

AN ORDINANCE No. 23-179

CA20-0001: Zoning Ordinance Amendments – Exempt Divisions

To amend County Code (“Code Amendments”) Chapter 23, Zoning, as related to Exempt Divisions. The proposed amendments to the Zoning Ordinance are to Sec. 23-6, Zoning Districts, and include Sec. 23-6.3.4 Development standards in the Agricultural 2 District, Sec. 23-6.4.4 Development standards in the Agricultural 3 District, Sec. 23-6.5.2 Permitted uses and Sec. 23-6.5.4 Development standards in Resort Agricultural District, Sec. 23-6.6.4 Development standards in the Residential 1 District, Sec. 23-6.7.4 Development standards in Residential 2 District, Sec. 23-6.8.4 Development standards in the Residential 3 District, Sec. 23-6.11.4 Development standards of general applicability in the Residential Resort District, and Sec. 23-6.24.4 Development standards in the Rural District. The amendments clarify that the 10-lot maximum lot yield does not apply to family divisions, but remains in place for subdivisions and annual divisions in those districts that have a maximum lot yield, to clarify that the public road frontage is 150’ for a family division or access may be provided by an easement as allowed in Sec. 20-14.1.1.E(4). Sec. 23-6.5, Resort Agricultural District, is further amended to eliminate reference to “not within a subdivision” for dwellings listed under Permitted Uses and instead to note under Residential density that residential subdivisions are not permitted. These changes clarify that while dwellings are permitted in Resort Agricultural zoning, subdivisions are not permitted.

PUBLIC HEARING: April 14, 2020

WHEREAS, staff has reviewed the Code Amendment and recommends approval as stated in the Executive Summary dated April 14, 2020; and

WHEREAS, the Spotsylvania County Planning Commission held a public hearing on this item on March 4, 2020, which was duly advertised in a local newspaper for a period of two weeks, and interested citizens were given an opportunity to be heard; and

WHEREAS, the Spotsylvania County Planning Commission recommended approval of the Code Amendment with a vote of 6-0; and

WHEREAS, the Spotsylvania County Board of Supervisors held a public hearing on April 14, 2020, which was duly advertised in a local newspaper for a period of two weeks, and interested citizens were given an opportunity to be heard; and

WHEREAS, good zoning practice and general welfare are served by approval of the Code Amendments.

*Board of Supervisors of Spotsylvania County
Adopted April 14, 2020*

NOW, THEREFORE, THE BOARD OF SUPERVISORS FOR THE COUNTY OF
SPOTSYLVANIA HEREBY ORDAINS:

§ 1. That Chapter 23, Article 6 be and is hereby amended and reordained as follows:

DIVISION 3. - AGRICULTURAL 2 (A-2) DISTRICT

Sec. 23-6.3.4. - Development standards.

All uses and structures in the agricultural 2 (A-2) district shall meet the following development standards, except as this chapter specifically provides otherwise:

(a) *Density:*

- (1) Residential (subdivision): One (1) dwelling unit per five (5) gross acres and the lot yield from any parent parcel existing as of February 12, 2002 shall not exceed ten (10) lots including the parent parcel.
- (2) Non-residential: Floor area ratio of 0.1.
- (3) The board of supervisors may modify the floor area ratio limitations by special use.
- (4) Residential (family division): One (1) dwelling unit per two (2) gross acres.
- (5) Residential (annual division): One (1) dwelling unit per three (3) gross acres, and the residential lot yield from any parent parcel which existed on February 12, 2002 shall not exceed six (6) lots.

(b) *Minimum lot area:*

- (1) Agriculture: As defined in section 23-2.1.4.
- (2) Cemeteries: One (1) acre.
- (3) Public utility, light: One (1) acre.
- (4) Recreation trailer camps, campgrounds and summer camps: Ten (10) acres.
- (5) Single-family detached dwelling:
 - (i) In a conventional subdivision: Five (5) acres.
 - (ii) In a cluster subdivision: Two (2) acres.
 - (iii) In a family division: Two (2) acres.
 - (iv) In an annual division: Three (3) acres.
- (6) All other uses: Two (2) acres.

(c) *Minimum lot width:*

- (1) Conventional subdivision: Two hundred fifty (250) feet.

