

CHAPTER 5

"RR" RURAL RESIDENTIAL DISTRICT

SECTION 5.1 DESCRIPTION AND PURPOSE. This District is intended primarily for single-family dwellings at a density of 1 dwelling unit per acre. The density allows residential development to occur in areas where public water and sanitary sewer are not planned and to help maintain the rural residential character of this area of the Township. Some limited agricultural activities which do not adversely affect single-family uses are also permitted.

SECTION 5.2 PERMITTED USES. No building or part of a building in this District shall be used, erected, altered, or converted, or land used in whole or in part, except for:

1. One single-family dwelling on each lot with accessory uses, buildings, and structures as provided by Section 5.4.
2. The following agricultural uses on parcels of 10 or more acres of land:
 - a. Farms for both general and specialized farming, including the raising and storing of crops, animal and poultry husbandry, dairying, and similar farming activities; provided that no farm shall be operated in such a manner as to cause offensive odors or disturbing sounds to adjacent properties.
 - b. Greenhouses, nurseries, orchards, apiaries, vineyards, and similar uses, not including retail sales.
 - c. Accessory agricultural uses, buildings, and structures as provided by Section 5.5.
3. State-licensed, family day-care homes, adult day-care home, foster-family homes, or foster-family group homes.
4. State-licensed adult foster-care family homes.
5. Nature preserves, private and public parks less than 5 acres provided that all buildings shall be located at least 25 feet from adjoining lot lines.

SECTION 5.3 AUTHORIZED SPECIAL LAND USES. The uses of land and structures listed in this Section may be permitted as special land uses within the "RR" Rural Residential District if approved by the Planning Commission as provided under the procedures Chapter 24 and subject to all general and specific standards applicable to the use contained there in.

1. Churches and other places of religious assembly, provided that all buildings shall be located at least 50 feet from adjoining lot lines (see Sec. 24.13B, 3).
2. Publicly-owned athletic grounds and athletic grounds owned by non-profit entities (not operated as commercial enterprises). The use shall be conducted on property of at least 10 acres in size and all buildings shall be located at least 50 feet from any adjoining lot line.

3. Parochial and private non-profit schools (not operated as commercial enterprises), and parochial and private for-profit colleges and universities, provided that all buildings shall be located at least 50 feet from adjoining lot lines(see Sec. 24.13 B, 4).
4. Private and public parks 5 acres in size or larger, provided that all buildings shall be located at least 25 feet from adjoining lot lines.
5. Commercial stables.
6. Commercial landscaping operation, not including retail sales (see Sec. 24.13, B, 5).
7. State-licensed, group day-care homes, adult foster-care homes and adult foster-care small group homes (see Sec. 24.13, B).
8. Homes for the Elderly or Retired (see Sec. 24.13, B)
9. Attached Accessory Dwellings (see Sec. 24.13, B, 2)
10. Education and religious retreats (see Sec. 24.13, B, 6)
11. Public libraries, museums, and art galleries
12. Hospitals/Medical institutions for the treatment and care of people (ref. Sec. 24.13,B,10)
13. Cemeteries
14. Crematories
15. Mausoleums
16. Farm Markets (see Sec. 24.13,B, 9)
17. Greenhouses with flower shops (see Sec. 24.13,B,5)
18. Country clubs and golf courses
19. Essential Services
20. Wireless Communication Facilities/Antenna and Towers Exceeding 35 feet (see Sec. 24.13,B,17)
21. Earth Removal, Sand and Gravel mining (see Sec. 24.13,B,8)
22. Solid-waste landfills

23. Major Regional Cultural Facilities such as public or semi-public zoos, botanical gardens, arboretums, nature preserves in excess of five acres and animal preserves (see Sec. 24.13,B, 7)

SECTION 5.4 ACCESSORY USES, BUILDINGS, AND STRUCTURES FOR SINGLE FAMILY DWELLINGS. The following are permitted accessory uses, buildings, and structures when the principal use is that of a single-family dwelling as permitted in Section 5.2(1):

