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3.12.010. Purpose and Objectives

The RR2 Zone is established to provide rural residential zoning for the development and protection of country neighborhoods. Land in this zone is required to be relatively flat with a maximum slope of 3%. The minimum development size for RR2 Zoning is on half (1/2) acre. This zoning may be applied in areas where traffic flow is limited primarily to local area residents and where the expansion of transportation to areas adjacent to the zone is not anticipated. The zone shall be characterized by single-family dwellings on lots of a minimum of 1/2 acre, ample off-street parking and reflecting a rural isolated atmosphere.

An accessory apartment is allowed with a Conditional Use Permit. Neighborhoods with RR2 zoning conform to the city typical road section for RR2 neighborhoods. Application of RR2 Zoning must be consistent with topography where storm water runoff and erosion are not a problem. The City of Rexburg right of way width is a minimum of sixty-eight (68) feet or as dictated by current road right-of-way policy. Two (2) dwelling units per net acre is the maximum density permitted in RR2.

The RR2 zone is established to protect stable neighborhoods of detached single-family dwellings on half (1/2) acre lots. The conditional uses allowed in this district shall be compatible with single-family homes on landscaped lawns, low building heights, predominantly off-street parking, low traffic volumes, and low nuisance potential.

3.12.020. Permitted Uses

- a. **Categories.** Those uses or categories of uses as listed herein, and no others, are permitted in the RR2 zone.
- b. **Permitted Principal Uses.** The following principal uses and structures, and no others, shall be permitted in the RR2 zone:

Permitted Uses

- Single-family dwelling- detached
- Accessory Building
- Disabled Persons Residential facility
- Manufactured housing units 24 feet or wider on a permanent foundation.
- Limited Home Occupations
- Gardening for personal use
- Customary household pets
- Agriculture
- Right of Way

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- c. Permitted Accessory Uses.** Accessory uses and structures are permitted in the RR2 zone provided they are incidental to, and do not substantially alter the character of, the permitted principal use or structure. Such permitted accessory uses and structures include, but are not limited to, the following:
- i. Accessory buildings such as garages, carports, greenhouses, gardening sheds, recreation rooms, and similar structures which are customarily used in conjunction with, and incidental to, a principal use or structure.
 - ii. Swimming pools.
 - iii. Vegetable and flower gardens and noncommercial orchards.
 - iv. Home occupations subject to the regulations of Chapter 4.10.A of the Rexburg Development Code.
 - v. Storage of materials used for construction of a building, including the contractor's temporary office, provided that such use is on the building site or immediately adjacent thereto, and provided, further, that such use shall be permitted only during the construction period and thirty (30) days thereafter.

3.12.025. Conditional Uses

The following uses and structures may be permitted in the RR2 zone only after a Conditional Use Permit has been approved, and subject to the terms and conditions thereof.

Conditional Uses

Assisted and Residential Care Facility
Residential Facility for Elderly Persons
Communications in accordance other applicable communications ordinances
Electricity regulating substations
Other Utility and Public Facilities
Cemeteries
Day Care Centers
Nursery Schools
Schools
Churches, Synagogues, Temples
Tennis Courts
Ice Skating
Pools
Parks and Playgrounds Skate Parks

3.12.030. Lot Area

The minimum area of any lot or parcel of land in the RR2 zone is 21,780 sq. ft.

3.12.040. Lot Width

The minimum lot width in the RR2 zone is one hundred and twenty (120) feet.

3.12.045. Lot Depth

The minimum lot depth in the RR2 zone is one hundred and forty (140) feet.

3.12.050. Lot Frontage

Each lot or parcel of land in the RR2 zone shall abut a public street for a minimum distance of thirty (30) feet, on a line parallel to the center line of the street or along the circumference of a cul-de-sac improved to City standards. Frontage on a street end which does not have a cul-de-sac improved to City standards shall not be counted in meeting this requirement.

3.12.060. Prior Created Lots

Lots or parcels of land which were legally and lawfully created prior to the application of the zone shall not be denied a building permit solely for reason of nonconformance with the parcel requirements of this Chapter.

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3.12.070. Lot Configuration and Density

One (1) single-family dwelling may be placed on a lot or parcel of land in the RR2 zone as a matter of right.

3.12.080. Yard Requirements

The following minimum yard requirements shall apply in the RR2 zone:

- a. **Front/Rear Yard.** Each lot or parcel in the RR2 zone shall have a minimum front yard of at least twenty-five (25) feet. The minimum depth of a rear yard shall be twenty (20) feet.
- b. **Side Yard.** Each lot or parcel of land in the RR2 zone shall have a side yard of at least six (6) feet or six (6) inches of setback for every foot of building height, whichever is greater.
- c. **Accessory Building Setbacks.** Accessory buildings must meet all setback requirements established by any applicable building code, and shall:
 - i. Have a building footprint and height less than the main dwelling. Accessory buildings larger than two hundred (200) square feet shall meet the same side yard requirements as principal buildings.
 - ii. Comply with all lot coverage requirements. An accessory building or group of accessory buildings in Any residential zone shall not cover more than thirty (30) percent of the rear yard.
 - iii. Comply with the latest current Building Code of The City of Rexburg, ID.
 - iv. Only be used for those accessory uses allowed in the respective zone.
 - v. Accessory building shall not be placed in the front yard.
 - vi. Accessory buildings may be placed in any location in the rear yard not otherwise in conflict with this Ordinance, unless the accessory building is a garage with doors opening into the alley. Such garages shall be located at least fifteen (15) feet from the alley.

