

## **ARTICLE 51.3 RURAL RESIDENTIAL (R-2)**

### **51.310 - PURPOSE**

The purpose of this zone is to establish and maintain areas for rural residential uses. This zone allows for large lot residential uses and for small-scale hobby farming. The zone also serves as a buffer between urban uses and natural resource areas.

Typically, the zone is appropriate in rural or semi-rural areas where the existing rural land use pattern consists of lots less than one acre in size. This zone may be applied where existing or proposed public facilities or services appropriately serve a density of one dwelling per acre, or where there is a transition between urban levels of service and rural levels of service.

### **51.320 - PERMITTED USES**

The following uses shall be permitted subject to site plan review of Article 41, and all other applicable standards, criteria, rules and statutes governing such use:

- A. Single-family dwelling
- B. Manufactured Home
- C. Essential Services
- D. Small Animals - not to exceed 24 animals per acre
- E. Large Animals - not to exceed 2 animals per acre
- F. Home Day Care
- G. Residential Care Home
- H. Residential Care Facility
- I. Accessory Buildings and Uses
- J. Community Park
- K. Emergency Services

### **51.330 - CONDITIONAL USES**

The following uses may be permitted subject to standards listed in this article and if the provisions of Article 44 are satisfied:

- A. Extensive Impact Services and Utilities
- B. Cemeteries
- C. Schools
- D. Community Assembly
- E. Churches
- F. Animal Raising - Specialty
- G. Kennel
- H. Bed and Breakfast
- I. Mobile Home
- J. The creation of a new parcel or parcels smaller than the minimum lot size only if the criteria in Article 45.120 are met

## **51.340 - PROPERTY DEVELOPMENT STANDARDS**

- A. Minimum Lot Size - 2 Acres
- B. Residential Density - 1 dwelling per lot or parcel
- C. Lot Size and Shape - See Article 61
- D. Building Heights and Setbacks - See Article 62
- E. Fences, Walls and Screening - See Article 64
- F. Landscaping - See Article 65
- G. Signs - See Article 66
- H. Parking - See Article 68
- I. Access - See Article 71