

**Figure II-5a:** An illustration of the desired development pattern in the Residential Neighborhood District.

## SECTION 5. RESIDENTIAL NEIGHBORHOOD (RN) DISTRICT

### 5.1 Intent

The purpose and intent of the RN District is to promote rural character through low-density residential uses, as well as customary accessory uses, agricultural uses, and open space. The RN District comprises land close to developed areas, villages, and incorporated towns. Current development is characterized by one-unit residences with a range of setbacks and lot sizes.

### 5.2 Uses

- A. Permitted uses and special exception uses for the RN District are listed in Table II-5.2a below. Any use not listed is prohibited in the RN District.
- B. Procedures and standards for special

- exception uses are described in Article VII.
- C. All uses are subject to the regulations set forth in this section along with all applicable regulations in Article III - Standard Specific to Uses and Article IV - Standards Generally Applicable to All Districts and Uses.
- D. In the RN District, a lot may contain no more than one principal use.
- E. In the RN District, a lot may contain more than one accessory use.

Use	Category
Agriculture	PP
Adaptive Reuse of Historic Structure	SEP
Air Transportation Facility	SEP
Animal Keeping, Backyard Chicken	PA
Animal Keeping, Small, Commercial	SEP
Aquaculture (Including Accessory Processing and Sales)	SEP
Assisted Living Facility	SEP, PA
Buildings, Accessory Farm (on Farm)	PA
Camp, Boarding	PP
Camp, Day	PP
Cemetery (Including Crematorium, Mausoleum)	SEP
Commercial Assembly	PA
Conference Center	SEP
Day Care Group	SEP
Day Care Home	PA
Dog Kennel, Commercial	SEP
Dwelling Unit, Accessory (ADU)	PA
Dwelling, Detached One-Unit	PP
Dwelling, Mobile Home (Existing as of 1/16/96)	PP
Dwelling, Accessory Farm (on Farm)	PA
Erosion and Flood Control Structure	PP
Forest, Wildlife Reservation, Conservation Project Area	PP
Garage, Private	PA
Golf Course, Public or Private	SEP
Greenhouse, Wholesale or Retail	PP
Guest House (on Farm)	PA
Home Occupation	PA
House of Worship	SEP
Hunting Trailer, Seasonal (on Farm)	PA

Use	Category
Inn, Country	SEP
Inn, Rural	SEP
Manufacturing, Artisan and Craft	SEP
Parking, School Bus (2) (on Non-Farm)	PA
Parking, School Bus (5) (on Farm)	PA
Parking and Loading, Off-Street	PA
Parking and Outdoor Storage, Recreational Vehicle and Boat	PA
Parking, Off-Street Commercial Vehicle	PA
Park or Playground	PP
Private Club	SEP
Processing and Storage, Grain, Flour, Feed	PA
Public Landing	SEP
Public Utility and Structure	SEP
Recreational Facility	SEP
Resort	SEP
Retreat	SEP
Roadside Stand	PA
Sand and Gravel Pit (Excavation or Extraction)	SEP
Satellite Dish, Large	PA
School, Private	SEP
Solar Energy System, Small	PA
Stable, Private	PP
Storage, Fertilizer or Chemical (on Farm)	PA
Storage, Petroleum	PA
Store, Country	SEP
Structure, Accessory, Front Yard of Through Lot	SEP
Structure, Accessory Storage	SEP
Temporary MET Tower	PA

**Table II-5.2a:** Key: PP = permitted principal use; SEP = special exception principal use; PA = permitted accessory use; SEA = special exception accessory use.

# RN Residential Neighborhood District (Cont'd.)

## 5.3 Lot and Building Standards

Each lot or building hereafter established, erected, or materially altered in the RN District must comply with the standards set forth in Table II-5.3a.

## 5.4 Sign Standards

Standards for signs are described in Table II-5.4a.

## 5.5 Parking Standards

Parking standards for the RN District are set forth in Table II-5.5a.

## 5.6 Fence, Wall, and Gate Standards

- A. The height of any fence, wall, or gate may not exceed six (6) feet in the side or rear yard and may not exceed four (4) feet in the front or corner yard.

- B. The opacity of any fence or gate in the front or corner yard may not exceed fifty (50) percent.

## 5.7 Landscaping Standards

- A. A landscaping plan is required in accordance with Article IV.
- B. Streetscape shade trees are required in the front and corner yard areas within the foremost ten (10) feet, but not closer than three (3) feet to the street edge.
- C. Foundation landscaping is not required.

