

### Chapter 425 – Rural Residential District (RU)

#### 425.001 Rural Residential District Generally

The purpose and intent of the Rural Residential District (RU) is to preserve rural character and provide for land which is suitable or used for very low density residences as defined in the Comprehensive Plan. On-site water and sewer facilities are permitted, provided such facilities comply with all applicable regulations of the County Board of Health. This District supersedes the U-1 Rural District in existence prior to the enactment of this Resolution. (Amnd. 10-20-2020, 3-17-2026)

#### 425.01 Permitted Uses

Within the RU District the following uses, developed in accordance with all other provisions of this Resolution, shall be permitted:

1. One (1) single-family dwelling per lot.
2. Limited home occupation subject to requirements of Chapter 635 of this Resolution.
3. Public Use
4. Quasi-public Use, not including hospital.
5. The use of land for conservation, preservation, or wetland restoration. (Amnd. 12-6-2022, 9-5-2023)

#### 425.02 Accessory Uses and Structures

Accessory buildings or structures normally associated with single-family residential use including detached garages, tool or garden sheds, playhouses and swimming pools subject to the requirements of Chapter 645 of this Resolution.

#### 425.03 Conditional Uses

The following uses may be permitted as conditional uses in the RU District by the Board of Zoning Appeals in accordance with the requirements of Chapter 240 of this Resolution and subject to the development standards for such uses as established herein.

1. 721191 – Bed-and-Breakfast Inns
2. Telecommunications towers subject to the requirements of Chapter 655 of this Resolution
3. Expanded home occupations subject to the requirements of Chapter 635 of this Resolution.
4. Accessory dwelling units subject to the requirements of Chapter 645 of this Resolution.
5. Small wind projects (less than 5 mw) subject to the requirements of Chapter 650 of this Resolution.
6. Veterinary Hospitals and Clinic
7. Kennel/Animal Boarding (Amnd. 10-20-2020, 12-6-2022)

### 425.04 Lot Area, Lot Width, and Yard Setback Standards

The following lot area, lot width, and yard setback standards shall apply to all lots in the RU District:

#### 1. Minimum Lot Area

The minimum lot area for lots in the RU District shall be 1.5 acres. (Amnd. 8-17-2015, 10-20-2020, 6-15-2021, 9-5-2023, 3-17-2026)

#### 2. Minimum Lot Width

Lots in the RU District shall have a minimum width of 150 feet. (Amnd. 8-17-2015, 10-20-2020)

#### 3. Lot Depth-to-Width Ratio

Any lot in the RU District shall have a depth-to-width ratio as provided for in Section 600.08. (Amnd. 8-17-2015, 10-20-2020, 9-5-2023)

#### 4. Front Yard Setbacks

All front yard setbacks, as defined in Chapter 300, shall be measured from the right-of-way line. Such setbacks for the RU District shall be as follows:

- a) **Type 'A'** – The setback for farm markets shall be a minimum of 15 feet as determined by Chapter 605 of this Resolution. (Amnd. 6-15-2021)
- b) **Type 'B'** – The setback for single-family dwellings shall be a minimum of 50 feet.
- c) **Type 'C'** – The setback for all other buildings or structures supporting a permitted, conditional, or accessory use of the lot shall be 75 feet. (Amnd. 10-20-2020, 6-15-2021)

#### 5. Side Yard Setbacks

The minimum side yard setback for principal buildings and structures shall be twenty (20) feet. Accessory buildings and structures shall be set back from a rear lot line in accordance with the provisions of Article 6. (Amnd. 6-15-2021)

#### 6. Rear Yard Setbacks

The minimum rear yard setback for principal buildings and structures shall be thirty (30) feet. Accessory buildings and structures shall be set back from a rear lot line in accordance with the provisions of Article 6. (Amnd. 6-15-2021)

#### 7. Architectural Projections

Regulations for architectural projections and similar regulations shall be as provided for in Chapter 600 of this Resolution. (Amnd. 6-15-2021)

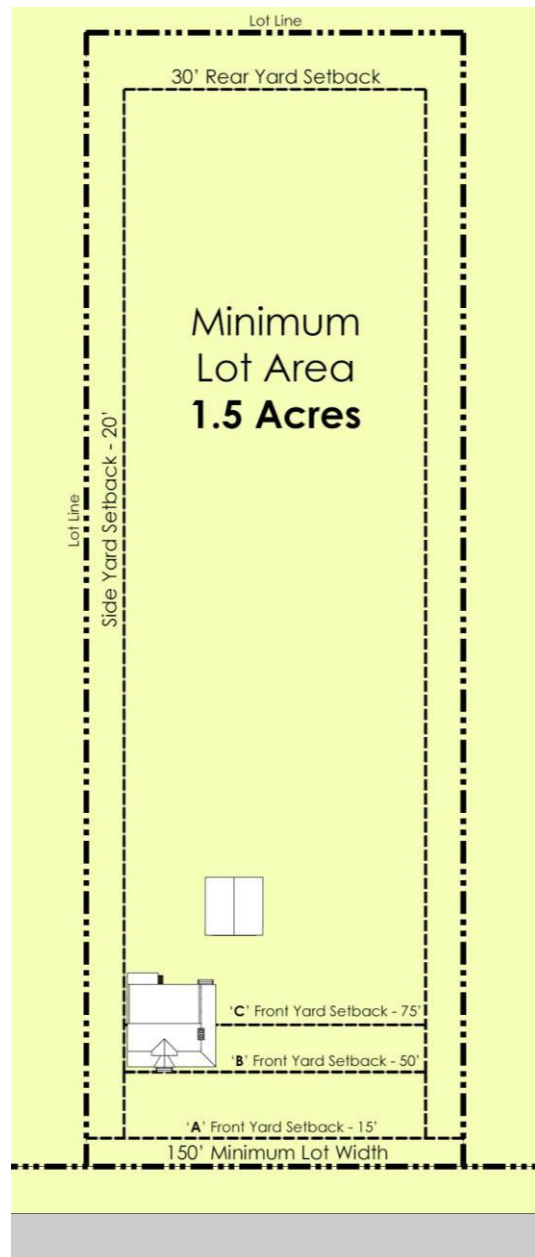


Figure 425.01: Lot standards diagram for the RU District

### **425.05 Building and Site Development Standards**

The following standards shall apply to the development of all permitted uses and structures, accessory uses and structures, and approved conditional uses and structures within the RU District:

#### **1. Minimum and Maximum Floor Area**

- a) Residential Accessory Structures – See Chapter 645 for regulations concerning accessory structures.
- b) Single-family Dwellings – Single-family dwellings in the RU District shall provide a minimum of 1,200 square feet of floor area for a single-story dwelling and a minimum of 1,600 square feet of floor area for a split-level or multi-story dwelling. (Amnd. 10-20-2020, 12-21-2021)

#### **2. Maximum Building Height**

The maximum height of buildings and structures shall be measured as defined in Chapter 300 of this Resolution and shall meet the requirements listed below:

- a) Accessory Structures – See Chapter 645 for regulations concerning accessory structures.
- b) Single-family Dwellings – The maximum building height for single-family dwellings in the RU District shall be 35 feet.
- c) All Other Permitted Uses and Approved Conditional Uses – The maximum building height for all other permitted uses and approved conditional uses shall be 35 feet.

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