- (2) Cluster subdivision: One hundred fifty (150) feet.
- (3) Family division: One hundred fifty (150) feet.
- (4) Annual division: One hundred fifty (150) feet.
- (d) *Minimum public road frontage:*
 - (1) Conventional subdivision: Two hundred fifty (250) feet; one hundred (100) feet on a cul-de-sac.
 - (2) Cluster subdivision: One hundred fifty (150) feet; eighty (80) feet on a cul-de-sac.
 - (3) Family division: One hundred fifty (150) feet if divided off the public road or refer to Section 20-14.1.1.E(4).
 - (4) Annual division: One hundred fifty (150) feet if divided off the public road or refer to Section 20-14.1.1.E(4).
- (e) *Minimum yards:*
 - (1) Front: Thirty (30) feet.
 - (2) Side: Ten (10) feet.
 - (3) Rear: Thirty-five (35) feet.
- (f) *Maximum height:*
 - (1) Agricultural buildings and structures: None.
 - (2) All other uses: Thirty-five (35) feet.
- (g) *General development standards:* Refer to article 5.
- (h) *Landscaping and screening:* Refer to article 5, division 5.
- (i) *Off-street parking:* Refer to article 5, division 9.
- (j) *Signs:* Refer to article 5, division 8.
- (k) *Open space:*
 - (1) Conventional subdivision: No requirement.
 - (2) Cluster subdivision: Forty (40) percent.
 - (3) Family and annual division: No requirement.

(Ord. No. 23-66, 10-24-95; Ord. No. 23-86, 8-22-00; Ord. No. 23-99, 2-12-02; Ord. No. 23-100, 4-9-02; Ord. No. 23-104, 3-11-03; Ord. No. 23-106, 11-25-03; Ord. No. 23-110, 12-14-04; Ord. No. 23-121, 10-9-07; Ord. No. 23-132, 3-10-09; Ord. No. 23-160, 1-13-15; Ord. No. 23-179, 4-14-20)

DIVISION 4. - AGRICULTURAL 3 (A-3) DISTRICT

Sec. 23-6.4.4. - Development standards.

All uses and structures in the agricultural 3 (A-3) district shall meet the following development standards, except as this chapter specifically provides otherwise:

(a) *Density:*

- (1) Residential: One (1) dwelling unit per ten (10) gross acres and the lot yield from any parent parcel existing as of February 12, 2002 shall not exceed ten (10) lots including the parent parcel.
- (2) Non-residential: Floor area ratio of 0.1.
- (3) The board of supervisors may modify the floor area ratio limitations by special use.
- (4) Residential (family division): One (1) dwelling unit per two (2) gross acres.
- (5) Residential (annual division): One (1) dwelling unit per three (3) gross acres, and the residential lot yield from any parent parcel which existed on February 12, 2002 shall not exceed six (6) lots.

(b) *Minimum lot area:*

- (1) Agriculture: As defined in 23-2.1.4.
- (2) Cemeteries: One (1) acre.
- (3) Manufactured homes: Five (5) acres.
- (4) Public utility, light: One (1) acre.
- (5) Recreation trailer camps, campgrounds and summer camps: Ten (10) acres.
- (6) Single-family detached dwelling and manufactured homes.
 - (i) In a conventional subdivision: Ten (10) acres.
 - (ii) In a cluster subdivision: Three (3) acres.
 - (iii) In a family division: Two (2) acres.
 - (iv) In an annual division: Three (3) acres.
- (7) All other uses: Two (2) acres.

(c) *Minimum lot width:*

- (1) Conventional subdivision: Three hundred fifty (350) feet.
- (2) Cluster subdivision: Two hundred (200) feet.
- (3) Family division: One hundred fifty (150) feet.
- (4) Annual division: One hundred fifty (150) feet.

(d) *Minimum public road frontage:*

- (1) Conventional subdivision: Three hundred fifty (350) feet; one hundred fifty (150) feet on a cul-de-sac.

