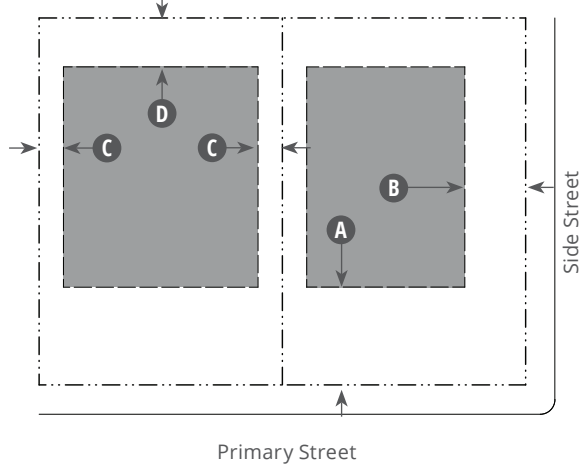

23-4D-2050 Rural Residential (RR) Zone

- (A) **Purpose.** Rural residential (RR) zone is intended for lots with sloping terrain or other environmental limitations, or to maintain an existing pattern of large lots.
- (B) **Overview.** This zone allows detached housing on large lots. It can be summarized as:
 - (1) eligible for affordable housing bonus programs; and
 - (2) the compatibility effects in this zone do not require height stepbacks or additional setbacks.
- (C) **Requirements.** A lot zoned rural residential shall comply with the requirements of this subsection, which are established in the following tables:
 - (1) Table (A) (Lot Size and Intensity);
 - (2) Table (B) (Building Placement);
 - (3) Table (C) (Height);
 - (4) Table (D) (Encroachments);
 - (5) Table (E) (Parking); and
 - (6) Table (F) (Impervious Cover).

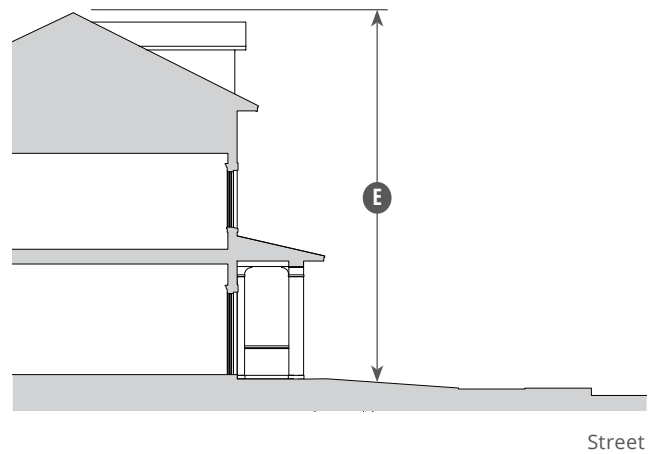


RR

Building Placement Diagram



Building Height Diagram



Key for Diagrams

--- ROW / Lot Line

--- Building Setback Line

■ Buildable Area

Table 23-4D-2050(B) Building Placement

(1) Setback (Distance from ROW / Lot Line)	Front A	Side St. B	Side C	Rear D
Minimum	40' ¹	25' ¹	10'	20'

¹ Front and side street setback exceptions are provided in Section 23-4E-7070 (Setback Exceptions).

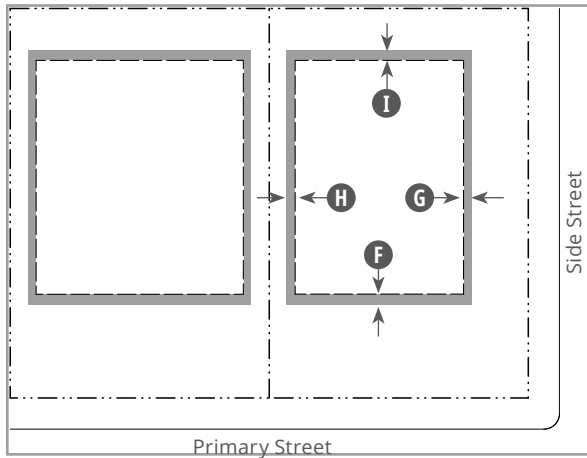
(2) Additional Setbacks

(a) Additional setback and/or easement may be required where street right-of-way, public easement, or utilities easement is required.

