

R-R RURAL RESIDENTIAL

A. PERMITTED USES

1. Agriculture, dairying, floriculture, forestry, general farming, grazing, greenhouses, horticulture, livestock raising, nurseries, orchards, pasturage, poultry raising, riding academies and stables, truck farming, and wildlife sanctuaries.
2. Agricultural warehouses.
3. Class I Manufactured Home.
4. Parks, recreational sites and golf courses.
5. Single family dwellings.
6. Transmission lines, substations, telephone and telegraph lines, public utility installations.
7. Two family dwellings.

B. PERMITTED ACCESSORY USES

1. Additional structures necessary for the continuance of the farming operation.
2. Conservatories and greenhouses for plants, provided such activity is not used for wholesale or retail trade beyond the limitations of a home occupation.
3. Home occupations.
4. Outdoor furnace.
5. Private garages, carports, and driveways.
6. Roadside stands, provided the structure does not cover more than three hundred (300) square feet in ground area and does not exceed ten (10) feet in height.
7. Satellite dish antennas, less than twelve (12) feet in diameter.
8. Tool houses, sheds and other similar buildings used for the storage of common supplies.

C. CONDITIONAL USE

1. Airfields, airports, and heliports.
2. Animal feed operations.
3. Animal waste storage facility.
4. Artificial lakes/ artificial ponds.

5. Bed and Breakfast establishments.
6. Cable television installations.
7. Cemeteries and mausoleums.
8. Colleges, universities, schools (elementary, junior high and senior high), hospitals, sanitariums, churches, and other religious institutions.
9. Conservation Subdivisions..
10. Fire stations, police stations, post offices and other governmental facilities.
11. Manufactured home parks.
12. Microwave relay towers.
13. New structures or confinement areas necessary for housing animal units.
14. Telecommunication antennas and towers.
15. Town sanitary landfills and town solid waste disposal sites.
16. Wind energy system – Small.

D. LOT REQUIREMENT

1. Area – one (1) acre minimum.
2. Zoning lot frontage – one hundred fifty (150) continuous feet minimum.

E. HEIGHT REGULATIONS

1. Farm structures – sixty (60) feet maximum*.
2. Residential dwellings – thirty-five (35) feet maximum.

*Except as provided in **General Provisions**, Subsection E, Height Regulations

F. BUILDING SETBACKS

1. Front yard, corner side yard, and rear yard, when it abuts on a street, shall have a setback in accordance with those prescribed in the Brown County Highway Setback Ordinance. However, in no case shall the front yard or corner side yard be less than twenty-five (25) feet from the right-of-way.

2. Side yard, when not abutting a street, shall have a minimum setback of twenty-five (25) feet. A newly constructed building of less than five hundred (500) square feet need only be five (5) feet from the rear lot line.

G. BUILDING SIZE

Minimum size of a single family residential dwelling shall be one thousand (1,000) square feet ground floor area for a one story single family dwelling and eight hundred fifty (850) square feet minimum ground floor area for single family dwellings having more than one story. Minimum size of a two family dwelling shall be sixteen hundred (1,600) square feet floor area.

H. ACCESSORY BUILDING

Accessory uses shall conform to district requirements and those set forth in **General Provisions**, Subsection C, Building and Uses.

I. PARKING

Parking shall conform to the requirements as set forth in **Off-Street Parking and Loading Requirements**.

J. SIGNS

Signs shall be regulated as set forth in **Regulation of Signs**.

K. OTHER REQUIREMENTS

1. All future residential dwellings connected with a farming operation shall be located on a separate lot containing a minimum of one (1) acre and one hundred fifty (150) continuous feet of lot frontage.

2. Other structures or buildings allowed within the R-R District shall meet the requirements of the district and remaining articles of the zoning ordinance as determined by the Town Zoning Administrator.