- (2) Cluster subdivision: Two hundred (200) feet; one hundred (100) feet on a cul-de-sac.
- (3) Family division: One hundred fifty (150) feet if divided off the public road or refer to Section 20-14.1.1.E(4).
- (4) Annual division: One hundred fifty (150) feet if divided off the public road or refer to Section 20-14.1.1.E(4).
- (e) *Minimum yards:*
 - (1) Front: Thirty (30) feet.
 - (2) Side: Ten (10) feet.
 - (3) Rear: Thirty-five (35) feet.
 - (4) Sawmills, twenty (20) acres or greater:
 - (i) Front: Thirty (30) feet.
 - (ii) Side: One hundred (100) feet.
 - (iii) Rear: One hundred (100) feet.
- (f) *Maximum height:*
 - (1) Agricultural buildings and structures: None.
 - (2) All other uses: Thirty-five (35) feet.
- (g) *General development standards:* Refer to article 5.
- (h) *Landscaping and screening:* Refer to article 5, division 5.
- (i) *Off-street parking:* Refer to article 5, division 9.
- (j) *Signs:* Refer to article 5, division 8.
- (k) *Open space:*
 - (1) Conventional subdivision: None.
 - (2) Cluster subdivision: Fifty (50) percent.
 - (3) Family and annual division: No requirement.

(Ord. No. 23-66, 10-24-95; Ord. No. 23-86, 8-22-00; Ord. No. 23-99, 2-12-02; Ord. No. 23-100, 4-9-02; Ord. No. 23-104, 3-11-03; Ord. No. 23-106, 11-25-03; Ord. No. 23-110, 12-14-04; Ord. No. 23-121, 10-9-07; Ord. No. 23-132, 3-10-09; Ord. No. 23-139, 8-10-10; Ord. No. 23-160, 1-13-15; Ord No. 23-179, 4-14-20)

DIVISION 5. - RESORT AGRICULTURAL (R-A) DISTRICT

Sec. 23-6.5.2. - Permitted uses.

The following uses may be established as permitted uses in the resort agricultural (R-A) district:

*Board of Supervisors of Spotsylvania County
Adopted April 14, 2020*

- (1) Accessory uses, subject to the requirements of article 5, division 3 of this chapter;
- (2) Agriculture;
- (3) Antique shop, limited to parcels fronting and/or whose chief point of ingress/egress is upon state maintained roads limited to State Route number 1 through State Route number 712;
- (4) Art and craft studio, limited to parcels fronting and/or whose chief point of ingress/egress is upon state maintained roads limited to State Route number 1 through State Route number 712;
- (5) Bed and breakfast I;
- (6) Community center;
- (7) Dwelling, manufactured home, on permanent foundation;
- (8) Dwelling, single-family detached;
- (9) Equestrian facility;
- (10) Expansion of a place of worship, but not expansion of the seating capacity in the sanctuary of such place of worship;
- (11) Expansion of a public school;
- (12) Golf driving range;
- (13) Home enterprise in accordance with division 23-5.4A;
- (14) Home occupation in accordance with division 23-5.4;
- (15) Miniature golf;
- (16) Public facility/use;
- (17) Quasi-public park, playground, athletic field and related facility;
- (18) Repair service establishment limited to parcels fronting and/or whose chief point of ingress/egress is upon state maintained roads limited to State Route number 1 through State Route number 712.

(Ord. No. 23-66, 10-24-95; Ord. No. 23-72, 4-22-97; Ord. No. 23-95, 9-25-01; Ord. No. 23-101, 6-25-02; Ord. No. 23-114, 8-9-05; Ord. No. 23-152, 1-8-13; Ord. No. 23-153, 2-12-13; Ord. No. 23-155, 3-11-14; Ord. No. 23-160, 1-13-15; Ord. No. 23-179, 4-14-20)

Sec. 23-6.5.4. - Development standards.

All uses and structures in the resort agricultural (R-A) district shall meet the following development standards, except as this chapter may specifically provide otherwise:

(a) *Density:*

- (1) Residential: Residential subdivisions are not permitted.
- (2) Non-residential: Floor area ratio of 0.20.
- (3) Residential (family division): One (1) dwelling unit per two (2) gross acres.
- (4) Residential (annual division): One (1) dwelling unit per three (3) gross acres, and the residential lot yield from any parent parcel which existed on February 12, 2002 shall not exceed six (6) lots.

(b) *Minimum lot area:*

- (1) Residential: Two (2) acres.
- (2) Agriculture: As defined in section 23-2.1.4.
- (3) In a family division: Two (2) acres.
- (4) In an annual division: Three (3) acres.
- (5) Public utility, light: One (1) acre.
- (6) Recreation trailer camps, campgrounds and summer camps: Ten (10) acres.
- (7) All other uses: Two (2) acres.

