

RURAL RESIDENTIAL – RR (RR-2 and RR-5)

Rural and Open Space District

Adoption Date: March 18, 2015

Amended Date: January 23, 2019

Print Date: July 16, 2019

Purpose:

The RR district is intended for mainly single family detached residential development on large rural lots, along with compatible home occupations, small-scale institutional and recreational uses, and low-intensity agricultural uses. Development within this district is generally served by private on-site wastewater treatment systems, and roadways within a rural cross section. The SF-E district is intended for areas planned for rural residential development within the Comprehensive Plan. (Predecessor districts: RR Rural Residential; SR Suburban Residential)

Permitted Use:

Primary Uses:

- Single-Family Detached Residence
- Agricultural Use (10 acres and over)
- Community Garden
- Passive Outdoor Public Recreation
- Public Service or Utility
- Community Living Arrangement (1-8)

Accessory Uses:

- Detached Accessory Structure (non-residential use)
- Detached Accessory Structure (residential)
- Family Day Care Home (4-8 children)
- Home Occupation
- In-home Suite
- Animal Fancier
- Keeping of Farm Animals on Residential Lots
- Small Exterior Communication Device
- Geothermal Energy System
- Small Wind Energy System
- Small Solar Energy System
- Private Lake (Pond)

Conditional Use

Primary Uses:

- Agricultural Use (under 10 acres)
- Agricultural Related Use
- On-site Agricultural Retail
- Active Outdoor Public Recreation
- Indoor Institutional-General
- Outdoor Institutional
- Community Living Arrangement (9-15 residents)
- Commercial Animal Establishment
- Bed and Breakfast
- Tourist Rooming House
- Communications Tower

Accessory Uses:

- Intermediate Day Care Home (9-15 Children)
- Residential Business
- Accessory Dwelling Unit
- Large Exterior Communication Device
- Outdoor Solid Fuel Furnace
- Vehicle Course or Track

Temporary Use

- Garage, Yard, Estate and In-Home Sales
- Outdoor Assembly or Special Event
- Contractor’s Project Office
- Contractor’s Onsite Equipment Storage Facility
- Relocatable Building
- On-site Real Estate Sales Office
- Temporary Portable Storage Container
- Temporary Shelter
- Temporary Asphalt, Batch or Concrete, Stone Crushing and/or Processing Operations*

* Within the Village, operations cannot exceed 6 months, unless extended up to 1 year but conditional use. Within the ETZ, operations shall be approved through conditional grant only. See Section 94.4.10(14)1. for more details.

Definitions:

Permitted Use: Land uses listed as permitted uses are permitted by right, subject to all applicable requirements of this Chapter and all other applicable regulations.

Conditional Use: Land uses listed as conditional uses are allowed only with a conditional use permit, subject to all applicable requirements of this Chapter and all other applicable regulations.

Temporary Use: Temporary land uses are allowed on a temporary basis subject to temporary use approval requirements in Section 94.13.07.

Unlisted Use: Authorization may be granted by the Zoning Administrator. Please see Section 94.3.02(3) for more details.

Dimensions and Density Standards:

Minimum Lot Size	Minimum Lot Width (ft)	Minimum Public Street Frontage (ft)	Maximum Total Building Coverage	Minimum Accessory Structure Floor Area (sf) ^a	Minimum Landscape Surface Ratio (LSR)
2 / 5 acres	150 / 200	60	20%	1,600 / 1,600 ^h	N/A

^a Maximum Accessory Structure floor area may be increased by site plan approval under Section 94.16.09 and per the standards in Section 94.4.09(2).

^h Maximum Accessory Structure Floor Area is increased to 2,500 square feet on parcels that exceed 10 acres.

Minimum Setbacks (ft) ^b								Minimum Principal Building Separation (ft)	Maximum Building Height			
Principal Residential Building including Attached Garage				Detached Accessory Building ^a		Pavement ^d			Principal Building		Accessory Building	
Front ^a	Street Side ^a	Interior Side	Rear	Interior Side ^c	Rear	Interior Side or Rear	Front or Street ^a		Feet	Floors	Feet	Floors
50	30	20	40	15	15	15	10	10	35	2.5	35	2.5

^a See Section 94.4.09(2) for standards related to detached accessory buildings located within front yard areas, minimum separation requirements associated with detached accessory buildings and other standards associated with detached accessory structures.

^b Additional setbacks may be required along zoning district boundaries for bufferyards, if required for the particular land use under Article 4 or Section 94.11.02(3)(d).

^c Minimum street side yard setbacks are equal to the minimum street side yard setbacks for principal structure.

^d Includes all gravel and hard surfaces as defined in Section 94.17.04, along with recreational vehicles. This setback excludes intrusions required for driveway entrances and permitted or required for cross access driveways and pedestrian ways; shared driveways; and shared parking lots.

Signs:

On Building	Freestanding	Maximum Number of Signs
Type: Wall Sign Max Area: 48 ft ² Max	Type: Monument or Arm/Post Max Area: 48 ft ² Max Height: 8 ft	ONE On Building or Freestanding sign per lot.

Note: If any discrepancies between this document and Chapter 94: Zoning Ordinance of the Village of Weston occur, then the language of Zoning Ordinance shall prevail. This document is non-binding and designed for convenience of use only. All information shall be corroborated with Zoning Ordinance, Zoning Administrator or Designee.

