

### 6.3. “R-R” Single-Family Rural Residential District

It is the intent of this district to protect existing farmsteads while preserving opportunities for low-density single-family residential land uses within the unincorporated Planning Area.

- A. Primary Land Uses: As allowed by-right and permitted by conditional use per Section 05.03.
- B. Secondary Uses & Structures: As allowed by-right and permitted by conditional use per Section 05.05.
- C. Lot Size Requirements
  - 1. Lot Area
    - a. Within City Limits: Lots shall be at least one (1) acre, but less than ten (10) acres).
    - b. Within Planning Area: Lots shall be at least one (1) acre, but less than twenty (20) acres
  - 2. Minimum Lot Frontage
    - a. Within City Limits: One Hundred Twenty-Five (125) feet
    - b. Within Planning Area:
      - i. Unplatted tracts of land subdivided after October 24, 2020: One Hundred Fifty (150) feet
      - ii. Lots subdivided before October 24, 2020: One Hundred Twenty-Five (125) feet
  - 3. Minimum Lot Depth
    - a. Within City Limits: One Hundred Seventy-Five (175) feet
    - b. Within Planning Area:
      - i. Unplatted tracts of land subdivided after October 24, 2020: Three Hundred (300) feet
      - ii. Lots subdivided before October 24, 2020: One Hundred Twenty-Five (125) feet
- D. Setback Requirements
  - 1. Minimum Front Setback
    - a. Within City Limits: Thirty (30) feet
    - b. Within Planning Area:
      - i. Unplatted tracts of land subdivided after October 24, 2020: Seventy-Five (75) feet
      - ii. Lots subdivided before October 24, 2020: Thirty (30) feet
  - 2. Minimum Side Setback
    - a. Within City Limits: Twenty-Five (25) feet
    - b. Within Planning Area:
      - i. Unplatted tracts of land subdivided after October 24, 2020: Fifty (50) feet

ii. Lots subdivided before October 24, 2020: Twenty-Five (25) feet

3. Minimum Rear Setback

a. Within City Limits: Twenty-Five (25) feet

b. Within Planning Area:

i. Unplatted tracts of land subdivided after October 24, 2020: Fifty (50) feet

ii. Lots subdivided before October 24, 2020: Thirty (30) feet

E. Maximum Lot Coverage: Forty percent (40%)

F. Maximum Structure Height: Thirty-Five (35) feet, except as these regulations allow for taller structures by exemption, conditional use, or specific use standard per Article 10.

G. Use Limitation: No outdoor storage shall be allowed, except as provided in these regulations for agricultural uses.

H. Supplemental Provisions

1. R-6A, R-6B, and R-6C zoning districts existing prior to the adoption of these regulations shall be designated R-R districts upon the effective date of these regulations.
2. No new R-R districts shall be created within City Limits after the effective date of these regulations.
3. Existing lots zoned R-R may be altered in size and configuration, subject to the provisions of these regulations.
4. Within the Planning Area, driveways shall have a minimum spacing of Two Hundred (200) feet.