1. A garage for the storage of motor vehicles owned and operated by an occupant of the dwelling on a lot. A commercial vehicle exceeding one ton in capacity shall not be parked or stored on any such lot.
2. One boat, motor home, travel trailer (but not a mobile home), or any other type of trailer owned by the occupant of the dwelling may be stored (but not occupied) on the lot where the owner's dwelling is located. The boat, motor home, travel trailer, or trailer may be stored in the side or rear yard of the dwelling, but not within any portion of the minimum required side yard or rear yard of the dwelling. The boat, motor home, travel trailer, or trailer may not be stored in the front yard. A boat, motor home, travel trailer, or trailer that is parked in a driveway for more than 48 consecutive hours shall be deemed to be stored on the lot for the purposes of this Section 5.4(2).
3. A home occupation, subject to the provisions of Section 4.16 of this Ordinance.
4. Domestic animals, limited to house pets for the enjoyment of the occupants of the dwelling and not for resale. The facilities in which the pets are housed shall not be located between the street and the dwelling and shall be maintained in a clean and healthful condition.
5. The raising of farm animals (not including hogs), not for commercial use. For horses, cows, goats, sheep, and similar large livestock animals, the minimum lot size shall be 3 acres for the first animal and one additional acre for each additional animal. The animals shall be maintained in a manner so as to not result in offensive odors or sounds to nearby or adjacent property. No open piles or accumulations of refuse or manure shall be permitted. The area used for keeping farm animals shall be enclosed by a fence of adequate design to prevent the animals from leaving that area.
6. Noncommercial greenhouses, nurseries, orchards, groves, vineyards, vegetable gardens, and similar limited noncommercial agricultural uses for the use and enjoyment of the occupants of the dwelling.
7. Accessory buildings and structures customarily incidental to the use of the property for single-family residential purposes, such as garden houses, tool sheds, children's playhouses, swimming pools, and similar accessory buildings or structures, not for commercial use.

SECTION 5.5 ACCESSORY USES, BUILDINGS, AND STRUCTURES FOR AGRICULTURAL ACTIVITIES. The following are permitted accessory uses, buildings, and structures when the principal use in an authorized agricultural use as permitted in Section 5.2(2):

1. Barns, agricultural warehouses, storage plants, and processing plants for farm products (excluding processing plants for animals which is not an authorized use), and other similar buildings and activities connected with farm production that are approved by the Board of Appeals. A building or structure used in connection with an accessory use authorized by this subsection shall be located at least 75 feet from all lots lines.
2. Roadside stands owned and operated by the property owner which are incidental to a permitted principal agricultural use of the property. Sales at a roadside stand shall be limited solely to products grown on the property. A structure used in connection with the roadside stand shall be setback at least 35 feet from the road right-of-way. At least 5 off-street parking spaces shall be provided on the property.
3. Accessory buildings and structures customarily incidental to the use of the property for agricultural uses, such as tool sheds, garages, and other small accessory buildings which do not house animals and are not used for processing. Accessory buildings and structures which are authorized under this Section 5.5(3) shall comply with the requirements of Section 5.7 except item 8 shall not apply.

SECTION 5.6 HEIGHT, YARD, BUILDING AND AREA REQUIREMENTS.

1. Every lot in this District for a single-family dwelling shall have:
 - a. Minimum lot area: 1 acre, except as provided by Section 5.8
 - b. Minimum lot width: 110 feet measured at the minimum required front-yard setback, except as provided by Section 5.8
 - c. Minimum required building setbacks:

Front yard:	35 feet
Side yards:	25 feet from each side lot line
Rear yard:	50 feet
2. The front, rear, and side yards shall be maintained across the entire width and length of the lot except for that space occupied by permitted, detached accessory buildings. The yards shall be kept clear and unobstructed, and shall not be used for the storage of materials, rubbish, or debris or of any partially dismantled or unused vehicles or machinery.
3. No building shall exceed a height of 2½ stories or 35 feet, whichever is the lesser, except as otherwise provided by this Ordinance.

4. Each dwelling unit shall contain at least the following minimum floor areas:

Single-Story Unit with full basement	-	960 square feet on the first floor
Two-Story Unit with full basement	-	650 square feet on the first floor above grade. 1200 square feet total above grade
All Other Units	-	1,200 square feet of total living area

SECTION 5.7 AREA AND LOCATION OF DETACHED ACCESSORY BUILDINGS. When the principal use is that of a single-family dwelling, accessory buildings authorized under Section 5.4 or Section 5.5(3) shall meet the following standards:

1. No accessory building shall be located forward of the front wall of the principal building.
2. The minimum setback from a side lot line shall be the same as required for the principal building as specified in Section 5.6.
3. The minimum setback from the rear lot line shall be at least 25 feet.
4. When an accessory building is located on a corner lot, it shall meet the front-yard setback requirements as specified in Section 5.6(2).
5. An accessory building shall not be built on a lot or parcel where no principal building exists.
6. An accessory building shall not be used for living quarters for human beings.
7. An accessory building used as living quarters for farm animals shall be located at least 75 feet from all lot lines.
8. All detached accessory buildings shall comply with the following regulations for the total square footage of all detached accessory buildings allowable in aggregate per lot.

Lot Size	Total Maximum Square Footage of All Detached Accessory Buildings Combined	Maximum Height to the Midpoint of the Roof
1 to 2 acres	900 square feet	18 feet
More than 2 acres	1,800 square feet	20 feet