

# 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, including additional quarters; 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 alcohol and drug recovery facilities, 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) Alcohol and drug recovery facilities, 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.
- (d) Telecommunications facilities in the Rural Zone (R-10) shall be as permitted in Section 9-2.4105, Permits Required, of Article 41, Telecommunications, of this chapter, except as exempted under Section 9-2.4106, Exemptions, of Article 41, Telecommunications, of this chapter.

(§ 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; § 2, Ord. 00-932, eff. June 8, 2000; and § 2, Ord. 07-1061, eff. December 6, 2007; § 1 (Exh. A), Ord. 2019-1116, eff. February 22, 2019, § 3 (Exh. A), Ord. 2019-1121, eff. November 14, 2019)

### 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, width and coverage (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.

- (c) The maximum building coverage shall not exceed fifty (50%) percent of the lot area, except that on any parcel which is at least ten (10) acres in size, each dwelling unit and accessory buildings shall cover no more than one acre.

(§ 3, Ord. 84-593, eff. January 3, 1985; § 1 (Exh. A), Ord. 2018-1114, eff. November 8, 2018)

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

The minimum yard requirements in the Rural Zone (R-10) shall be as follows, except as modified by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards):

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

(§ 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; § 1 (Exh. A), Ord. 2018-1114, eff. November 8, 2018)

### 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, including additional quarters; 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 alcohol and drug recovery facilities, 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) Alcohol and drug recovery facilities, 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.
- (d) Telecommunications facilities in the Rural Zone (R-20) shall be as permitted in Section 9-2.4105, Permits Required, of Article 41, Telecommunications, of this chapter, except as exempted under Section 9-2.4106, Exemptions, of Article 41, Telecommunications, of this chapter.

(§ 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; § 2, Ord. 00-932, eff. June 8, 2000; and § 2, Ord. 07-1061, eff. December 6, 2007; § 1 (Exh. A), Ord. 2019-1116, eff. February 22, 2019, § 3 (Exh. A), Ord. 2019-1121, eff. November 14, 2019)

### 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, width and coverage (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.

- (c) For parcels at least twenty (20) acres in size, each dwelling unit and accessory buildings shall cover no more than one acre.  
(§ 3, Ord. 84-593, eff. January 3, 1985; § 1 (Exh. A), Ord. 2018-1114, eff. November 8, 2018)

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

The minimum yard requirements in the Rural Zone (R-20) shall be as follows, except as modified by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards):

- (a) Front yards: twenty (20') feet; and
- (b) Side and rear yards: five (5') feet per story.  
(§ 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; § 1 (Exh. A), Ord. 2018-1114, eff. November 8, 2018)

### 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)