

Article 5-B
Rural Residential-5 District (RR-5)

(Adopted 3/28/95)

Section 1 - Statement of Intent

The purpose and intent of the RR-5 is to provide for areas of a rural and residential character where limited public and transportation facilities are available. Public utilities such as water and sewer are not planned. This District is to serve as a transitional area between rural areas and more intensive zoning districts.

Section 2 - Permitted Principal Uses and Structures

Only one principal structure and its accessory buildings may be erected on any lot or parcel of land in the Rural Residential District, RR-5. Permitted principal structures and uses include:

1. Plant and tree nurseries (wholesale).
2. Single Family Dwelling, detached.
3. Places of worship.
4. Public facilities, including schools, libraries and fire stations.
5. Recreational facilities.

Section 3 - Permitted Accessory Uses and Structures

Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted principal uses and structures, including:

1. Garages and domestic storage buildings.
2. Recreational facilities for the use of residents.
3. Home occupation, minor.
4. Parish houses and rectories (accessory to place of worship).
5. Cemetery, Church (accessory to place of worship).
6. Kennels, Non-commercial.
7. Keeping of Horses for Private Recreational Uses subject to a limit of one (1) horse per two (2) acres of land. (Adopted 1/29/04)

No such accessory use or structure shall be permitted until the principal permitted use or structure has been established.

Section 4 - Permitted Temporary Uses

Uses and structures which may be permitted on a temporary basis.

1. Single-wide manufactured house during the construction of a single family dwelling unit subject to the following conditions:

- (a) The lot on which the single-wide manufactured house is located and is owned by the occupant.
 - (b) The location of the manufactured house shall be designed as to not conflict with the site of the single-family dwelling and the required setbacks for the AF zoning district.
 - (c) The open space beneath the manufactured house shall be skirted with all weather materials in a manner approved by the County Building Official.
 - (d) A building permit for the manufactured house must be obtained from the County within ninety (90) days of approval of this zoning permit.
 - (e) The occupancy permit for the manufactured house shall become null and void thirty-six (36) months from the date it is issued or upon the issuance of the certificate of occupancy for the single family dwelling unit, whichever occurs first.
 - (f) Upon the issuance of the certificate of occupancy for the single family dwelling, the manufactured house shall be removed from the site and shall further be properly disposed of.
 - (g) A building and zoning permit for the single family dwelling shall be obtained from the County within three (3) months of the date the certificate of occupancy for the manufactured house is issued, or within twelve (12) months of the approval of the zoning permit, whichever occurs first.
2. Construction office for a period of not to exceed two years.
- (a) A temporary zoning permit may be issued for a period not to exceed two (2) years.
 - (b) A contractor's office and equipment sheds shall be allowed on or immediately adjacent to the subject construction site.
 - (c) Such facilities shall not be located on the site earlier than thirty (30) days prior to commencement of actual construction, and shall be removed no later than thirty (30) days after construction is completed.
 - (d) The area in the vicinity of such use(s) and access thereto shall be maintained in such a manner as to prevent dust, debris or mud, from blowing or spreading onto adjoining properties or public rights-of-way.

Section 5 - Permitted Conditional Uses

- 1. Commercial Kennels.
- 2. Greenhouses and Nurseries (retail sales).
- 3. Convalescent homes, nursing homes, or homes for the aged.
- 4. Child Care Facilities.
- 5. Communication Facilities.
- 6. Veterinarian Clinic.
- 7. Private Clubs and Lodges.
- 8. Barber/Beauty Shop.
- 9. Office, Professional.

10. Antique Shops.
11. Turkey shoots or other temporary or seasonal events.
12. Home Occupations, Major. (Adopted 11/25/97)