(c) *Minimum lot width:*

- (1) One hundred fifty (150) feet.
- (2) Family division: One hundred fifty (150) feet.
- (3) Annual division: One hundred fifty (150) feet.

(d) *Minimum public road frontage:*

- (1) Family division: One hundred fifty (150) feet if divided off the public road or refer to Section 20-14.1.1.E(4).
- (2) Annual division: One hundred fifty (150) feet if divided off the public road or refer to Section 20-14.1.1.E(4).

(e) *Minimum yards:*

- (1) Front yard: Thirty (30) feet.
- (2) Side yard: Ten (10) feet.
- (3) Rear yard: Thirty-five (35) feet.

(f) *Maximum height:* Thirty-five (35) feet.

(g) *General development standards:* Refer to article 5.

- (h) *Landscaping and screening*: Refer to article 5, division 5.
- (i) *Off-street parking*: Refer to article 5, division 9.
- (j) *Signs*: Refer to article 5, division 8.
- (k) *Open space*:

- (1) Family and annual division: No requirement.

(Ord. No. 23-66, 10-24-95; Ord. No. 23-99, 2-12-02; Ord. No. 23-104, 3-11-03; Ord. No. 23-106, 11-25-03; Ord. No. 23-121, 10-9-07; Ord. No. 23-132, 3-10-09; Ord. No. 23-160, 1-13-15; Ord. No. 23-179, 4-14-20)

DIVISION 6 – RESIDENTIAL 1 (R-1) DISTRICT

Sec. 23-6.6.4. - Development standards.

All uses and structures in the residential 1 (R-1) district shall meet the following development standards, except as this chapter may specifically provide otherwise:

(a) *Density*:

(1) Residential:

- (i) With public water and sewer: One (1) dwelling unit per two (2) gross acres and one (1) dwelling unit per one and one-half (1.5) gross acres in cluster subdivisions.
- (ii) Without public water or sewer: One (1) dwelling unit per two (2) gross acres.

(2) Non-residential: Floor area ratio of 0.2.

- (i) Floor area ratio limitation may be exceeded by means of a special use permit issued by the board of supervisors.

(3) Residential (family division): One (1) dwelling unit per two (2) gross acres.

(b) *Minimum lot area*:

(1) Residential:

- (i) Single-family detached dwellings with public water and sewer: Two (2) acres.
- (ii) Single-family detached dwellings without public water or sewer: Two (2) acres.
- (iii) Single-family detached dwellings in cluster subdivisions: Twenty thousand (20,000) square feet.
- (iv) In a family division: Two (2) acres.

(2) Non-residential:

- (i) Cemeteries: One (1) acre.
- (ii) Public utility, light: One (1) acre.

- (iii) All other uses: Two (2) acres.
 - (iv) Special use approval is required for any non-residential use on a parcel smaller than the minimum lot area.
- (c) *Minimum lot width:*
 - (1) Conventional subdivision: One hundred (100) feet.
 - (2) Cluster subdivision: Eighty (80) feet.
 - (3) Family division: One hundred fifty (150) feet.
- (d) *Minimum public road frontage:*
 - (1) Conventional subdivision: One hundred (100) feet, fifty (50) feet on a cul-de-sac.
 - (2) Cluster subdivision: Eighty (80) feet, fifty (50) feet on a cul-de-sac.
 - (3) Family division: As set out in subsection 20-14.1.1(E)(4).
- (e) *Minimum yards:*
 - (1) Conventional and family subdivision lot:
 - (i) Front yard: Thirty (30) feet.
 - (ii) Side yard: Ten (10) feet.
 - (iii) Rear yard: Thirty-five (35) feet.
 - (2) Cluster subdivision lot:
 - (i) Front yard: Twenty-five (25) feet.
 - (ii) Side yard: Eight (8) feet, but a total minimum of twenty (20) feet.
 - (iii) Rear yard: Twenty-five (25) feet.
- (f) *Maximum height:* Thirty-five (35) feet.
- (g) *Open space:*
 - (1) Conventional subdivision: No requirement.
 - (2) Cluster subdivision: Forty (40) percent.
 - (3) Family division: No requirement.
- (h) *General development standards:* Refer to article 5.
- (i) *Landscaping and screening:* Refer to article 5, division 5.
- (j) *Off-street parking:* Refer to article 5, division 9.
- (k) *Signs:* Refer to article 5, division 8.
- (l) *Curb, gutter and sidewalks:* Refer to article 5 of the Design Standards Manual.

