

SECTION 16A: RURAL RESIDENTIAL DISTRICT “R-R DISTRICT”

Subdivision 1: PURPOSE AND GOALS

1. Purpose:

This district is established to provide areas for low density, rural residential structures in agricultural/rural areas on lands that due to substantial coverage by wooded areas, rock outcroppings, marginal soils, steep topographies where soil erosion is of risk and not conducive to long-term agricultural use; or negative impact on waterways from higher density residential is likely, etc. Some areas in this district are currently under agricultural production and can remain so. Residential development may be allowed in this district at an overall density up to 8 dwellings per 40 acres. Land within this district is not highly valued farmland nor is land located within any growth or expansion area of the City of Rockville. This district is likely located adjacent to agricultural areas and efforts to minimize land use conflict shall be a primary tool in approving development.

This R-R District will be identified on the City’s Future Land Use map but will not be on the current zoning map until an area has been re-zoned to this district following a request for the same from the property owner(s).

2. Goals of the R-R District:

- a. Minimize land use conflict between agricultural and other land uses.
 1. Maintain suitable boundaries for urban, rural residential and agricultural areas.
- b. Manage the impacts of growth and development on the City’s rural character.
 1. Discourage incompatible land uses through effective land use controls.
 2. Identify appropriate areas for commercial, industrial and non-farm rural residential developments.
- c. Provide a variety of residential opportunities.
 1. Provide a diversity of housing prices and styles, meeting the needs of different ages, incomes and lifestyles.

Subdivision 2: PERMITTED USES

The following uses are permitted subject to any applicable performance and general development standards contained herein:

- a. Agricultural land uses providing that farm animals are not kept on parcels smaller than 5 acres with an animal unit density not greater than 1 per 5 acres, 2 per 10 acres, 3 per 11 acres, 4 per 12 acres, 5 per 13 acres. etc,
- b. Family, group, “program”, daycare facilities serving 12 or less.
- c. Single family residential dwelling unit
- d. Forestry

Subdivision 3: PERMITTED ACCESSORY USES

The following accessory uses and structures are permitted subject to the performance and general development standards contained in of this Ordinance.

- a. Accessory buildings (residential)
- b. Decorative landscaping features
- c. Home occupations
- d. Private swimming pools
- e. Private tennis courts
- f. Residential garages, parking spaces, carports
- g. Roadside stands for sale of home occupations, or horticultural products, provided off-street parking is provided
- h. Signs as regulated by ordinance

Subdivision 4: CONDITIONAL USES

The following uses may be allowed as conditional uses following the procedures set forth in this Ordinance and further subject to the performance and general development standards contained in this Ordinance:

- a. Airports or airplane runways
- b. Alcohol fuel plants
- c. Animal hospital
- d. Bed and breakfast inns
- e. Bulk liquid storage
- f. Churches, cemeteries
- g. Commercial Wireless Towers– personal wireless, microwave
- h. Contractor shops-cabinet, excavation, etc.
- i. Essential services, transmission services, utilities substations
- j. Event Centers
- k. Farm implement sales, fertilizer plants, grain elevators, greenhouses
- l. Farming, providing animal unit density is not greater than 3 units per acre and parcels are 10 acres and greater.
- m. Governmental buildings and structures
- n. Horticultural uses and structures designed for storage of products and machinery pertaining and necessary thereto.
- o. Outdoor recreational facilities-golf courses
- p. Schools – private and public
- q. Storage building as a principal use on a parcel of 10 acres or more.
- r. Wastewater treatment facilities
- s. Wind energy conversion systems (in accordance with other provisions in our existing ordinance).

Subdivision 5: INTERIM USES

The following uses may be allowed as interim uses subject to the procedures set forth in this Ordinance and further subject to the performance and general development standards contained in this ordinance:

- a. Extractive uses
- b. Temporary buildings located for purposes of construction on the premises for a period of time not to exceed normal, necessary construction time.