Table II-5.3a: RN District Lot and Building Standards		Min.	Max.
Lot Area (sq. ft.)		21,780	-
Dwelling Unit Area (sq. ft.)		350	-
Water Frontage (ft.)		100	-
Density (dwelling units per acre)		-	1
Principal Structure Front Setback (ft.)		35	-
Principal Structure Side Setback (ft.)		10	-
Principal Structure Rear Setback (ft.)		30	-
Principal Structure Waterfront Setback (ft.)		100	-
Accessory Non-Farm Structure Rear Setback (ft.)		5	-
Accessory Non-Farm Structure Side Setback (ft.)		3	-
Accessory Farm Structure Setback from Any Lot Line (ft.)		25	-
Principal Structure Height (ft.)		-	38
Accessory Farm Structure Height (ft.)		-	30
Accessory Non-Farm Structure Height (ft.)		-	38

Table II-5.3a: RN District lot and building standards.

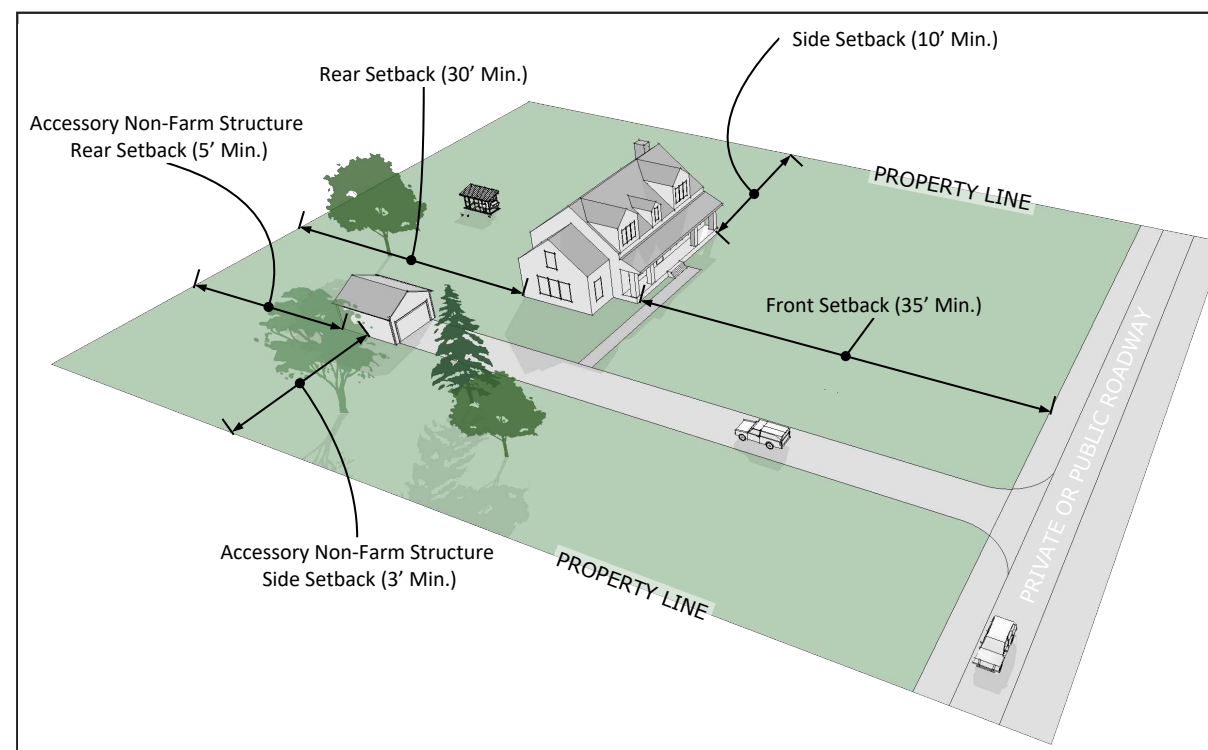


Figure II-5b: Regulatory graphic showing lot and building standards for the RN District.

Table II-5.4a: RN District Sign Standards	Freestanding Hanging Sign (Non-Residential Uses Only)	Temporary Sign
Count (max.)	1	1
Sign Area (max. sq. ft.)	4	4
Sign Height (max. ft.)	6	3
Setback from Right-of-Way (min. ft.)	10	5
Materials, Sign and Supports	Metal or Wood	Vinyl Face; Metal Supports
Lighting	Not Permitted	Not Permitted

Table II-5.4a: Regulatory table that sets forth sign standards for the RN Districts.

Table II-5.5a: RN District Parking Standards	Min.	Max.
Parking Space Dimensions (ft.)	9 X 20	-
Drive Aisle Width (ft.)	12	14
Curb Cuts (no. per street frontage)	-	2
Connection to Adjoining Parking Area	See Shared Parking in Article IV.	
Loading Location	See Loading in Article IV.	
Parking Orientation Permitted	Angled, Perpendicular, Parallel Only	

Table II-5.5a: Regulatory table that sets forth parking standards for the RN District.