(Ord. No. 23-66, 10-24-95; Ord. No. 23-80, 4-27-99; Ord. No. 23-90, 2-27-01; Ord. No. 23-99, 2-12-02; Ord. No. 23-104, 3-11-03; Ord. No. 23-106, 11-25-03; Ord. No. 23-158, 1-14-14; Ord. No. 23-160, 1-13-15; Ord. No. 23-179, 4-14-20)

DIVISION 7. – RESIDENTIAL 2 (R-2) DISTRICT

Sec. 23-6.7.4. - Development standards.

All uses and structures in the residential 2 (R-2) district shall meet the following development standards, except as this chapter may specifically provide otherwise:

(a) *Density:*

(1) Residential:

- (i) With public water and sewer: One (1) dwelling unit per one and one-half (1.5) gross acres and one (1) dwelling unit per gross acre in cluster subdivisions.
- (ii) Without public water or sewer: One (1) dwelling unit per two (2) gross acres.

(2) Non-residential: Floor area ratio of 0.2.

- (i) Floor area ratio limitation may be exceeded by means of a special use permit issued by the board of supervisors.

(3) Residential (family division): One (1) dwelling unit per two (2) gross acres.

(b) *Minimum lot area:*

(1) Residential:

- (a) Single-family detached dwellings with public water and sewer: One and one-half (1.5) acres.
- (b) Single-family detached dwellings without public water or sewer: Two (2) acres.
- (c) Single-family detached dwellings in cluster subdivisions: Fifteen thousand (15,000) square feet.
- (d) In a family division: Two (2) acres.

(2) Non-residential:

- (a) Public utility light: One (1) acre.
- (b) All others: Two (2) acres.

(c) *Minimum lot width:*

- (1) Conventional subdivision: One hundred (100) feet.
- (2) Cluster subdivision: Eighty (80) feet.
- (3) Family division: One hundred fifty (150) feet.

(d) *Minimum public road frontage:*

- (1) Conventional subdivision: One hundred (100) feet, fifty (50) feet on a cul-de-sac.
- (2) Cluster subdivision: Eighty (80) feet, fifty (50) feet on a cul-de-sac.
- (3) Family division: As set out in subsection 20-14.1.1(E)(4).
- (e) *Minimum yards:*
 - (1) Conventional and family subdivision lot:
 - (a) Front yard: Thirty (30) feet.
 - (b) Side yard: Ten (10) feet.
 - (c) Rear yard: Thirty-five (35) feet.
 - (2) Cluster subdivision lot:
 - (a) Front yard: Twenty-five (25) feet.
 - (b) Side yard: Eight (8) feet, but a total minimum of twenty (20) feet.
 - (c) Rear yard: Twenty-five (25) feet.
- (f) *Maximum height:* Thirty-five (35) feet.
- (g) *Open space:*
 - (1) Conventional subdivision: No requirement.
 - (2) Cluster subdivision: Thirty (30) percent.
 - (3) Family division: No requirement.
- (h) *General development standards:* Refer to article 5.
- (i) *Landscaping and screening:* Refer to article 5, division 5.
- (j) *Off-street parking:* Refer to article 5, division 9.
- (k) *Signs:* Refer to article 5, division 8.

(Ord. No. 23-66, 10-24-95; Ord. No. 23-90, 2-27-01; Ord. No. 23-99, 2-12-02; Ord. No. 23-104, 3-11-03; Ord. No. 23-106, 11-25-03; Ord. No. 23-160, 1-13-15; Ord No. 23-179, 4-14-20)

DIVISION 8. – RESIDENTIAL 3 (R-3) DISTRICT

Sec. 23-6.8.4. - Development standards.

All uses and structures in the residential 3 (R-3) district shall meet the following development standards, except as this chapter may specifically provide otherwise:

- (a) *Density:*
 - (1) Residential:
 - (i) With public water and sewer: One (1) dwelling unit per gross acre.
 - (ii) Without public water or sewer: One (1) dwelling unit per two (2) gross acres.

