

## **Section 9 - RURAL RESIDENTIAL/AGRICULTURAL DISTRICT: R-2**

**9-100. Purpose:** To promote and preserve conditions favorable to family life, family food production and equestrian and domestic animal activities. This district is intended to be primarily residential in character and protected from encroachment by commercial and industrial uses.

### **9-200. Permitted uses:**

1. Single family dwellings.
2. Agricultural activities, farm structures, domestic animals, family food production and equestrian activities for recreational and agricultural use.
3. Home occupations located inside dwelling. Note: Home occupations located outside of dwelling require a conditional use permit.
4. Public utilities.
5. Parks and public uses.

**9-300. Conditional uses:** Conditions set forth in the Conditional Use Standard Mitigation Checklist of Section 6 of this land use ordinance shall be the basis on which a conditional use permit can be granted. All conditional uses must be in compliance with the current Central Valley Town General Plan and Land Use Ordinance.

1. Home occupations located outside of the dwelling.

### **9-400. Area requirements:**

1. **Total area:** Two (2) acres minimum.
2. **Street frontage:** For any one (1) dwelling or commercial business there shall be a total frontage of not less than one hundred (100) feet.
3. **Side yard:** For any family dwelling or other structure, there shall be a minimum of ten (10) feet of side yard on each side and a total side yard requirement for two sides of not less than twenty (20) feet. A "special exception" may be considered by the town council if there is access to the rear yard on at least one side, and the utility easement is not disturbed.

4. **Front yard:** The minimum setback for any building shall be thirty (30) feet or an average of the setback of main buildings existing in abutting lots.
5. **Rear yard:** Private garages and accessory buildings located to the rear and at least ten (10) feet away from the main dwelling shall comply with the uniform building code requirements, and require a three (3) feet clearance, if constructed of combustible materials, otherwise such buildings may be built to the property line, provided that (A) the roof shall not project across the property line, (B) storm water runoff from the building shall not run onto adjacent property, and (C) building will not be built over right-of-way easements for utilities.
6. **Corner lots:** Corner lots shall maintain thirty (30) feet setbacks on all street sides.

**9-500. Special regulations:**

1. **Height:** No building or structure shall be erected to a height greater than two and one-half (2 ½) stories or thirty-five (35) feet.
2. **Parking:** Off-street parking and loading facilities shall be provided for all uses in accordance with the requirements of Section 5 of this land use ordinance.
3. **Storage containers:** Buildings shall conform to applicable regulations for such buildings in accordance with the requirements of Section 3-300 of this land use ordinance.
4. **Temporary use of an RV/mobile home:** An RV or mobile home may be used for temporary housing with prior town council approval during the time of construction of a conventional home.
5. **Corrals or farm structures:** Any building or structure in which animals or fowl (other than household pets) are maintained shall be at least fifty (50) feet from any dwelling; a fence or wall enclosing a pasture or other open area enclosing such animals or fowl shall be at least ten (10) feet from any dwelling. Enclosures will be constructed and maintained to prevent encroachment and damage to adjoining properties.