

CHAPTER 9: RR – RURAL RESIDENCE DISTRICT

9.01 Purpose

The regulations set forth in this chapter are to encourage the development of low density single family dwellings on large lots to preserve open space.

9.02 District Standards

STANDARD	USE			
	Single-Family	Two-Family ¹	Multi-Family ¹	All Other Uses ¹
LOT DIMENSIONS				
Lot Area	87,120 sq ft min.			
Lot Frontage	80 feet min., except lots of 5 acres or more must have a frontage of 250 feet min.			
Lot Width	80 feet min., except lots of 5 acres or more must have a width of 250 feet min.			
COVERAGE STANDARDS				
Combined Footprint of All Structures	Max. is 50% of the lot	Max. is 50% of the lot	Max is 40% of the lot	Max. is 40% of the lot
Impervious Surface	No maximum	No maximum	No maximum	Max. is 60% of the lot
PRINCIPAL STRUCTURE STANDARDS				
Structure Height	Max. of 2 ½ stories or 35 feet, whichever is less			
Dwelling Unit Floor Area	1,200 sq ft min.	720 sq ft min.	720 sq ft min.	N/A
Front Yard Setback	50 feet, except as provided in Sec. 19.05(F)			
Side Yard Setback	5 feet min. for each side yard; combined total of 20 feet min. ²			
Rear Yard Setback	35 feet min.			
PARKING LOCATION				
Parking in Front Yard	Permitted	Permitted	Permitted	Permitted
Parking in Side Yard	Permitted	Permitted	Permitted	Permitted
Parking in Rear Yard	Permitted	Permitted	Permitted	Permitted

¹ For those uses allowed per Sec. 5.14 (Allowed Uses)

² For lots 5 acres or greater, the minimum setback for each side yard shall be 75 feet.

~~9.02 Permitted Uses~~

VILLAGE OF MAINEVILLE ZONING ORDINANCE

~~(A) Residential: Any use permitted in the Residential District R-1.~~

~~(B) Recreational Uses: Recreation area, private or charitable, provided a minimum of thirty (30) acres is used and fenced on all sides.~~

~~(C) Agricultural Uses:~~

~~(1) The keeping of animals as pets exclusive of swine and poultry, provided however, that any shelter for ponies, horses, sheep, or goats, shall be at least one hundred (100) feet from every inhabited dwelling house.~~

~~(2) Outdoor houses for not more than two (2) adult dogs and/or cats are permitted but must be located in the rear yard, but at minimum of (10) feet from each property line.~~

~~(3) Out door housing for more than three (3) adult dogs and/or cats shall be considered a private kennel and fencing will be required at a minimum of twenty five (25) feet from each property line.~~

~~(a) Kennel sizes shall be ten (10) feet long, four (4) feet wide and five (5) feet high, minimum per animal, and the floor shall be made of concrete. County license and zoning permit must first be obtained before a kennel will be permitted.~~

~~(4) Private Stables only no beast or space for hire.~~

~~(D) Roadside stands:~~

~~(1) Roadside stands shall only be permitted for the sale of products grown on the premises.~~

~~(2) Roadside stands shall be set back a minimum of fifteen (15) feet from the road right of way.~~

~~(3) Roadside stands shall not exceed one hundred (100) square feet in floor area.~~

~~(E) Farming Uses: Horticultural, floricultural and other agricultural related uses and services.~~

~~(F) Nature: Natural and wildlife preserve sanctuaries.~~

~~(G) Retail: Garden store, nursery and similar landscape sales of products produced on the premises.~~

~~(H) Places of Worship: Churches, synagogues, temples and other places of religious assembly for worship.~~

~~(I) Bed and Breakfast: See Chapter 24, Other Use Specific Regulations.~~

~~9.03 Conditional Uses~~

~~(A) **Cemeteries:** Provided any mausoleum therein, shall be at least two hundred (200) feet from every property line and provided further that any cemetery shall contain an area of twenty (20) acres or more.~~

~~(B) **Education facilities:** Public, parochial schools and Nursery schools.~~

~~(C) **Public and Institutional Uses:** Fire House, Police Station, and Government Offices, parks, playgrounds and community centers.~~

~~9.03 **Height Regulations**~~

~~See Chapter 19, Schedule of Regulations.~~

~~9.04 **Yards**~~

~~See Chapter 19, Schedule of Regulations.~~

~~9.05 **Intensity of uses**~~

~~See Chapter 19, Schedule of Regulations.~~

~~9.06 **Minimum Dwelling Size**~~

~~See Chapter 19, Schedule of Regulations.~~

~~9.07 **Design Standards**~~

~~See Chapter 6, Section 6.10, Design Standards.~~

~~9.08 **Sidewalks**~~

~~See Chapter 6, Section 6.11, Sidewalks, Paths and Trails.~~

~~9.09 **Driveway Approaches**~~

~~See Chapter 6, Section 6.12, Driveway Approaches.~~

~~9.10 **Landscape Standards for Residential Developments**~~

~~See Chapter 29, Landscaping and Screening.~~

~~9.11 **Lighting Requirements**~~

~~See Chapter 28, Lighting Requirements.~~