

CHAPTER V - RURAL RESIDENTIAL ZONING DISTRICT

A. What This Chapter Does. The Rural Residential Zoning District (RRZD) permits exurban residential development on suitable sites within the jurisdictional area, but not where such development will impede the city’s expansion.

B. Land Use. The permitted and special uses allowed in the RRZD shall be as shown in Table V.1. All uses not explicitly permitted are prohibited.

Table V.1. RRZD Land Use

<i>permitted uses</i>	<i>special permit uses</i>
single-family dwellings see Ordinance #545 or Chapt. XXI, YY	two-family dwellings
accessory uses customarily associated with permitted and special permit uses, including the keeping of livestock, as provided in V.D.1.	parks and other public recreation areas
home occupations, in compliance with Appendix D	Lot coverage greater than 20% and not to exceed 30%
Accessory dwelling units in compliance with XVII.CC	
minor utility installations - see II.D.6.	

C. Specification Standards. The specification standards for the RRZD appear in Table V.2. Where previous development has resulted in setbacks less than those specified by Table V.2., the administrator may permit building in conformance with the existing pattern, if:

1. covenants recorded prior to the effective date of these regulations dictate setbacks less than those specified by these regulations, and a. the subdivision was not vacant on the effective date of these regulations, and b. the developer submits drawings or similar evidence to demonstrate that existing dwellings have been built in compliance with the setbacks provided by the covenants; or
2. covenants do not dictate setbacks, or such covenants have not been enforced, but the developer submits drawings demonstrating that the proposed setbacks are consistent with, or greater than, those on at least 50% of the adjoining lots.
3. Setbacks along arterial roads shall not be reduced by the administrator, nor shall conformance with covenants or the setbacks on adjoining properties be used to permit development that does not comply with the city’s fire and building codes.

D. Performance Standards. All developments shall comply with the performance standards of Chapter XVIII, as applicable, and the following additional performance standards.

1. **Livestock.** The RRZD is the only zoning district in which the keeping of livestock on residential lots or parcels is a permitted accessory use.
 - a. No livestock shall be kept on a lot of less than one acre in size, or within 50 feet of a property line.

b. Livestock shall be fenced out of shoreline buffers established by these regulations (see XVIII.C.) and Wellhead Protection Zone I, as established by XIV.B. Surface runoff from corrals and other areas in which livestock are kept shall be directed to a densely vegetated filter strip.

c. Manure shall be removed from corrals and other areas in which livestock are confined at least twice each year, and more frequently where the administrator determines that its accumulation constitutes a nuisance because odor, flies, etc. are adversely affecting neighboring properties.

2. Outdoor Storage. See also XVIII.W.6. Outdoor storage shall be permitted anywhere it is fully screened from public view and adjoining properties. Outdoor storage that is not fully screened shall be permitted in rear yards, but not in front or required side yards (this permits storage to the side of a dwelling that has a larger than required side yard), except that:

a. Construction equipment and materials may be stored in front and required side yards during the course of work for which a permit has been approved in compliance with these regulations. This exception expires with the permit or upon issuance of a certificate of compliance.

b. Vehicles and watercraft with current registrations may be parked in front and required side yards. Parked vehicles or watercraft shall not block vision at intersections or where driveways enter public streets.

3. Accessory Buildings. Accessory buildings are permitted in front, rear, and side yards on all lots within the RRZD when compliant with all applicable standards contained within these regulations for the RRZD.

E. Overlay Districts. All developments shall comply with any additional requirements imposed by overlay districts.

Table V.2. RRZD Specification Standards (rev Ord 602, 1/05)

Standard	Specification	Standard	Specification
Minimum lot size (acres)	Lake frontage – 1.0 Elsewhere – 2.0	Minimum lot width, at front setback line (feet)	Lake frontage – 100 Elsewhere – 200
Minimum front yard Setback (feet)	Along arterials – 50*** On other roads – 30***	Minimum rear yard setback (feet)	30***
Minimum side yard Setback (feet)	20 feet, except for lots with an average width less than 200 feet, the minimum side yard setback shall be 10% of the average lot width, provided that no side yard setback shall be less than 10 feet ***	Maximum height (feet)	30*
Maximum lot coverage	Permitted use – up to 20%** Special use - greater than 20% and not to exceed 30%	Parking spaces	See Appendix E

WPOD = Wellhead Protection Overlay. * Building height may be affected by performance standards protecting views to Flathead Lake. ** Maximum lot coverage is affected by slope. The maximum lot coverage given here is for slopes of 0-8%. See XVIII.D. for the maximum lot coverage permitted on steeper slopes. Additional lot coverage may be granted if approved as a Special Use.

*** Setbacks with the RRZD shall be measured from the projection of the structure, including foundation walls, eaves, and attached decks, walkways, and patios that ends closest to the applicable property line, right-of-way, road surface, or lake. The RRZD is not subject to the setback definition in Section XXI.UU.