- (2) Non-residential: Floor area ratio of 0.2.
 - (i) Floor area ratio limitation may be exceeded by means of a special use permit issued by the board of supervisors.
- (3) Residential (family division): One (1) dwelling unit per two (2) gross acres.
- (b) *Minimum lot area:*
 - (1) Residential:
 - (i) Single-family detached dwellings with public water and sewer: One (1) acre.
 - (ii) Single-family detached dwellings without public water or sewer: Two (2) acres.
 - (iii) In a family division: Two (2) acres.
 - (2) Non-residential:
 - (i) Public utility, light: One (1) acre.
 - (ii) All others: Two (2) acres.
- (c) *Minimum lot width:*
 - (1) Eighty (80) feet with public water and sewer.
 - (2) One hundred (100) feet without public water or sewer.
 - (3) Family division: One hundred fifty (150) feet.
- (d) *Minimum public road frontage:*
 - (1) Eighty (80) feet with public water and sewer; fifty (50) feet on a cul-de-sac.
 - (2) One hundred (100) feet without public water or sewer; fifty (50) feet on a cul-de-sac.
 - (3) Family division: As set out in subsection 20-14.1.1(E)(4).
- (e) *Minimum yards:*
 - (1) Front yard: Forty (40) feet.
 - (2) Side yard: Ten (10) feet.
 - (3) Rear yard: Thirty-five (35) feet.
- (f) *Maximum height:* Thirty-five (35) feet.
- (g) *Open space:* No requirement.
- (h) *General development standards:* Refer to article 5.
- (i) *Landscaping and screening:* Refer to article 5, division 5.
- (j) *Off-street parking:* Refer to article 5, division 9.
- (k) *Signs:* Refer to article 5, division 8.

(Ord. No. 23-66, 10-24-95; Ord. No. 23-90, 2-27-01; Ord. No. 23-99, 2-12-02; Ord. No. 23-104, 3-11-03; Ord. No. 23-106, 11-25-03; Ord. No. 23-160, 1-13-15; Ord No. 23-179, 4-14-20)

DIVISION 11. - RESIDENTIAL RESORT (R-R) DISTRICT

Sec. 23-6.11.4. - Development standards of general applicability.

All uses and structures in the residential resort (R-R) district shall meet the following development standards, except as this chapter may specifically provide otherwise:

(a) *Density:*

- (1) Residential (subdivision): One (1) dwelling unit per two (2) gross acres and the lot yield from any parent parcel existing as of February 12, 2002 shall not exceed ten (10) lots including the parent parcel.
- (2) Non-residential: Floor area ratio of 0.2.
- (3) Residential (family division): One (1) dwelling unit per two (2) gross acres.
- (4) Residential (annual division): One (1) dwelling unit per three (3) gross acres, and the residential lot yield from any parent parcel which existed on February 12, 2002 shall not exceed six (6) lots.

(b) *Minimum lot area:*

- (1) Dwelling, single-family detached:
 - a. Conventional subdivision:
 - (i) Lakefront: One (1) acre.
 - (ii) Non lakefront: Two (2) acres.
 - b. Cluster subdivision:
 - (i) Lakefront: One (1) acre.
 - (ii) Non-lakefront: Two (2) acres.
 - c. In a family division: Two (2) acres.
 - d. In an annual division: Three (3) acres.
- (2) Public utility, light: One (1) acre.
- (3) Recreation trailer camps, campgrounds and summer camps: Ten (10) acres.
- (4) All other uses: Two (2) acres.

(c) *Minimum lot width:*

- (1) Conventional subdivision: One hundred (100) feet.
- (2) Cluster subdivision: Eighty (80) feet.
- (3) Family division: One hundred fifty (150) feet.

- (4) Annual division: One hundred fifty (150) feet.
- (d) *Minimum public road frontage:*
 - (1) Conventional subdivision: One hundred (100) feet; fifty (50) feet on a cul-de-sac.
 - (2) Cluster subdivision: Eighty (80) feet; fifty (50) feet on a cul-de-sac.
 - (3) Family division: One hundred fifty (150) feet if divided off the public road or refer to Section 20-14.1.1.E(4).
 - (4) Annual division: One hundred fifty (150) feet if divided off the public road or refer to sSection 20-14.1.1.E(4).
- (e) *Minimum yards:*
 - (i) Front yard: Thirty (30) feet.
 - (ii) Side yard: Ten (10) feet.
 - (iii) Rear yard: Five (5) feet.
- (f) *Maximum height:* Thirty-five (35) feet.
- (g) *Open space:*
 - (1) Conventional subdivision: No requirement.
 - (2) Cluster subdivision: Fifteen (15) percent.
 - (3) Family and annual division: No requirement.
- (h) *General development standards:* Refer to article 5.
- (i) *Landscaping and screening:* Refer to article 5, division 5.
- (j) *Off-street parking:* Refer to article 5, division 9.
- (k) *Signs:* Refer to article 5, division 8.

