

RURAL RESIDENTIAL (RR) Zoning District

Minimum Lot sizes

3 acres – no available municipal water or sewer

Minimum setbacks

Front – 35 feet (+ 25' R.O.W.) to centerline
Side – 50 feet
Rear – 50 feet

Minimum setbacks for accessory structures

Side and Rear – 20 feet

9 Permitted Uses

Accessory Dwelling
Accessory Structure/Use (to a permitted use)
Accessory Structure less than or equal to 500 sq feet. (to a conditional use).
Agriculture
Dwelling/Single Family
Forestry
Group Home (8 or fewer residents)
Home Child Care
Home Occupation

29 Conditional Uses (HMU has 36) – uses found in both zoning districts are as follows:

Accessory Structure (+500 sq. ft to Cond. Use)
Agricultural & Forest Processing
Bed & Breakfast
Cemetery
Cultural Facility
Day Care Center
Dwelling/Multi-Family (only in PUD)
Extraction of Earth Resources
Greenhouse/Nursery
Health Clinic
Home Industry
Mobile Home Park
Residential Care Facility
Place of Worship
Public Facility
Recreation (Outdoor)
Sawmill
School
Telecommunications Facility
Veterinary Clinic
Warehouse/Storage

HIGHWAY MIXED USE (HMU) Zoning District

Minimum Lot Sizes

20,000 square feet

Minimum Lot Area per Unit

Class 1 – 1 per 5,000 square feet
Class 2 & 3 – 1 per 10,000 square feet

Minimum setbacks

Front – 20 feet (+ 25' R.O.W.) to centerline
Side – 20 feet
Rear – 20 feet

Minimum setbacks for accessory structures

Side and Rear – 20 feet

10 Permitted Uses (1 more than RR)

Accessory Dwelling
Accessory Structure/Use (to a permitted use)
Accessory Structure less than or equal to 500 sq feet. (to a conditional use).
Agriculture
Dwelling/Single Family
Dwelling/Two Family
Forestry
Group Home (8 or fewer residents)
Home Child Care
Home Occupation

36 Conditional Uses (RR has 29) – uses found in both zoning districts are as follows:

Accessory Structure (+500 sq. ft to Cond. Use)
Agricultural & Forest Processing
Bed & Breakfast
Cemetery
Cultural Facility
Day Care Center
Dwelling/Multi-Family
Extraction of Earth Resources
Greenhouse/Nursery
Health Clinic
Home Industry
Mobile Home Park
Residential Care Facility
Place of Worship
Public Facility
Recreation (Outdoor)
Sawmill
School
Telecommunications Facility
Veterinary Clinic
Warehouse/Storage

RURAL RESIDENTIAL (RR) Zoning District

Uses found in RR but not in HMU include the following:

- Adaptive Reuse (See Section 4.3)
- Campground
- Contractors Yard
- Dwelling/Two Family
- Kennel
- Landfill
- Retreat Center
- Transfer Station

Sign Size in Rural Residential:

Sign area shall not exceed 9 square feet.

Purpose of the Rural Residential District:

“To promote agriculture, forestry and low to moderate density residential development in areas well served by public roads but lacking municipal water and sewer. To ensure the protection of environmental resources and maintain open space, the clustering of new development is strongly encouraged.”

HIGHWAY MIXED USE (HMU) Zoning District

Uses found in HMU but not in RR include the following:

- Bank/Financial Institution
- Community Center
- Funeral Home
- Gasoline Station
- Hotel/Motel
- Industry (Light)
- Mixed Use**
- Motor Vehicle Sales
- Motor Vehicle Service
- Office
- Personal Service
- Private Club
- Recreation (Indoor)
- Restaurant
- Retail Sales

Sign Size in Highway Mixed Use:

Sign area shall not exceed 32 square feet.

Purpose of the Highway Mixed Use District:

“To allow automobile-oriented businesses and other compatible uses along major travel corridors contiguous to the historic village centers, while maintaining safe and efficient traffic flow.”