ft. 1.50 acres |
| City Water or Sewer (has either well or septic) | 65.5 sq.ft. 1.50 acres |
| Has both a Well and Septic on the lot | 87 sq. ft 1.99 acres |

| Minimum Lot Area Per Add. Dwelling Unit (sq. ft. in thousands and in acres) | RR |
|---|-------------|
| City Water and Sewer | Not Allowed |
| City Water or Sewer (has either well or septic) | Not Allowed |
| Has both a Well and Septic on the lot | Not Allowed |
| Minimum Lot Frontage (Feet) ¹ | 225 |

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|---------------------------------|----|
| Minimum Front Yard Depth (Feet) | 40 |
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| Minimum Side Yard Width (Feet) | 25 |
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¹ Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

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| Minimum Depth from Building to Rear Lot Line (Feet) | 25 |
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~ **305-13. Permitted uses and special exceptions.**

The permitted uses and special exceptions for each district are shown on the following table entitled "Permitted and Special Exceptions Use Table." Uses given in the following categories shall be according to the common meaning of the term or according to definitions given in Article III.

Uses designated "P" on the table shall be permitted as a matter of right.

Uses designated "SE" shall be permitted only as a special exception granted by the Board of Adjustment in accordance with the provisions of ~ 305-4.

A use with no letter designation shall not be allowed in that district.

Permitted and Special Exceptions Use Table

| District -----> | RR |
|--|-----------|
| Residential Uses | |
| Single-Family Dwelling | P |
| Family Apartment | SE |
| Seasonal Conversion | SE |
| Bed-and-Breakfast Establishment | SUP |
| Cluster Development | SUP |
| COMMERCIAL USES | |
| Wireless Communications Facility[Amended 5-1-06 by Ord. No. 09-06] | SUP |
| Day-Care Center | SE4 |
| Cemetery | SUP |
| Church | SUP |
| Essential Services | P |
| AGRICULTURE/RECREATIONAL USES | |
| Stables/livestock barn/kennels | P |
| Farming | SE |
| Plant Nursery/greenhouse | SUP |
| RECREATION | |
| Golf Course | SUP |

See Zoning Ordinance Section 305-13 for all use categories.

Any other use, not portrayed above, would need a variance from the Zoning Board of adjustment, as it is not an allowed use.