

**23-4D-3060 Rural Residential (RR) Zone****(A) Development Standards.**

Table 23-4D-3060.A below describes the development standards in the RR Zone.

Lot Requirements				
Lot Size		1 acre min.		
Lot With for Lots that front on a cul-de-sac				
At the front lot line		33' min.		
At the front setback line		60' min.		
At all points 100 feet or more behind the front lot line		100' min.		
Impervious Cover <sup>1</sup>		25% max.		
Building Cover		20% max.		
<sup>1</sup> The maximum Impervious Cover may not be attainable due to unique site characteristics, such as trees, waterways, and steep slopes. Where necessary, the project shall reduce the impervious cover to comply with other requirements of this Title.				
Building Placement				
Setback (Distance from ROW / Lot Line)				
	Front <sup>2</sup>	Side St.	Side	Rear
Minimum	40'	25'	10'	20'
<sup>2</sup> Where existing adjacent buildings are located in front of the minimum front setback, the building may be set to align with the average front yard setback of the four nearest principal residential structures located on the same side of the block that are built within fifty feet of the front lot line.				

Building Form Within Urban Core Boundary			
Height of Main and Accessory Buildings	Stories (max.)	To Eave / Parapet (max.)	Overall (max.)
Within 80' of Front Property Line	2	23'	35'
Beyond 80' of Front Property Line	1	15'	23'
Encroachments	Gable End	Dormers	
Within 60' of Front Property Line	30' length max.	15' combined length max.	
Building Form Beyond Urban Core Boundary			
Height	Overall (max.)		
Main Building	35'		
Accessory Structure	30'		
Additional Requirements			
Affordable Housing	See Article 23-3E		
Landscaping and Screening	See Division 23-4E-4		
Outdoor Lighting	See Division 23-4E-2		
Parking and Loading	See Division 23-4E-3		
Signage	See Chapter 23-8		