

303 RR RURAL RESIDENTIAL DISTRICT

A. PURPOSE. The purpose of this district is to provide for rural residential development at a low density which will promote the continuation of the predominant rural character of the community. It is also the intention of this district to allow residential development of sufficiently low density to preclude creation of public health and safety problems and which could result in the need to extend central facilities in an uneconomical fashion. This district is further intended to encourage agricultural production as part of the life of the community.

B. Uses

1.	<u>Permitted Uses</u>
a.	Single family dwelling
b.	Two Family dwelling
c.	Farm Market as provided in Section 205
d.	Home occupation as provided in Section 205.E
e.	Accessory structures and uses as provided in Section 205, and including but not limited to signs as regulated by Article IV and parking as regulated by Article V. <i>See also item i under conditional uses below and Section 508</i>
f.	Temporary buildings incidental to construction as provided in Section 204.D
g.	Public school
h.	Common open space within a Planned Development District in the East Greenwich Overlay District. <i>Added 01-15-2018</i>

2. Conditional Uses

Use is subject to the following subsections of Section 606

a. Churches and other places of worship	2, 12 and 13
b. Governmentally owned or privately owned and/or operated recreation areas which include overnight camping, either as a primary or secondary activity.	11, 13, 18, 19 and 25
c. <i>Reserved</i>	
d. Governmentally or privately owned and/or operated recreation areas, other than those described above, such as: picnic areas, playgrounds, private parks, club pools, golf courses, tennis clubs, country clubs, equestrian activities, and other similar recreation facilities or uses of similar character. Uses similar in character to the following shall be excluded: commercial recreational uses such as drive-in theaters, miniature golf courses, golf-driving ranges, rifle ranges, trapshooting, skeet shooting ranges, pistol ranges, or other ranges for use of firearms; the operation of snowmobiles, motorcycles and all-terrain vehicles when conducted as a business such as by renting such vehicles or charging a fee in order to operate such vehicles on private property or the inviting of spectators to view the operation of such vehicles or allowing competition among such vehicles with or without charging a fee.	2, 3, 5, 6, 11, 13, 18 and 19
e. Governmentally owned and/or operated buildings and facilities other than those listed in (d) above.	3, 4, 6, 8, 9, 10, 12 and 13
f. Cemeteries	22
g. Strip Mining	24
h. (Reserved) Amended 6-10-2006	

i.	Two (2) commercial vehicles, commercial Trailers, or commercial units exceeding 7,049 pounds ¹	3, 6, 11, 12, 13, 15, 16 and 27
j.	Bed and Breakfast Inn	33
k.	Planned Development	29
l.	Non-public school	
m.	Government Projects ²	33
n.	Solar Energy Commercial Installations	35

C. Natural Hazard Overlay Areas. Areas of the RR District which are within The Natural Hazards Overlay District are also subject to the requirements of Section 302 of this Resolution.

D. Minimum Dimensions for Lots and Yards.

1. Lots and yards in the RR District shall comply with the minimum requirements in the following table, except that permitted rear lots shall comply with the requirements state in Section 303.H:

RR RURAL RESIDENTIAL DISTRICT
 Minimum Dimensions for Lots and Yards

	Single Family Dwelling	Two-Family Dwelling
³ Minimum Lot Area	3 acres	5 acres
⁴ Lot Frontage		
Lots not on cul-de-sac bulb	250 feet	350 feet
Lots with frontage on cul-de-sac bulb	100 feet	150 feet
⁵ Lot Depth	250 feet	250 feet
⁶ Lot Width at Minimum Building Setback Line		
Lots not on cul-de-sac bulb	250 feet	350 feet

¹ Added 4-26-1989 (Note regulations for one (1) commercial vehicle as an accessory use at Section 508.D, Vehicle Storage

² Added 12-15-2006

³ Amended 11-06-1997

⁴ Amended 11-06-1997

⁵ Amended 11-06-1997

⁶ Amended 11-06-1997

Lots with frontage on cul-de-sac bulb	250 feet at a distance not greater than 100 feet from the right-of-way	250 feet at a distance not greater than 100 feet from the right-of-way
⁷ Front Yard Setback	70 feet	70 feet
Side Yard Setback	25 feet	25 feet
Rear Yard Setback	25 feet	25 feet

2. The lot area requirements in the above table shall be minimum ²requirements. If the Medina County Health Department requires a greater lot area for disposal of sewage effluent in compliance with its regulations, then the greater lot area shall be the required lot area.
3. In all cases, the right-of-way shall be as shown on the records of Medina County but, for purposes of determining the front lot line, shall not be less than 30 feet from the centerline.

E. Driveway Requirements. *See Article V, Vehicles, Parking and Driveways*

F. Commercial Vehicles. *See Section 508, Vehicle Storage*

G. Reserved

H. Rear Lot Development

Rear lots complying with the provision of this Section 303.H shall be permitted in the RR Rural Residential District. The purposes of these provisions for rear lot development shall be maintaining the rural character while recognizing the encroachment of residential development into the area and the apparent need to allow development of back land parcels no longer suited for agricultural purposes.

1. The only principal use permitted on a rear lot shall be one (1) single family dwelling. The dwelling and accessory uses and structures shall only be located on the “Buildable area” of the rear lot as provided in 2.c below
2. Minimum Lot Requirements. A rear lot shall include an “access area” and a buildable area” complying with the following minimum requirements.

⁷ Amended 11-06-1997

- a. The “access area” and the “buildable area” shall be joined on a single lot and shall be executed with the requirements provided by law for deeds and shall be filed with the recorder of this county for record.
 - b. The “access area” of the lot shall have a minimum sixty (60) feet of frontage on a public street and shall have a minimum width of sixty (60) feet through its entire depth.
 - c. The minimum “buildable area” shall be five (5) acres. The area of the “access area” shall not be included in the required “buildable area”. Minimum lot width and depth of the building area shall be 350 feet.⁸
 - d. A rear lot shall not be approved unless evidence is provided that the dimensions of the remainder of the lot or parcel from which the rear lot is subdivided may be subdivided in conformance with this Resolution, particularly with regard to the frontage available for future lots.
3. Yard Requirements. Minimum setback from any lot line shall be 50 feet.
4. Access Driveway Requirements.
- a. Maximum one (1) single family dwelling per driveway
 - b. All lots shall have a driveway with a minimum of 16 feet unobstructed with a minimum of 10 feet driving surface.
 - c. Where such driveway crosses a filled ravine, the graded surface shall have seeded banks having a slope not less than three (3)³ to one (1).
 - d. Where a curve occurs in a driveway, the inside edge of the driveway surface shall have a minimum radius of thirty-five (35) feet.
 - e. Exact location of a driveway shall be shown on a plot plan presented to the zoning Inspector and approved by same.
 - f. All driveway surfaces or beginning of slope must be ten (10) feet from all side and rear lot lines.
 - g. The minimum distance between rear lot access driveway locations shall be five hundred (500) feet along the adjacent public thoroughfare.⁹

⁸ Amended 11-06-1997

⁹ Amended 09-15-1999

5. Fire Safety Requirements. A street identification sign shall be placed at the access driveway entrance. The minimum size shall be 6"x18" with light reflecting numerals for the house numbers.