

5.5. Rural residential (R-R).

5.5.1. Purpose.

The R-R district is established as a zoning district in which the principal use of the land is for rural residential development, agriculture, forestry and customary associated uses. Permitted in this district are certain uses unsuited to the more densely developed portions of the city. Large lots with ample space between buildings are required as a means of reducing fire hazards, and also to supply sufficient area for safe location of water supply and septic disposal systems on the same lot. Other purposes of this district include encouragement of appropriate recreational use of the land, reduction and prevention of soil erosion, and conservation of natural resources. The R-R zone also serves as a holding operation for future development and rezoning.

5.5.2. Principal and accessory uses.

5.5.2.A. Any principal or accessory use permitted in any residential district.

5.5.2.B. Single-wide and double-wide mobile homes, and older mobile homes.

5.5.3. Special exceptions.

The following uses are permitted as special exceptions as approved by the zoning board of appeals in conformity with the requirements of section 6.12. If, however, site plan review by the planning board is required either under section 6.16 or as a condition of a contract zone, no review by the zoning board of appeals is required.

5.5.3.A. Same as allowed in the R-B district.

5.5.3.B. Nursing homes, and hospitals.

5.5.3.C. Veterinary hospitals and kennels on lots of not less than two (2) acres provided that any building or area in which animals are kept is located at least one hundred (100) feet from any street or lot line. See section 4.3.5.

5.5.3.D. Outdoor recreational areas and facilities as defined in section 3.2 and subject to section 4.3.27.

5.5.3.E. Processing of agricultural products, provided there is no discharge or dumping of pollutants of any nature, except in conformity to state and federal regulations.

5.5.3.F. Mobile home parks subject to section 4.3.20.

5.5.3.G. Camping grounds subject to section 4.3.8.H.

5.5.3.H. Agriculture, including poultry and animal raising subject to section 4.3.5.

5.5.3.I. Any additional use compatible with an existing general use exception.

5.5.4. *Dimensional requirements.**

Lot area, minimum....	20,000 sq. ft.
Area per family, minimum....	7,500 sq. ft.
Lot frontage, minimum....	150 ft.
Front yard, minimum....	50 ft.
Side yard, minimum....	25 ft.
Rear yard, minimum....	25 ft.
Lot coverage of all buildings, maximum....	30% of lot area
Usable open area, minimum....	50% of lot area

*When International Building Code and NFPA .101 require the addition of a second means of egress to an existing building, stated setbacks do not apply.