

DIVISION 12. - RURAL DISTRICT (RD)

Sec. 78-961. - Purpose.

The rural district (RD) is established as a zoning district where the land is used for a wide variety of purposes at low density and where ample land area is an essential prerequisite for establishment and conduction of most rural land uses. Preservation of its rural character to the extent possible is also one of the most important purposes of the RD district.

(Ord. of 9-18-2001, § 9.1)

Sec. 78-962. - Permitted uses.

The following categories of uses are permitted in the rural district (RD):

- (1) Single-family dwellings, detached.
- (2) Accessory buildings, structures or uses customarily incidental or subordinate to a conforming or legally nonconforming principal building or use.
- (3) Municipal uses, provided there is no overnight parking of vehicles or machinery in the open and that no structure shall be located within 50 feet of a residential lot line.
- (4) Churches or parish houses.
- (5) Agriculture uses.
- (6) Forestry and timber harvesting.
- (7) Community living arrangements.
- (8) Temporary anemometer tower

(Ord. of 9-18-2001, § 9.1.1; Ord. of 12-15-2009(3))

Sec. 78-963. - Conditional uses.

The planning board may authorize the following uses in the rural district (RD), provided that the conditions of article VII are met:

- (1) Accessory dwelling units.
- (2) Nursing homes and congregate care facilities.
- (3) Public and private utility facilities.
- (4) Home occupations.
- (5) Child care facilities.
- (6) Private schools, exclusive of private business or trade schools.
- (7) Processing and retailing of farm products produced on the premises.
- (8) Veterinary hospital.
- (9) Animal husbandry for commercial purposes.
- (10) Boarding and riding stables.
- (11) Campgrounds.
- (12) Golf courses.
- (13) Mineral extraction operations.

- (14) Automobile service and repair facility.
 - (15) Cemeteries, columbarias, and memorial gardens.
 - (16) Contractor storage yard 2.
 - (17) Wireless telecommunication facilities: architectural siting only.
 - (18) Limited motor freight business.
- (Ord. of 9-18-2001, § 9.1.2)

Sec. 78-964. - Space and bulk regulations.

Space and bulk regulations for the rural district (RD) are as follows:

Zoning District	All Uses
Minimum lot size	75,000 sq. ft./NDD*
Minimum lot size w/sewer or water	40,000 sq. ft.
Minimum lot frontage	200 ft.
*On a cul-de-sac	125 ft.
Minimum lot width	200 ft.
Net lot area:	
Without public sewer or water	40,000 sq. ft.
With public sewer or water	30,000 sq. ft.
Minimum estate lot size:	
Without public sewer or water	80,000 sq. ft. plus area of access strip
With public sewer or water	60,000 sq. ft. plus area of access strip
Net estate lot area:	
Without public sewer or water	60,000 sq. ft.
With public sewer or water	40,000 sq. ft.
Minimum estate lot frontage and access strip width	50 ft.
Maximum driveway length from street to house	700 ft.

Minimum separation between estate lot driveways	200 ft.
Maximum number of estate lot driveways on a standard 65-foot radius cul-de-sac	2
Maximum building coverage	20%
Maximum height: principal buildings	35 ft.
Maximum height: principal buildings for agricultural uses and decorative elements	50 ft.
Maximum height accessory buildings	35 ft.
Minimum front yard setback: all structures	50 ft.
Minimum side yard setback: principal structures and detached garages	25 ft.
Minimum side yard setback: accessory structures, excluding garages	25 ft.
Minimum rear yard setback: principal structures and detached garages	25 ft.
Minimum rear yard setback: accessory structures, excluding garages	25 ft.
Maximum height of temporary anemometer tower	125 feet

*NDD = Net development density

(Ord. of 9-18-2001, § 9.1.3; Ord. of 12-15-2009(3))

Sec. 78-965. - Performance standards.

(a) *Applicability.* In addition to the performance standards contained in article VIII of this chapter, the performance standards in this section shall apply to all uses in the rural district (RD).

(b) *Lighting.* Notwithstanding the standards for parking lot lighting specified in division 4 of article VIII of this chapter, all freestanding site lighting shall:

- (1) Not exceed the height of the principal building or 14 feet, whichever is less.
- (2) From a nonresidential use, not shed more than 0.5 footcandle onto surrounding residential or nonresidential properties.
- (3) Be shielded to prevent point source glare.

(c) *Parking.* All parking must meet the requirements of division 4 of article VIII of this chapter.

(d) *Signage.* Permitted uses advertising products or services offered on the premises in the rural district (RD) shall conform to the following standards:

- (1) *Materials.* All proposed signage in the RD district shall be constructed of wood, metal and or fabric.

(2) *Lighting.* All proposed signs may be illuminated by one or more shielded external light fixtures affixed to the building, the sign, or uplights emanating from the ground. All sign lighting shall be white-colored illumination.

(3) *Area and dimensions.* Area and dimensions shall be as follows:

a. Maximum aggregate signage for any parcel shall not exceed 50 square feet, with no single sign to exceed 25 square feet in area.

b. Freestanding signs shall not exceed 15 feet in height and shall not exceed the allowable square footage. Square footage of signage allocated for the freestanding sign shall be subtracted from the maximum allowable square footage.

c. Permitted sign area is not transferable between sides of the building located on a corner lot.

(e) *Buffering.* All buffering for the rural district shall conform to the landscaping and buffering of division 7 of article VIII of this chapter.

(Ord. of 9-18-2001, § 9.1.4)

Secs. 78-966—78-990. - Reserved.