

603 Permitted Principal Uses

The following uses shall be permitted in all RU Zoning Districts, provided that they conform to the applicable site development standards for such uses set forth below, and meet any other requirements for such uses found in these Zoning Regulations, such as off-site road and drainage improvements. (Also see Section 606, Other Permitted Uses).

Use

- 603.01** All Single- and Multiple-Household Dwellings.
- 603.02** Mobile Home or Manufactured Home Parks subject to the maximum densities in Section 604.01. The standards set forth in Article 18 shall not apply.
- 603.03** Utility Installations not otherwise exempted by Article 20, other than Electrical Generation Plants, Regional Sewage Treatment Plants, Solid Waste Landfills or Incinerators.
- 603.04** Churches or places of religious worship.
- 603.05** Veterinary Clinics and/or Animal Hospitals (enclosed building).
- 603.06** Riding Stables, Commercial, on a minimum site of 10-acres.
- 603.07** Emergency Vehicle Stations not otherwise exempted by Article 20.
- 603.08** Residential Care Homes.
- 603.09** Grocery Stores (not including gasoline sales) and Agriculture-Related Retail Sales where the sales area does not exceed 2,500-square feet of total area, including any outdoor storage.
- 603.10** Day Care Facilities.
- 603.11** Communications Towers at a maximum height of 30-feet, subject to site development standards in Article 18.
- 603.12** Anemometers, with temporary use permit not to exceed 3-years.
- 603.13** Recreational Facilities, Indoor and/or Outdoor, approved as part of a subdivision review process for subdivision residents and guests only.
- 603.14** Civic, Social, Fraternal, or Business Associations approved as part of a subdivision review process for subdivision residents and guests only.
- 603.15** Custom Butchering/Meat Curing/Processing with a 100-foot minimum setback.
- 603.16** Agricultural-Processing with a 300-foot minimum setback.
- 603.17** Farmers Markets.
- 603.18** Community Gardens.

604 Site Development Standards

All uses permitted in RU Zoning Districts shall conform to the following minimum site development standards in addition to the provisions of Article 18:

604.01 Minimum Site Area and Maximum Density

District	Minimum Site Area	Maximum Density
RU-36	36-acres	One dwelling per 36-acres
RU-18	18-acres	One dwelling per 18-acres
RU-10	10-acres	One dwelling per 10-acres
RU-4	4-acres	One dwelling per 4-acres
RU-2	2-acres	One dwelling per 2-acres

604.02 Maximum Height

Principal structure	30-feet above grade
Accessory structure	30-feet above grade
Wall or fence	8-feet above grade

604.03 Setbacks, Principal and Accessory Structures/Uses

The minimum setback shall be measured from the closest point on the property line or the edge of road travelway to the structure/use, whichever is closer. The minimum required setbacks for permitted uses are:

District	Setback*
RU-36	20-feet
RU-18	20-feet
RU-10	20-feet
RU-4	20-feet
RU-2	20-feet

* The minimum required setbacks for accessory structures no larger than 200-square feet is 10-feet.

604.04 Maximum Site Coverage

25-percent.

604.05 Distance Between Structures

Except as otherwise provided in these Zoning Regulations, the minimum distance between principal structures shall be 15-feet; 10-feet for multiple-household structures. Nothing herein shall prevent permanent attachment of structures.