


**ARTICLE VIII**  
**RR-3 RURAL RESIDENTIAL DISTRICT**

**8.1 INTENT (Amended 12/17/03)**

This Residential District is intended to preserve and enhance the essential character and resources of rural portions of the County where agriculture and forest uses exist, but in which rural residential uses are expected to predominate. This District is expected to contain numerous non-farm uses, especially dwellings in attractive rural surroundings, located in general proximity to major road corridors and/or village settlements as shown in the Comprehensive Plan. This District is expected to provide an orderly and protected transition between general agricultural areas and areas experiencing more intensive residential development. While this District is expected to remain rural in character, it is also expected to absorb a significant proportion of rural residential development in the County, and to gradually transition to mainly rural residential uses. It is the second top priority area (after the R-3 District), for such rural residential development and growth.

**8.2 PERMITTED USES**

 General Agriculture  
Limited Agriculture (on less than 10 acres), excluding horses (Amended 3/19/97)  
Bed and Breakfast  
Cemeteries  
Day Care Center and Nursery  
End User Animal Manure/Waste Storage (Amended 10/20/10)  
Home Day Care  
Home Occupation  
Mobile Home, Doublewide  
Off Street Parking  
Parks and Playgrounds  
Portable Sawmill and Chipper  
Preserve and Conservation Area  
Public Utilities (Extensions)  
Schools, Churches, Libraries  
Single Family Dwelling  
Wayside Stand  
Accessory Structures and Uses  
Large Lot Division (Amended 12/17/03)  
Family Division (Amended 12/17/03)  
Single Cut Subdivision (Amended 12/17/03)

**8.3 PERMITTED USES BY SPECIAL EXCEPTION**

Adult Care Facility  
Intensive Agriculture Expansion  
Airport and Private Air Strip  
Amusement Park/Commercial Recreational Facility  
Antique Shop  
Country General Store/Convenience Store  
Detached Dwelling Unit (Amended 5/16/01)  
Golf Driving Range  
Greenhouse and Nursery  
Hunt, Golf or Boat Clubs and Lodges  
Public Utilities (New)  
Restaurants  
Transmission Tower  
Turkey Shoots  
Veterinary Clinic/Hospital (Amended 11/17/10)

#### **8.4 ACCESSORY USES**

Garages, Carports and Sheds  
Tennis Courts  
Swimming Pools, In-ground or Above ground

#### **8.5 SETBACKS/AREA/FRONTAGE REQUIREMENTS**

##### **Setbacks From Property Lines**

###### **Front**

Primary	100'
Accessory	100'
Agricultural	150'

###### **Side**

Primary	20'
Accessory	10'
Agricultural	100'

###### **Rear**

Primary	40'
Accessory	10'
Agricultural	100'

**Area** 3 Acres

**Frontage** 250'

#### **8.6 BUILDING HEIGHT**

35' except:

A. The height limit for dwellings may be increased up to forty-five (45) feet and up to three (3) stories provided there are two (2) side yards for each permitted use, each of which is twenty (20) feet or more, plus one (1) foot or more of side yard for each additional foot of building height over thirty-five (35) feet.

B. A public or semi-public building such as a school, church, or library may be erected to a height of sixty (60) feet from grade provided that required front, side and rear yards shall be increased one (1) foot for each foot of building height over thirty-five (35) feet.

C. Church spires, belfries, cupolas, monuments, silos, barns, water towers, chimneys, flues, flagpoles, television antennas and radio aerials and towers are exempt. Parapet wall may be up to four (4) feet above the height of the building on which the walls rest.

D. No accessory building which is less than twenty (20) feet from any lot line shall be more than one (1) story high. All accessory buildings shall be less than the main building in height.

E. All accessory buildings shall be less than the main building in height EXCEPT when located on a parcel of ten (10) acres or more.

#### **8.7 MAJOR AND MINOR SUBDIVISIONS NOT PERMITTED (Amended 12/17/03)**

Any subdivision occurring in the RR-3 District shall conform to County's zoning and subdivision ordinances. Major and minor subdivisions, as defined herein, are not permitted uses in this district.

\* **AGRICULTURAL, GENERAL:** The tilling of the soil, the raising of crops, horticulture, forestry and livestock, not including packaging plants, processing plants, mills, wholesale or retail sales of goods produced off-site, or intensive agriculture. The raising of livestock shall be permitted only on a farm. (Amended 3/19/97)

NOT  
ALLOWED

\* **AGRICULTURE, INTENSIVE:** Those agricultural operations where concentrated numbers of agricultural animals are confined to a relatively small space including such operations as swine, veal, sheep and poultry houses or pens, feed lots for beef, sheep and other animals, dairy farming operations, and livestock markets. For the purpose of this section, any enclosed field, range, pen or building where more than 300 animal units are confined or housed for more than forty-five (45) days in any twelve month period shall constitute intensive agriculture.

\* **AGRICULTURE, LIMITED:** Agricultural activities in which there is no more than one (1) animal unit per acre excluding swine and poultry, and no more than one (1) animal unit per five (5) acres for swine and poultry.

**AGRICULTURAL, SPECIAL:** See Agricultural, Intensive