(Ord. No. 23-66, 10-24-95; Ord. No. 23-99, 2-12-02; Ord. No. 23-104, 3-11-03; Ord. No. 23-106, 11-25-03; Ord. No. 23-110, 12-14-04; Ord. No. 23-121, 10-9-07; Ord. No. 23-132, 3-10-09; Ord. No. 23-160, 1-13-15; Ord. No. 23-179, 4-14-20)

DIVISION 24. - RURAL (Ru) DISTRICT

Sec. 23-6.24.4. - Development standards.

All uses and structures in the rural (RU) district shall meet the following development standards, except as this chapter specifically provides otherwise:

- (a) *Density:*
 - (1) Residential (subdivision): One (1) dwelling unit per three (3) gross acres and the lot yield from any parent parcel existing as of February 12, 2002 shall not exceed ten (10) lots including the parent parcel.

- (2) Non-residential: Floor area ratio of 0.1.
 - (i) Floor area ratio limitation may be exceeded by means of a special use permit issued by the board of supervisors.
- (3) Residential (family division): One (1) dwelling unit per two (2) gross acres.
- (4) Residential (annual division): One (1) dwelling unit per three (3) gross acres, and the residential lot yield from any parent parcel which existed on February 12, 2002 shall not exceed six (6) lots.
- (b) *Minimum lot area:*
 - (1) Agriculture: As defined in section 23-2.1.4.
 - (2) Cemeteries: One (1) acre.
 - (3) Public utility, light: One (1) acre.
 - (4) Recreation trailer camps, campgrounds and summer camps: Ten (10) acres.
 - (5) Dwelling, single-family detached:
 - (i) Conventional subdivision: Three (3) acres.
 - (ii) Cluster subdivision: Two (2) acres.
 - (iii) In a family division: Two (2) acres.
 - (iv) In an annual division: Three (3) acres.
 - (6) All other uses: Two (2) acres.
- (c) *Minimum lot width:*
 - (1) Conventional subdivision: Two hundred (200) feet.
 - (2) Cluster subdivision: One hundred fifty (150) feet.
 - (3) Family division: One hundred fifty (150) feet.
 - (4) Annual division: One hundred fifty (150) feet.
- (d) *Minimum public road frontage:*
 - (1) Conventional subdivision: Two hundred (200) feet; one hundred (100) feet on a cul-de-sac.
 - (2) Cluster subdivision: One hundred fifty (150) feet; eighty (80) feet on a cul-de-sac.
 - (3) Family division: One hundred fifty (150) feet if divided off the public road or refer to section 20-14.1.1.E(4).
 - (4) Annual division: One hundred fifty (150) feet if divided off the public road or refer to Section 20-14.1.1.E(4).
- (e) *Minimum yards:*
 - (1) Front yard: Thirty (30) feet.

- (2) Side yard: Ten (10) feet.
- (3) Rear yard: Thirty-five (35) feet.
- (f) *Maximum height:*
 - (1) Agricultural buildings and structures: None.
 - (2) All other uses: Thirty-five (35) feet.
- (g) *General development standards:* Refer to article 5.
- (h) *Landscaping and screening:* Refer to article 5, division 5.
- (i) *Off-street parking:* Refer to article 5, division 9.
- (j) *Signs:* Refer to article 5, division 8.
- (k) *Open space:*
 - (1) Conventional subdivision: No requirement.
 - (2) Cluster subdivision: Twenty (20) percent.
 - (3) Family and annual division: No requirement.

(Ord. No. 23-72, 4-22-97; Ord. No. 23-90, 2-27-01; Ord. No. 23-99, 2-12-02; Ord. No. 23-100, 4-9-02; Ord. No. 23-104, 3-11-03; Ord. No. 23-106, 11-25-03; Ord. No. 23-110, 12-14-04; Ord. No. 23-121, 10-9-07; Ord. No. 23-132, 3-10-09; Ord. No. 23-160, 1-13-15; Ord No. 23-179, 4-14-20)

§ 2. This ordinance shall be in force and effect upon adoption.