Subdivision 6: STANDARDS FOR DETERMINING PERMITTED RESIDENTIAL DWELLING SITES (BUILDABLE LOTS)

- a. Parcels of Record: Certain parcels of record recorded under separate deed and not containing five (5) acres may be allowed as residential dwelling building sites and shall be determined as follows:
 - 1) Any contiguous tract or parcel that is in common ownership with any other contiguous tract or parcel on May 1, 2011 but was recorded under separate deed prior to May 1, 2011 shall be considered a parcel of record and shall be eligible as a residential building site. At the owner's option, any tract or parcel determined herein to be a parcel of record may be combined with other tracts or parcels for determining the number of permitted residential dwelling sites.
 - 2) Any non-contiguous tract or parcel that is in common ownership on May 1, 2011 but was recorded under separate deed prior to May 1, 2011 shall be considered a parcel of record and shall be eligible as a residential dwelling site.
- b. Residential dwelling site eligibility: An eligible five (5) acre tract shall be any tract that does not contain any existing residential dwelling and meets either of the following:
 - 1) The tract contains five (5) acres more or less, may be split by the following:
 - a. If splitting one lot into two lots – Qualified Minor Subdivision
 - b. If splitting into more than two lots – must be platted using the Lot and Block system.
 - c. The right of way of any public road adjacent and included in the description of said tract may be used for the 5 acres calculation.
- c. Density calculation: Determining eligibility for a residential dwelling site on a parcel or parcels within the R-R District shall be as follows:

- 1) The property owner's total acreage owned on the parcel or parcels all within this district, less and except any land under the OHWL, shall be calculated.
- 2) 5 acres for each existing residential dwelling and any equivalent land area previously restricted shall be subtracted from the total acreage owned.
- 3) The results from (1) and (2) above shall be divided by five (5) acres and the quotient shall be the number of eligible divisions that are permitted for the parcel. Decimals of less than 0.80 shall be reduced to the nearest whole number and decimals 0.80 or greater shall be increased to the nearest whole number.

As an example of how unbuildable/buildable land would be handles by this provision, if 8 acres of a 20-acres parcel is unbuildable, 4 dwelling units would be allowed on the remaining 12 buildable acres; thereby maintain the required 1 dwelling unit per 5 acres density.

- d. Lot access requirements: Every tract or parcel, including out lots shall abut or have direct vehicular access to a public road and have a minimum road frontage equal to the required lot width. This public road may be an interior dedicated public right of way that is built by and maintained by the property owners and not by the city, provided the dedicated public right of way meets the minimum road width and other requirements of the city.

Subdivision 7: LOT REQUIREMENTS

- a. The minimum lot size for a single-family residential dwelling shall be 5.0 acres of which 2.5 acres must be buildable.

Subdivision 8: SETBACK REQUIREMENTS

Except as provided in Section 9 – General Requirements Ordinance, the following setback requirements shall apply:

- a. Residential structures setbacks from side yard or rear yard: 50 feet
- b. Minimum width and depth of lots: minimum median lot width of not less than 250 feet and minimum median lot depth of not less than 300 feet.

Subdivision 9: HEIGHT REQUIREMENTS

- a. Buildings other than agricultural buildings; shall not exceed thirty-five (35) feet in height except as provided in this Ordinance.
- b. Agricultural buildings shall be exempt from the height requirements.

Subdivision 10: LOT COVERAGE

The maximum lot coverage shall be twenty-five percent (25%).

Subdivision 11: RURAL RESIDENTIAL PLANNED UNIT DEVELOPMENT (RR-PUD)

1. Purpose:

To allow flexibility and creativity in design by offering alternative standards in what is currently designated SP-1 and A-40 zoning districts. This would allow property owners in agricultural areas within these 2 districts to develop non-productive land areas with residential dwellings with similar density and other standards as is allowed in the R-R District. In designing an RR-PUD the natural features such as wetlands, existing topography, soil types, woodlands and natural communities shall be considered to preserve rural character, enhance scenic vistas and protect sensitive environmental resources and provide areas for recreational use. A Rural Residential PUD may allow for the creation of distinctive neighborhoods by encouraging clustered residential development.

The RR-PUD is only allowed in overlay districts that have been designated on the City of Rockville Zoning Map. The RR-PUD must be approved through a Conditional Use Permit.

2. Objectives:

- a. Locate residential lots to avoid hydric and restrictive soils.
- b. Plat designs shall avoid lot locations that impact steep slopes, wetlands, floodplains, and other environmentally sensitive areas.
- c. Consider structures of historical significance, prime agricultural lands, endangered species protection, mature tree stands, and rare plant communities when designing layouts. Lots should be designed in a manner that offers highest preservation for natural corridors that are valuable for wildlife habitat, scenic enjoyment or agricultural production.
- d. Reduce the cost of construction and maintenance of public facilities, infrastructure and services.
- e. Provide a lot layout that maintains a low visual impact, particularly from arterial roadways and abutting properties.
- f. Facilitate road connections from one subdivision to another.
- g. Connect existing and potential open space lands, natural corridors and trail-ways whenever possible.