

Rural Residential Permitted Uses

RESIDENTIAL:

- Agriculture, Single-family Dwellings, Accessory Dwelling Units, Live/Work
- P Units, Community Homes for the Disabled, Manufactured Housing Developments
- L(7) Livestock
- SUP Group Homes

COMMERCIAL:

- P Home Occupation, Sale of Products Grown on Site, Equestrian Facilities, Outdoor Recreation
- L(10) Bed and Breakfast
- L(38) Temporary Uses
- SUP Administrative or Research Facilities, Broadcasting or Production Studio

INDUSTRIAL:

- P Wholesale Nurseries, Veterinary Clinics
- L(14) Kennels
- L(27) Gas Wells
- SUP Feed Lots

INSTITUTIONAL:

- P Basic Utilities, Parks and Open Space, Churches, Adult or Child Day Care, Kindergarten, Elementary School
- L(41) WECS (Free-standing Monopole Support Structure)
- L (42) WECS (Building-mounted)

P = Permitted, L(#) = Permitted with a Limitation, SUP = Specific Use Permit

LIMITATIONS:

L(7) – Limited to two animals on parcels one to three acres in size. Additional animals may be added at a rate of one per each acre over three acres.

L(8) – Travelers' accommodations, are permitted, provided that:

1. The business-owner or manager shall be required to reside on the property occupied by the accommodation, or adjacent property.
2. That each accommodation unit shall have one (1) off-street parking space, and the owners shall have two (2) parking spaces. All spaces shall be in conformance with the requirements of the Off-Street Parking section of this Chapter.
3. That only one (1) ground or wall sign, constructed of a non-plastic material, non-interior illuminated of four (4) sq. ft. maximum size be allowed. Any exterior illumination of signage shall be installed such that it does not directly illuminate any residential structures adjacent or nearby the travelers' accommodation.
4. That the number of accommodation units allowed shall be proportional to the permitted density of the zone. Each traveler's accommodation unit shall be counted as 0.6 units for the purpose of calculating the permitted number of traveler's accommodations.
5. All traveler's accommodations shall be within two hundred (200) feet of a collector or arterial. Street designations shall be as determined by the City Comprehensive Plan. Distances shall be measured via public street or alley access to the site from the arterial.
6. Excluding the business-owner's unit and the area of the structure it will occupy, there must be at least four hundred (400) sq. ft. of gross interior floor space remaining per unit.
7. Traveler's accommodations are limited to no more than eight (8) guest units.

L(10) – All restrictions of L(8), but limited to no more than five (5) guest units.

L(14) – Uses are limited to no more than ten thousand (10,000) square feet of gross floor area.

L(27) – Must comply with the provisions of Subchapter 22, Gas Well Drilling and Production

L(38) – Must meet the requirements of Section 35.12.9.

L(41) – Lots where the proposed WECS will be located shall have a minimum lot area of two (2) acres. A maximum of one (1) WECS is permitted by right. Multiple WECS are permitted only with approval of a SUP.

L(42) – Building-mounted WECS may not extend higher than ten (10) feet above where the WECS is mounted on the building. The height shall be measured from the base of the WECS where it is mounted on the building to the highest point of the arc of the blades' elevation. If the WECS does not use blades, then height is measured from the base of the WECS where it is mounted on the building to the highest point of the WECS.