

621. **Rural General Residential District (RG)** *(Amended Ord. 2004-74)*

Intent. It is the intent of this section that the Rural General Residential District be established for low to medium density residential purposes. These areas are established to preserve extended family living and promote community cohesion.

621.1 **Permitted Uses:** The following uses shall be permitted in any Rural General Residential District:

621.101 Single-family dwellings including mobile homes;

621.102 Two-family dwellings;

621.103 Clustered Housing (including assisted living facilities),

621.104 Public buildings, facility or land; and,

621.105 Accessory uses, including telephone booths associated with non-residential uses.

621.2 **Structure Requirements.** Unless otherwise specified in this Ordinance, structures for this district shall meet the following requirements:

621.201 Front yard setback - twenty-five (25) feet;

621.202 Side yard setback – ten (10) feet;

621.203 Rear yard setback - twenty (20) feet;

621.204 Minimum Separation of Principal Structures – twenty (20) feet;

621.205 Minimum lot area:

Single family – fifteen thousand (15,000) sq.ft.

Two family - twenty thousand (20,000) sq.ft.

Clustered Housing – four (4) units per acre

621.206 Minimum lot width at building line - seventy (70) feet; and,

621.3 **Conditional Uses.** The following uses may be allowed in any Rural General Residential District subject to the provisions set forth.

621.301 Boarding homes, provided that:

- 621.3011 There shall be a minimum of 1,000 square feet of land area for each rental room;
- 621.3012 Food service facilities shall accommodate only boarders of the establishment and their guests. Where food service is provided there shall be a minimum of fifty (50) square feet of dining area for each rental room; and,
- 621.3013 There shall be at least one (1) off street parking space per rental room, plus one for each employee.
- 621.302 Utility substations or subinstallations including water towers, provided that:
 - 621.3021 Such use is enclosed by a fence or wall at least six (6) feet in height above finished grade;
 - 621.3022 There is neither office nor commercial operation nor storage of vehicles or equipment on the premises and,
 - 621.3023 A landscaped strip not less than five (5) feet in width is planted and suitably maintained around the facility.
- 621.4 Other Requirements:
 - 621.401 All allowed uses shall be required to conform to the standards set forth in Article VII.
 - 621.402 Uses allowed in this district shall meet all standards set forth in Article X, pertaining to off-street parking, loading and other requirements.
 - 621.403 Signs allowed in Rural General Residential Districts, including the conditions under which they may be located, are set forth in Article IX.