

Article 5-A
Rural Residential-2 District (RR-2)

(Adopted 3/28/95)

Section 1 - Statement of Intent

The purpose of the district is to provide for limited residential development in rural areas where such development:

1. Reflects the existence of rural residential development of lots of 2 to 5 acres in size.
2. Where properties are not suitable for agricultural use because of soil conditions, topography, location or other natural features, and
3. Where development will not be in conflict with adjacent agricultural uses.

Section 2 - Permitted Principal Uses and Structures

Only one main structure and its accessory building may be erected on any lot or parcel of land in the Rural Residential District, RR-2. Permitted principal structures and uses include:

1. Single-family dwellings, detached.
2. Places of worship
3. Golf courses, not lighted for night play and not including miniature golf courses, putting greens, driving ranges, similar activities operated as a business, but including a building for a golf shop, locker room, and snack bar as an accessory use to a permitted golf course; providing no such building is located closer than 100 feet to adjoining property lines. Practice greens and driving ranges may accompany a standard nine (9) or eighteen (18) hole golf course occupying at least seventy-five (75) acres.
4. Public Utilities (Transmission and Distribution)
5. Public and private forests, wildlife reservations, and similar conservation areas.
6. Railroad right-of-ways, including a strip of land with tracks and auxiliary facilities for track operations, but not including passenger stations, freight terminals, switching and classification yards, repair shops, round houses, power houses, interlocking towers, and fueling, sanding and watering stations.
7. Public facilities; including schools, libraries, and fire stations, but not including sanitary landfills.
8. Nurseries and Greenhouses, less than 20,000 square feet (wholesale).

Section 3 - Permitted Accessory Uses and Structures

Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted principle uses and structures, including:

1. Garages and domestic storage buildings.
2. Recreational facilities for the use of residents.
3. Home occupation, minor.
4. Parish houses and rectories (accessory to places of worship).
5. Cemeteries (accessory to places of worship)
6. Non-commercial kennels; provided that any place for keeping more than five (5) adult dogs be at least two hundred (200) feet from any property line.
7. Keeping of Horses for Private Recreational Uses subject to a limit of one (1) horse per two (2) acres of land. (Adopted 1/29/04)

No such accessory use or structure shall be permitted until the principal permitted use or structure has been established.

No accessory use may be closer than fifty (50) feet to any property line.

Section 4 - Uses Permitted by Special Exception

1. Commercial Kennels.
2. Greenhouses and Nurseries (retail sales).
3. Convalescent homes, nursing homes, or homes for the aged.
4. Child Care Facilities.
5. Turkey Shoots.
6. Owner-occupied mobile home provided that the lot on which the mobile home is located is owned by the occupant and provided further that such occupancy shall not extend beyond three (3) years from the date on which an occupancy permit for the mobile home was granted.
7. Radio or television broadcasting tower more than fifty (50) feet in height.
8. Convents, Monasteries and Religious Retreats.
9. Home Occupation, Major. (Adopted 11/25/97)