3.12.090. Setbacks and Rights-of-Way Exceptions

- a. **Exceptions.** The following structures may be erected on or projected into any required setback or right-of-way:
 - i. Fences and walls in conformance with the Rexburg City Code and other City codes or ordinances.
 - ii. Landscape elements including trees, shrubs, agricultural crops and other plants.
 - iii. Necessary appurtenances for utility service.
 - iv. In all zones the area between the curb and gutter and the sidewalk is to be landscaped and maintained by the adjacent property owner. For the purpose of insuring visibility and safety in residential zones and other zones which require buildings to be set back from the property line, the triangle of land formed on any corner lot by drawing a line between points on the lot lines, which are thirty (30) feet from the intersection of such lot lines, shall be free from any sight obscuring structure or obstruction except as permitted. Trees in such triangles shall be trimmed to at least ten (10) feet above the centerline grades of the intersecting streets. Shrubs, fences, and walls shall not be higher than three (3) feet above the centerline grades of the intersecting streets.
- a. **Additional Exception.** When fifty (50) percent or more of the lots on the same side of the street have been built, all buildings erected, established, or rebuilt shall be in conformity with the average setback of such buildings. In all Residential Zones, all buildings erected, established, or rebuilt shall be required to place sidewalks a minimum of seven (7) feet behind the curb and gutter, where conditions permit.

3.12.100. Building Height

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No lot or parcel of land in the RR2 zone shall have a building or structure which exceeds a maximum height of twenty-five (25) feet, measured at the top of building's horizontal wall. In no case shall the height of an accessory structure exceed the height of any main structure on the same lot.

3.12.110. Distance Between Buildings

The distance between any accessory building and a dwelling shall not be less than six (6) feet. The distance between buildings containing dwelling on the same lot shall not be less than ten (10) feet or as per the Building Code, whichever is greater.

3.12.120. Permissible Lot Coverage

- a. **Building Coverage.** In an RR2 zone, all buildings, including accessory buildings and structures (including impervious surfaces, e.g. driveways), shall not cover more than seventy (70) percent of the area of the lot or parcel of land.
- b. **Landscaping.** At least thirty (30) percent of the area of any lot shall be maintained in landscaping. On any lot, concrete or asphaltic cement shall not cover more than forty (40) percent of a front yard, fifty (50) percent of a rear yard, and one hundred (100) percent of one (1) side yard.

3.12.130. Parking, Loading and Access

- a. **Requirements.** The Madison County Commission together with the Rexburg City Council shall designate certain roads and Streets located within the area of city Impact as Direct Access Restricted Road. No lot or parcel of ground adjoining such designated roads or streets shall have direct access to such road without the prior approval of the Rexburg Planning and Zoning Commission. Access to and from said lots or parcels shall be by roads, streets or frontage roads which have been approved by the Rexburg Planning and Zoning Commission. Said lots or parcels shall comply with the following requirements:
 - i. Such lots shall reverse frontage on the designated direct accesses restricted road.
 - ii. Such lots shall be buffered from the direct access restricted road by any effective combination of the following: lot depth, earth berms, vegetation, walls or fences, and structural sound proofing.
 - iii. The minimum lot depth shall be two hundred (200) feet except where the use of berms, vegetation and structures can be demonstrated to constitute an effective buffer for a dwelling on a lot less than two hundred (200) feet in depth.
 - iv. Whenever practical existing roadside trees shall be saved and used in the arterial buffer.
 - v. Site plans, subdivision requirements, annexation and development agreement shall include provision for installation and continued maintenance of all buffers and compliance with all city and county ordinances applicable within the area of city impact.

3.12.140. Project Plan Approval

All projects constructed within the RR2 zone must submit, prior to beginning construction, a site plan (including a drainage plan) for review and approval by City of Rexburg Staff. All structures must comply with Building Department requirements.

3.12.150. Fencing and Screening

Screening and fencing within the City of Rexburg shall be constructed and maintained in conformance with the following standards:

- a. **Highway 20 Corridor.** All development adjacent to the Highway 20 right-of-way must submit a site plan to the Planning and Zoning Commission and be approved by the Commission prior to obtaining a Building Permit.
- b. **Parking Areas.** An effective buffer shall be provided between parking areas for more than five (5) vehicles and existing residential uses, schools, hospitals, nursing homes and other institutions for long-term

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human care. The buffer shall consist of a minimum five (5) foot wide landscaped strip to be planted with one (1) tree of 2" caliper and five (5) low shrubs per thirty (30) lineal foot

- c. **Fences.** The maximum height of any fence, wall, or sight obscuring objects within fifteen (15) feet of the public right-of-way shall be three (3) feet. Fences will be allowed in excess of three (3) feet and up to six (6) feet if constructed out of rigid materials and are fifty (50) percent or more see through per lineal foot. All other fences shall not be greater in height than eight (8) feet unless approved by the Planning and Zoning Commission.

3.12.160. Other Requirements

Refer to Chapter 4 of this Code: Supplementary Regulations.