

7) **ARTICLE 7 – "RR-1" - RURAL RESIDENTIAL DISTRICTS**

7.1 PURPOSE – The "RR-1" Rural Residential District is intended for the development of subdivisions with a minimum lot size of forty thousand (40,000) square feet. Any subdivision in the "RR-1" District must meet all the requirements of the Jasper County Subdivision Ordinance. No new "RR-1" District Subdivisions should be allowed unless there is common sewer available to all lots in the subdivision.

7.2 PERMITTED PRINCIPAL USES

7.2.1 Detached Single Family Dwellings

7.2.2 Essential Services

7.2.3 Developmentally disabled group homes in compliance with Chapter 335.25, 1995 Code of Iowa.

7.2.4 Family Homes including Elder Family Homes

7.2.5 Child Day Care facilities

7.2.6 Public and private education institutions having a curriculum comparable to that given in public schools and having no rooms regularly used for housing or sleeping.

7.2.7 Public parks, playgrounds, and recreational areas

7.2.8 Churches and other places of worship and Sunday school buildings.

7.3 PERMITTED ACCESSORY USES

7.3.1 Uses of land or structures customarily incidental and subordinate to one (1) of the principal permitted uses, unless otherwise excluded.

7.4 SIGNS

7.4.1 Real estate signs of a temporary nature, not exceeding two (2) in number per lot, nor larger than six (6) square feet set back five (5) feet from the right-of-way of any highway, street, or road.

7.4.2 Announcement signs, not over thirty-two (32) square feet in area set back at least ten (10) feet from the right-of-way, may be erected on-site of a permitted principal use of a non-residential nature.

7.4.3 One nameplate not exceeding two (2) square feet for each dwelling.

7.4.4 Signs not exceeding four (4) square feet in area, attached to the dwelling, indicating the service or product of a home occupation available at that site.

7.5 CONDITIONAL USES

7.5.1 Bed and Breakfast Homes.

7.5.2 Home occupations.

7.6 PROHIBITED USES

7.6.1 Junkyards

7.6.2 Adult Entertainment Businesses

7.6.3 Livestock/Non-Farm Livestock Facilities

7.7 AREA, HEIGHT, AND YARD REQUIREMENTS

	Minimum Lot Area	Front Yard Along State and Federal Roads	Front Yard Along All Other Roads	Side Yard	Rear Yard	Maximum Side Wall Height
Principal Structure ¹	40,000 sq.ft.	60'	40'	20'	50'	24'
Accessory Structures ²				5'	5'	14'

¹ One additional foot shall be added to every yard for each additional foot of height.

² One additional foot shall be added to the side and rear yard for each additional foot of height.