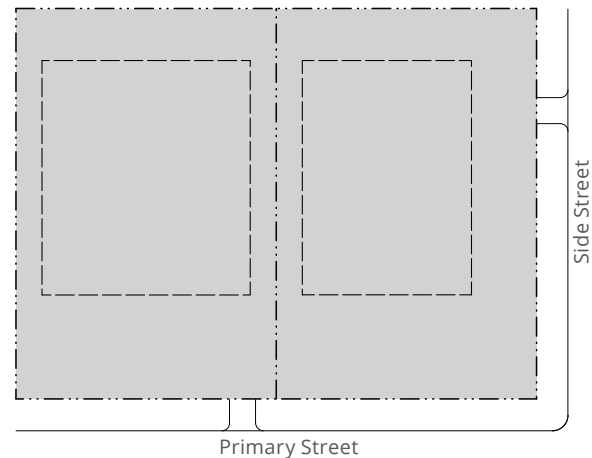
Table 23-4D-2050(C) Height

(1) Primary and Accessory Building	
Overall (max.)	35' E
(2) Accessory Structure	
Overall (max.)	12'

Encroachments Diagram



Parking Diagram



Key for Diagrams

- ROW / Lot Line
- Building Setback Line

■ Encroachment

■ Parking Area

Table 23-4D-2050(D) Encroachments

(1) Encroachment Type	Front (max.) F	Side St. (max.) G	Side (max.) H	Rear (max.) I
Architectural Features ¹	2'	2'	2'	2'
Porch, Stoop, or Uncovered Steps ²	8'	3'	3'	3'
Fountain	38'	23'	8'	18'
Pool	—	23'	8'	18'

Ramp. When a ramp encroaches into a setback, then the ramp shall comply with Section 23-4E-7080 (Standards for Ramps Located Within Encroachments).

Landscaping may be located in a required setback.

Encroachments are not allowed within a right-of-way, public easement, or utility easement.

¹ Does not apply to a feature required for a passive energy design. See ramp exceptions in Subsection 23-4E-7050(B)(7).

² 3' max. above ground.

(2) Height Encroachments

See Section 23-4E-7050 (Encroachments Above Maximum Height) for additional standards.

Table 23-4D-2050(E) Parking

(1) Parking Requirements

See Section 23-4D-2040 (Parking Requirements) for standards.

(2) Parking Setbacks (Distance from ROW / Lot Line)

No parking setbacks are required in this zone.

Key for Tables

A = Allowed

— = Not Allowed

N/R = No Requirement

Table 23-4D-2050(F) Impervious Cover

(1) Impervious Cover	% (max.)	Standards
Impervious Cover	25% ³	23-3D-3
Building Cover	20%	

See Division 23-3D-3 (Impervious Cover) for additional standards.

³The maximum impervious cover may not be attainable due to unique site characteristics, such as trees, waterways, and steep slopes. Where necessary, the development **must** reduce the impervious cover to comply with other requirements of this Title.

(2) Frontyard Impervious Cover

This section applies to a single-family residential use.

(a) For a lot with a width greater than 45 feet, then the impervious cover in a front yard may not exceed 40 percent;

(b) For a lot with a width not exceeding 45 feet, then the impervious cover in a front yard may not exceed 50 percent; or

(c) Subsection (a) and (b) do not apply to lots if the lot width is less than 30 feet.

(d) The director may waive Subsection (a) or (b) if the director determines backing a motor vehicle onto the adjacent roadway is unsafe and that a circular driveway or turnaround in the front yard is required.

(e) A motor vehicle may only be parked or stored on driveway or paved parking space.