

§4.07 R-R Rural Residential District

A district designed to provide for detached single-family residential neighborhoods and limited noncommercial farming and to maintain a spacious neighborhood environment through larger lot and yard requirements.

4.07.01 Use Regulations

- a. Noncommercial farming is permitted provided that the principal use of the property is residential. Noncommercial farming may be conducted only after the principal residential use has been established.

4.07.02 Livestock are limited to one animal unit per acre in accordance with Table 6-2 and the following:

- a. Regardless of acreage, no more than four animal units may be kept per residential premises. Keeping more than four than four animal units on a residential premises requires rezoning to the A-1 District.
- b. Units for animals not listed in the table are determined by the Zoning Officer.
- c. Offspring with the mother present are not counted until breeding age.
- d. Structures for the housing of livestock must be set back at least 100 feet from adjoining property lines, 300 ft from street right-of-way lines and 300 ft from the nearest then existing dwelling other than that of the owner.
- e. Swine may not be fed or watered within 100 feet of any adjoining property line or within 300 feet of any street or street right-of-way.

Table 4-2 Area and Dimensional Requirements Residential Districts

		R-1	R-2	R-2X	R-3	R-R
Minimum Lot Size		25,000 sf	15,000 sf	10,000 sf	15,000 sf	2 acres
Minimum Lot Width		100 ft	75 ft	75 ft	60 ft	100 ft
Minimum Yard Setbacks	Front	45 ft	35 ft	25 ft ¹	25 ft	35 ft
	Rear	45 ft	35 ft	35 ft	35 ft	35 ft
	Side	10 ft	10 ft	10 ft	8 ft	15 ft
Minimum Floor Area-One-Story Dwellings		1,200 sf	900 sf	1,500 sf	600 sf	900 sf
Minimum Floor Area-Dwellings with more than one-story	First Floor	1,000 sf	800 sf	1,000 sf	600 sf	800 sf
	Total	1,400 sf	1,000 sf	1,800 sf	800 sf	1,000 sf

1. On single frontage corner lots, the minimum depth of the secondary front yard is 20 ft.

Table 4-3 Animal Units

	Horse	Cow	Fowl	Goat	Sheep	Swine	Rabbit
	1	0.5	.01	0.4	0.2	0.2	.025
5-acre lot example	5 horses	10 cows	500 fowl	12.5 goats	25 sheep	25 swine	200 rabbits