

1 **(b) Residential, Rural (RR) Zone**

(1) Purposes

The purposes of the Residential, Rural (RR) Zone are:

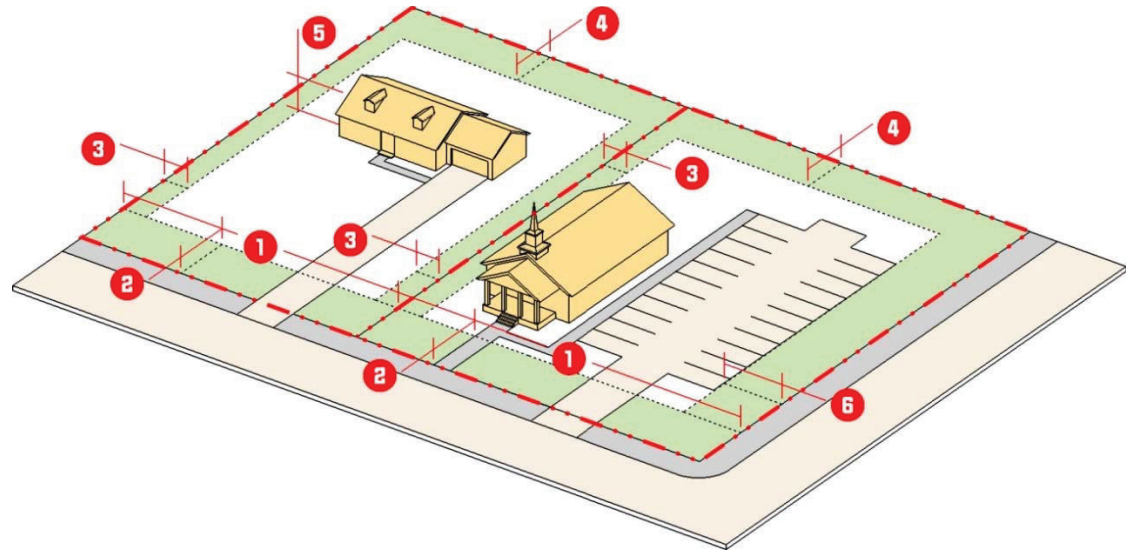
- (A)** To provide for and encourage variation in the size, shape, and width of one-family detached residential subdivision lots, in order to better utilize their natural terrain;
- (B)** To facilitate the planning of one-family residential developments with moderately large lots and dwellings of various sizes and styles;
- (C)** To encourage the preservation of trees and open spaces; and
- (D)** To prevent soil erosion and stream valley flooding.



(2) Intensity and Dimensional Standards

Standard[1]	Single-Family Detached Dwelling	Other Uses	NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet
Density, max. (du/ac of net lot area)	2.17	No requirement	[1] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.
Net lot area, min. (sf)	20,000	20,000	[2] On corner lot, min. side yard depth alongside street = 25 ft. [6]
[1] Lot width, min. (ft)	100	100	[3] May be increased for certain purposes by approval of a special exception pursuant to Section 27-3604, Special Exception, and may be increased to forty (40) feet with approval of a Special Exception, if the building is used for agricultural purposes and is erected on property (used for agriculture) containing at least five (5) acres.
Lot frontage (width) at front street line, min. (ft)	70	70	
Lot coverage, max. (% of net lot area)	25	60	
[2] Front yard depth, min. (ft)	25	25	
[3] Side yard depth, min. (ft) [2]	8	8	
[4] Rear yard depth, min. (ft)	20	20	
[5] Principal structure height, max. (ft)	40	40	
Accessory structure height, max. (ft) [3]	15	15	

Single-Family Detached Dwellings and Other Uses



(3) References to Other Standards

Sec. 27-3400	Standard Review Procedures	Sec. 27-6400	Open Space Set-Asides	Sec. 27-61200	Neighborhood Compatibility Standards
Sec. 27-3600	Application-Specific Review Procedures and Decision Standards	Sec. 27-6500	Landscaping	Sec. 27-61300	Agricultural Compatibility Standards
Sec. 27-4400	Overlay Zones	Sec. 27-6600	Fences and Walls	Sec. 27-61400	Urban Agriculture Compatibility Standards
Sec. 27-5101	Principal Use Tables	Sec. 27-6700	Exterior Lighting	Sec. 27-61500	Signage
Sec. 27-5200	Accessory Uses and Structures	Sec. 27-6800	Environmental Protection and Noise Controls	Sec. 27-61600	Green Building Standards

Part 27-4 Zones and Zone Regulations
Sec. 27-4200 Base Zones
27-4202 Residential Base Zones
27-4202(b) Residential, Rural (RR) Zone

Sec. 27-5300	Temporary Uses and Structures	Sec. 27-6900	Multifamily, Townhouse, and Three-Family Form and Design Standards		
Sec. 27-6200	Roadway Access, Mobility, and Circulation	Sec. 27-61000	Nonresidential and Mixed-Use Form and Design Standards	Part 27-2	Interpretation and Definitions
Sec. 27-6300	Off-Street Parking and Loading	Sec. 27-61100	Industrial Form and Design Standards	Part 27-7	Nonconforming Buildings, Structures, Uses, Lots, and Signs
