

§ 14-16-2-2 RO-1 RURAL AND OPEN ZONE.

This zone provides suitable sites for rural agricultural activities and spacious home developments in areas near the fringes of urban development.

(A) Permissive Uses.

- (1) Agricultural activity, including truck gardening and nurseries, fur-bearing animal farm, the raising of poultry or rabbits, dairy farming, livestock grazing, feeding, and the raising of livestock. On lots of less than three acres, there shall be at least 10,000 square feet of lot area for each cow or horse, and/or at least 2,000 square feet of lot area for each sheep, pig, or goat; animals under four months old are not counted. Any building, pen, or corral for agricultural animals or birds shall be at least 20 feet from any existing dwelling unit. Sale of agricultural products, including poultry or rabbits, raised on the premises, but not a street-side stand. Signs not exceeding eight square feet in area pertaining to the sale of agricultural products raised on the premises provided there shall be no more than one such sign on each lot and provided further that it shall not be illuminated.
- (2) House, one per lot.
- (3) Accessory building, structure, or use customarily incidental to houses and not listed as a conditional use in this zone.
- (4) Community residential program except not either Community residential corrections program or Community residential program for substance abusers: up to 10 client residents, provided that the standards of § [14-16-3-12](#) of this Zoning Code are met.
- (5) Family care facility as an accessory use, provided there is no sign and only members of the residing family serve as providers of care.
- (6) Family day care home as an accessory use, with any sign limited as for home occupations, provided:
 - (a) Only members of the residing family serve as providers of care.
 - (b) Group composition shall not exceed six children; this limit does not consider the resident provider's children who are age six or more.
 - (c) The activity is licensed by the state as a family day care home.
- (7) Home occupation and sign identifying the activity, provided:
 - (a) The activity is clearly incidental and secondary to use of the premises for a dwelling.
 - (b) Only members of the residing family are employed.
 - (c) No stock in trade is manufactured, displayed, or sold on the premises, except a small stock of art objects and custom sewing created by a resident of the dwelling is allowed.
 - (d) All business activities are conducted entirely indoors.
 - (e) No more than 25% of the floor area of the dwelling unit is devoted to the home occupation. No more than 5% of the floor area of the dwelling unit is devoted to storing stock in trade.

- (f) There is no external evidence of the activity, such as commercial vehicles, inordinate vehicular traffic, outside storage, noise, dust, odors, noxious fumes, or other nuisances emitted from the premises.
- (g) Health care (including physicians, nursing homes, massage and the like) shall not be considered a permissive home occupation.
- (h) One related on-premise sign is permitted provided:
 - 1. It does not exceed one square foot in area.
 - 2. It is a non-illuminated wall sign.
- (8) Parking incidental to uses permitted in this zone, provided all vehicles which are not parked inside a building are operative and are not wholly or partially dismantled.
- (9) Private Commons Development, not less than one acre in area.
- (10) Public park.
- (11) Public school, including caretaker's mobile home.
- (12) Public utility structure, provided its location is in accord with an adopted facility plan and a site development plan for building permit purposes has been approved by the Planning Commission.

(B) Conditional Uses.

- (1) Accessory living quarters.
- (2) Animal grooming parlor.
- (3) Church and incidental facilities.
- (4) Construction office in connection with a specific construction project provided it is limited to a period of one year unless the time is extended through a new conditional use.
- (5) Family day care home, with any sign limited as for home occupations. There shall be an outdoor play area adequately enclosed with a wall or fence. At least one member of the residing family shall serve as a provider of care. The activity shall be licensed by the state as a family day care home. (See also the permissive use provisions.)
- (6) Health care, including physicians, massage, therapy, and the like (but not nursing homes), as physically limited under home occupations.
- (7) Kennel or the breeding, boarding, or sale of dogs, cats and birds.
- (8) Private school.
- (9) Public library.
- (10) Public utility structure which is not permissive.

- (11) Real estate office and an incidental sign in connection with a specific development, provided it is not used as living quarters during the time it is used as an office, and further provided that it is limited to a period of one year unless the time is extended through a new conditional use.
 - (12) Recreational facilities oriented toward outdoor activities, whether privately or commercially operated: facility for horses, riding and training, guest ranch, resort, camp, lake, swimming pool, tennis courts; incidental and internally oriented restaurants and shops for sale of personal services and convenience goods may be allowed in appropriate large recreational developments.
 - (13) Second kitchen within a house, provided:
 - (a) The kitchen is incidental to occupancy of the entire house in common by members of one family (as herein defined); that, in fact, there would not be two separate and distinct dwelling units, each exclusively occupied by some family members.
 - (b) If such use is approved, the Zoning Hearing Examiner shall record the terms of the action with the County Clerk, together with a signed acceptance of such terms by the owners. The terms of the city action shall run with the land.
 - (14) Stand and incidental signs for display or sale of agricultural products raised on the premises, provided the number of stands and signs is limited to one for each lot, and provided that the size of the stand does not exceed 400 square feet of floor area.
 - (15) Storage structure or yard for equipment, material, or activity incidental to a specific construction project, provided it is of a temporary nature and is moved after the specific construction project is completed or work on the project has been dormant for a period of six or more months, and further provided that it is limited to a period of one year. Incidental signs may also be approved.
- (C) **Height.** Structures shall not exceed 26 feet in height, except antennas may be up to 65 feet in height, and except as provided in § 14-16-3-3 of this Zoning Code.
- (D) **Lot Size.** Minimum lot area shall be one acre. Minimum lot width shall be 150 feet.
- (E) **Setback.**
- (1) There shall be a front yard setback of not less than 20 feet.
 - (2) There shall be a side yard setback of not less than 10 feet.
 - (3) There shall be a rear yard setback of not less than 25 feet.
- (F) **Off-Street Parking.** Off-street parking shall be as provided in § 14-16-3-1 of this Zoning Code.
- ('74 Code, § 7-14-7) (Ord. 80-1975; Am. Ord. 78-1981; Am. Ord. 20-1982; Am. Ord. 101-1981; Am. Ord. 5-1987; Am. Ord. 41-1987; Am. Ord. 47-1990; Am. Ord. 10-1995; O-16-23)

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