

# **LAND USE ORDINANCE 2008-04**

## **CHAPTER 13**

### **RURAL RESIDENTIAL DISTRICTS (R-R-20, R-R-1, R-R-2, & R-R-5)**

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#### **13.1. PURPOSE.**

To provide and protect areas for low density, single-family Rural Residential neighborhoods, while permitting the limited establishment of public and quasi-public uses which serve the requirements of families.

#### **13.2. PERMITTED USES.**

##### **13.2.1. Agriculture.**

See Definitions

##### **13.2.2. Single family dwelling.**

An attached casita unit is permitted. See Definitions

##### **13.2.3. Casita.**

See Definitions

##### **13.2.4. Farming, (Limited).**

See Definitions (Applies to R-R-2 and R-R-5, only). The maximum number of animal units allowed in each district is shown in the table below.

##### **13.2.5. Accessory uses and buildings customarily incidental to the permitted use.**

The total of all accessory buildings shall not exceed the maximum square footage shown in the table below, twenty-five percent (25%) of the rear yard or not exceed the square footage of the main house whichever is less. The accessory use buildings must comply with all setbacks and if used for animals or a use that would attract rodents the distance separation from other structures applying to animals in the Leeds Ordinances will apply.

| ITEM                                                                                 | *R-R-20 | *R-R-1 | R-R-2  | R-R-5  |
|--------------------------------------------------------------------------------------|---------|--------|--------|--------|
| ANIMAL UNITS                                                                         | 1       | 2      | 2      | 3      |
| Maximum Sq. Ft. for all Accessory Bldgs                                              | 2,000   | 4,000  | 6,000  | 8,000  |
| Minimum Distance Between Animals and any Residential unit                            | 50 ft.  | 50 ft. | 50 ft. | 50 ft. |
| Minimum Distance Between any Accessory building for Animals and any Residential Unit | 50 ft.  | 50 ft. | 50 ft. | 50 ft. |

\* R-R-20 and \*R-R-1 require a conditional use permit (refer to paragraph 13.3.), for Limited Farming (Animals). Authorization of accessory buildings or stables, etc., does not automatically permit animals or fowl.

#### 13.2.6. Park, Public and Private.

#### 13.2.7. Private stable, corral, chicken coop or pen.

These are structures or enclosures only. The authorizing of these structures or enclosures does not in any way authorize or imply that associated animals may be kept on the property. The square footage of buildings, structures including stable, chicken coop, etc., are counted as part of the total square footage allowed under accessory uses and buildings. All buildings, structures, corrals, stables, coops or other pens used for animals must comply with the distance separation from other structures specified in the Leeds Ordinances.

### 13.3. CONDITIONAL USES.

#### 13.3.1. Limited farming (Applies to R-R-20 and R-R-1).

See Definition

#### 13.3.2. Home occupation.

#### 13.3.3. Public utilities, essential services.

#### 13.3.4. Church.

#### 13.3.5. Child day care or nursery.

#### 13.3.6. Public building.

#### 13.3.7. School.

#### 13.3.8. Cemetery.

#### 13.3.9. Accessory uses and buildings customarily incidental to the conditional use.

#### 13.3.10. Commercial Kennel.

13.3.11. Nursery or greenhouse, excluding any building or structure for retail separate from the greenhouse growing facility.

13.3.12. Alternate land use. Must comply with Land Use Overlay (LX or EX).

13.3.13. **Commercial Retail or Office.** Limited to structures previously used for commercial purposes which were legally conforming at the time of prior use, must not exceed a total spare footage of 1600 sq. ft., must comply with Town Ordinances and Codes, and must maintain the historic nature of the building, neighborhood, and general plan of the Town of Leeds.

13.3.14. **Unlawful uses.**

All uses other than those set forth as permitted or conditional uses above are unlawful.

#### 13.4. DEVELOPMENT STANDARDS.

13.4.1. **Height requirement.**

No building may exceed two and one-half (2 ½) stories with the maximum height being thirty-five (35) feet in height from the natural grade level. No dwelling shall be less than one story in height.

13.4.2. **Minimum Area, Width, and Yard Requirements.**

| District | Area               | Width   | Front Setback | Side Setback | Rear Setback |
|----------|--------------------|---------|---------------|--------------|--------------|
| R-R-20   | 20,000 Square Feet | 75 ft.  | 25 ft.        | 10 ft.       | 10 ft.       |
| R-R-1    | 1 acre             | 100 ft. | 25 ft.        | 10 ft.       | 10 ft.       |
| R-R-2    | 2 acre             | 150 ft. | 25 ft.        | 15 ft.       | 15 ft.       |
| R-R-5    | 5 acre             | 250 ft. | 25 ft.        | 20 ft.       | 20 ft.       |

13.4.3. **Modifying Regulations.**

13.4.3.1. **Side Yard.**

On corner lots, the side yard which faces on a street shall have the front setback applied to both the front and side.

13.4.3.2. **Rear Yard.**

All accessory buildings shall be located at the rear of lot and at least 10 feet from the main building and shall comply with rear and side yard setbacks.

13.4.3.3. **Front yard width.**

A special exception to the width of the front yard is allowed when the lot is on a cul-de-sac or on a curve in the street that exceeds a thirty (30) degree bend in the street. However, in no case shall the front yard width be reduced by more than fifty (50) percent. All other setback requirements remain as above except that the front setback may be increased due to the special exception. With this special exception the front yard width is measured at the point of the front yard setback (as modified).

- 13.4.3.4.** Any building (including accessory buildings), coral, pen, or coop intended to house animals or fowl shall be located 50 feet from the main residential structure on this lot, as well as adjacent lots, and comply with all setbacks associated with said lot.

### **13.5. CONDITIONAL USE EVALUATION CRITERIA.**

Conditional use evaluation criteria are contained in various Leeds Ordinances depending on the subject. General criteria relating to a specific use can be found in Chapter 7 of this Ordinance. All criteria must be complied with to obtain a conditional use permit plus any additional conditions the Planning Commission or Town Council apply.

### **13.6. SIGNS.**

See Sign Ordinance.

### **13.7. PROCEDURE TO OBTAIN CONDITIONAL USES AUTHORIZATION.**

See Chapter 7, Conditional Uses for requirements, criteria and procedures.

### **13.8. OTHER PROVISIONS.**

#### **13.8.1. Supplementary and Qualifying Regulations.**

Additional regulations that apply to this Land Use Ordinance can be found in Chapter 4.

- 13.8.2.** Any new development that will have Covenants, Conditions & Restrictions (CC&R's) shall write the CC&Rs so they do not conflict with the Ordinances of the Town of Leeds. The developer or home owners association may make their covenants more restrictive but never make their covenants conflict with the Town of Leeds Ordinances. The homeowners association or residents of a subdivision with CC&R's are responsible for enforcing the CC&R's, the Town of Leeds will not be responsible for enforcing any CC&R's.