

1 **Article VII RR-1 RURAL RESIDENCE DISTRICT**

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3 A. Statement of intent:

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5 1. This district is intended to accommodate low density residential development on tracts
6 three acres or larger.
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8 2. This district provides a residential option between the lower density agriculture residential
9 and the higher density urban residential.
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11 3. This district imposes special regulations for areas which possess certain environmental
12 and/or physical characteristics.

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14 These characteristics include but are not limited to:

- 15 a. Recharge area for important springs.
16 b. Faults and other areas of discrete groundwater recharge.
17 c. Caves and sinkholes.
18 d. Municipal watershed.
19 e. Forest cover.
20 f. Easily erodible soils.
21 g. Proximity to streams or lakes.
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23 4. Only three (3) parcels may be created by Administrative (minor) Subdivision from the
24 parent tract rezoned to this zoning classification. Other parcels may be created by platting
25 as regulated by the Greene County Subdivision Regulations.
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27 **Section 1. Principal Permitted Uses**

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29 A. Single family detached dwellings.
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31 B. Group homes, if the maximum residential density does not exceed a total of ten (10) persons and
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33 1. located at least twenty-five (25) feet from all lot lines.
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35 C. Public utilities, essential services, and other uses in accordance with Article IV, Section 30.
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1 **Section 2. Accessory Uses**

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- 3 A. Accessory uses, buildings and structures customarily incidental to the aforesaid permitted uses.
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- 5 B. Residential home occupations as defined in Article I.
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- 7 C. Temporary real estate and small announcement signs.
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- 9 D. Temporary buildings for uses incidental to construction work,
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- 11 1. which buildings shall be removed upon completion or abandonment of the construction
- 12 work.
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- 14 E. Swimming pool incidental to a single family dwelling.
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- 16 F. Day care homes, if not more than six (6) children are kept.
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- 18 G. Household pets as regulated in Article IV, Section 3, Household Pets, Animals and Fowls.
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20 **Section 3. Conditional Uses Requiring Board of Zoning Adjustment Authorization**

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- 22 A. Public utility structures or uses, subject to the provisions set by the Board (of Zoning Adjustment).
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- 24 B. Schools; structures and properties of recreational, cultural, administrative or public service type,
- 25 churches and other places of worship, including parish houses and Sunday Schools,
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- 27 1. on a minimum of three (3) acres of land, to provide sufficient land area for off-street
- 28 parking, buffer yards and proper site design to lessen possible adverse impacts on adjoin-
- 29 ing properties, but excluding overnight shelters and temporary outdoor revivals.
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- 31 C. Day Care Group Homes, if not more than ten (10) children are kept.
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- 33 D. Small domestic animals and large domestic animals as regulated in Article IV, Section 3 Household
- 34 Pets, Animals, and Fowls.
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1 **Section 4. Special Provisions**

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- 3 A. Location of wastewater treatment systems in those areas with environmental or physical constraints
4 as described in the Statement of Intent of this Article shall only be installed after receiving approval
5 from the Greene County Resource Management Department and the Greene County Health
6 Department.
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- 8 B. Stricter requirements may be imposed for water and wastewater systems if the County Commission
9 finds it necessary for the protection of the public health, safety, and welfare.
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- 11 1. Alternate wastewater systems may be required in areas deemed inappropriate for conven-
12 tional septic tank systems.
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- 14 C. Area requirements may be increased if the (County) Commission finds it necessary for the
15 protection of the public health, safety and welfare.
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- 17 D. Private roads are allowed
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- 19 1. provided that the private road shall be so described in the deeds, and
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- 21 2. further stated that the private roads will not be accepted or maintained by Greene County
22 in any district,
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- 24 3. private roads shall have signs posted reading: "Greene County Maintenance Ends".
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- 26 4. private roads shall comply with Greene County Design Standards for Public Improvements
27 as they apply to road construction.
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29 **Section 5. Specific Prohibitions**

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- 31 A. The filling or drainage of marsh or wetlands, removal of topsoil, stripping of natural vegetative
32 cover, the creation of ponds or damming or relocating of any water course shall not be permitted
33 unless duly permitted by Resource Management in accordance with federal, state, and county
34 regulations.
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- 36 B. Removal of trees, forests, woods or other significant stands of foliage and cover unless by an
37 approved plan.
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- 39 C. Quarrying, mining or other excavation except as incidental to the construction of buildings to house
40 permitted uses listed above.
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- 42 D. Locating wastewater treatment systems closer than one hundred (100) feet from surface water or
43 areas of discrete recharge to ground water sources.
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Section 6. Area and Height Measurements

	Area *	Frontage	Height	Front Yard	Side Yard	Rear Yard
Individual single family dwelling with individual well and approved on-site sewage system	3 acres	150 ft.	2 ½ stories	40 ft.	25 ft.	50 ft.
All other permitted uses (Article V, Section 4)	3 acres	150 ft.	2 ½ stories (35 ft)	40 ft.	25 ft.	50 ft.

* Includes all road rights-of-way.

In addition no structure may be erected closer to the centerline of an existing or planned street than as prescribed below.

Street classification	Required Setback from Right-of-way Center Line
Freeway	150 feet plus the required yard setback
Expressway	65 feet plus the required yard setback
Primary Arterial	55 feet plus the required yard setback
Secondary Arterial	40 feet plus the required yard setback
Collector	35 feet plus the required yard setback
Commercial/ Industrial Local	30 feet plus the required yard setback
Residential Local	25 feet plus the required yard setback
Highway Access Road	20 feet plus the required yard setback