

RURAL

Article 17. Rural Zone (R-10)

Sec. 9-2.1705. Purpose (R-10).

The purpose of the Rural Zone (R-10) is to provide for dwelling units at the ratio of ten (10) to twenty (20) acres per dwelling unit with provisions for compatible uses.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.1702. Uses (R-10).

(a) The following uses shall be permitted in the Rural Zone (R-10):

- (1) One dwelling unit; one guest house; and one additional dwelling unit on any parcel of twice or more the minimum lot area, any of which may be alternative housing;
- (2) Child day care homes, limited child day care homes, limited residential community care facilities, small animal husbandry, large animal husbandry, home businesses, and horticulture; and
- (3) Wildlife management, kennels, and veterinary services.

(b) The following uses shall be permitted subject to the issuance of a special use permit:

- (1) Bed and breakfast inns, child day care facilities, community care facilities, places of assembly, public utility facilities, public service facilities, recreation facilities, schools; and
- (2) Home industry, commercial animal husbandry, agricultural auction yards, limited electric generation, mining, nurseries, shooting ranges, animal breeding and boarding, and hunting clubs.

(c) The following uses shall be permitted subject to the issuance of a planned development permit:

- (1) Dwelling units and manufactured homes, including those in recreation-oriented residential developments, at the ratio of up to one dwelling unit or manufactured home for each unit of minimum lot area within the area of the parcel.

(§ 3, Ord. 84-593, eff. January 3, 1985; as amended by § 13, Ord. 86-623, eff. February 6, 1986; and § 2, Ord. 89-716, eff. October 5, 1989; and § 1, Ord. 92-787, eff. July 16, 1992; and Exh. A, § 10, Ord. 99-924, eff. Nov. 11, 1999; and § 2, Ord. 00-932, eff. June 8, 2000)

Sec. 9-2.1703. Height (R-10).

No structure in the Rural Zone (R-10) shall exceed thirty-five (35') feet in height.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.1704. Area and width (R-10).

(a) The minimum gross lot area in the Rural Zone (R-10) shall be ten (10) acres.

(b) The minimum width shall be 300 feet.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.1705. Yards (R-10).

The minimum yard requirements in the Rural Zone (R-10) shall be:

- (a) Front yards: twenty (20') feet; and
- (b) Side and rear yards: five (5') feet per story, except

(c) The minimum yard requirements shall be increased as provided in Section 9-2.419, Yards, of Article 4, General Requirements, of this Chapter, except as they may be reduced to the requirements of this Section under Section 9-2.419, Yards, of Article 4, General Requirements, of this Chapter.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 1, Ord. 91-762, eff. December 13, 1991; and § 6, Ord. 04-998, eff. Feb. 5, 2004)

Sec. 9-2.1706. Parking and loading (R-10).

Parking and loading in the Rural Zone (R-10) shall be required by Section 9-2.414 of Article 4 of this chapter (General Requirements: Parking and loading).

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.1707. Signs (R-10).

Signs in the Rural Zone (R-10) shall be as permitted by Section 9-2.416 of Article 4 of this chapter (General Requirements: Signs).

(§ 3, Ord. 84-593, eff. January 3, 1985)

Article 18. Rural Zone (R-20)

Sec. 9-2.1801. Purpose (R-20).

The purpose of the Rural Zone (R-20) is to provide for dwelling units at the ratio of twenty (20) acres per dwelling unit with provisions for compatible uses.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.1802. Uses (R-20).

- (a) The following uses shall be permitted in the Rural Zone (R-20):
- (1) One dwelling unit; one guest house; and one additional dwelling unit on any parcel of twice or more the minimum lot area, any of which may be alternative housing;
 - (2) Child day care homes, limited child day care homes, limited residential community care facilities, small animal husbandry, large animal husbandry, home businesses, and horticulture; and
 - (3) Wildlife management, kennels, and veterinary services.
- (b) The following uses shall be permitted subject to the issuance of a special use permit:
- (1) Bed and breakfast inns, child day care facilities, community care facilities, places of assembly, public utility facilities, public service facilities, recreation facilities, schools; and
 - (2) Home industry, commercial animal husbandry, agricultural auction yards, limited electric generation, mining, nurseries, shooting ranges, animal breeding and boarding, and hunting clubs.
- (c) The following uses shall be permitted subject to the issuance of a planned development permit:
- (1) Dwelling units and manufactured homes, including those in recreation oriented residential developments, at the ratio of up to one dwelling unit or manufactured home for each unit of minimum lot area within the area of the parcel.
- (§ 3, Ord. 84-593, eff. January 3, 1985; as amended by § 14, Ord. 86-623, eff. February 6, 1986; and § 2, Ord. 89-716, eff. October 5, 1989; and § 1, Ord. 92-787, eff. July 16, 1992; and Exh. A, § 11, Ord. 99-924, eff. Nov. 11, 1999; and § 2, Ord. 00-932, eff. June 8, 2000)

Sec. 9-2.1803. Height (R-20).

No structure in the Rural Zone (R-20) shall exceed thirty-five (35') feet in height.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.1804. Area and width (R-20).

- (a) The minimum gross lot area in the Rural Zone (R-20) shall be twenty (20) acres.
- (b) The minimum width shall be 300 feet.
- (§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.1805. Yards (R-20).

The minimum yard requirements in the Rural Zone (R-20) shall be:

- (a) Front yards: twenty (20') feet; and
- (b) Side and rear yards: five (5') feet per story; except

- (c) The minimum yard requirements shall be increased as provided in Section 9-2.419, Yards, of Article 4, General Requirements, of this Chapter, except as they may be reduced to the requirements of this Section under Section 9-2.419, Yards, of Article 4, General Requirements, of this Chapter.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 1, Ord. 91-762, eff. December 13, 1991; and § 7, Ord. 04-998, eff. Feb. 5, 2004)

Sec. 9-2.1806. Parking and loading (R-20).

Parking and loading in the Rural Zone (R-20) shall be as required by Section 9-2.414 of Article 4 of this chapter (General Requirements: Parking and loading).

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.1807. Signs (R-20).

Signs in the Rural Zone (R-20) shall be as permitted by Section 9-2.416 of Article 4 of this chapter (General Requirements: Signs).

(§ 3, Ord. 84-593, eff. January 3, 1985)