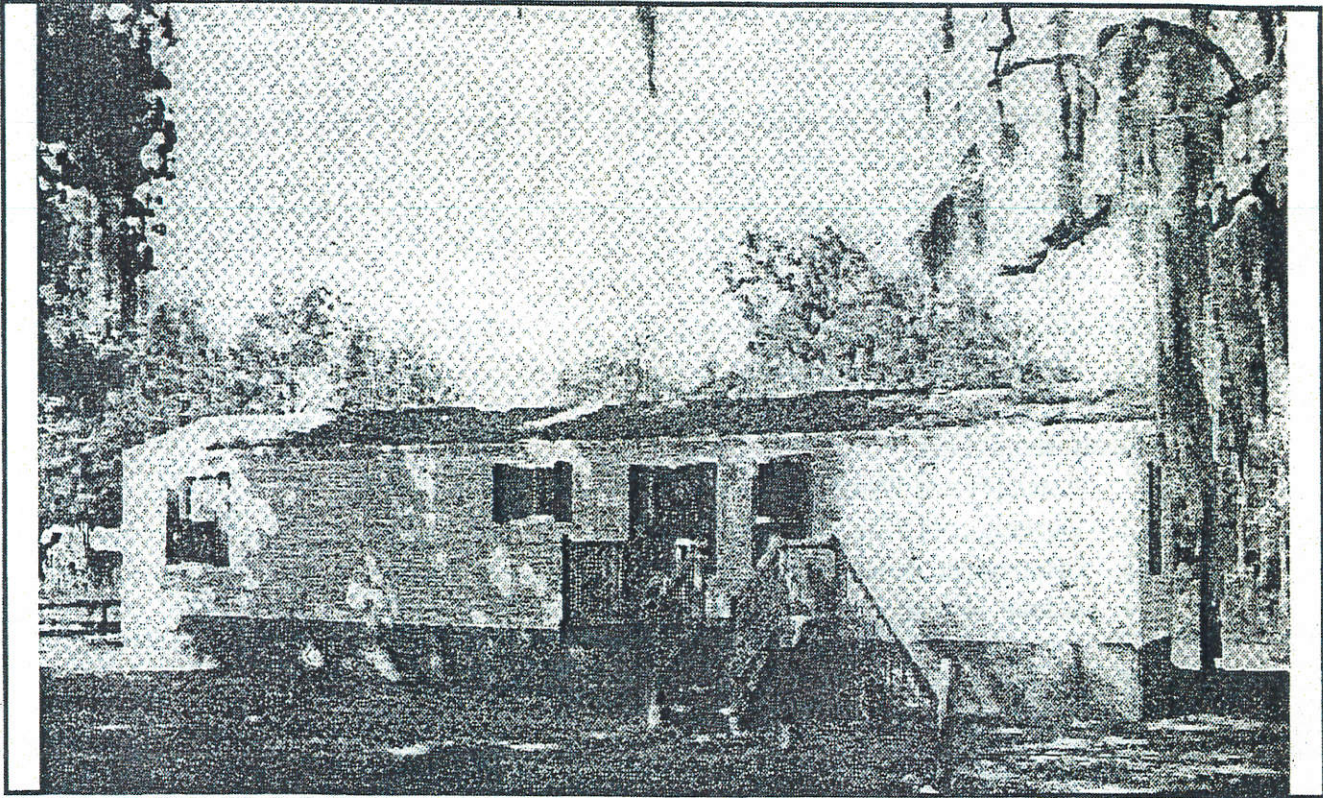


6.2. - Rural manufactured residential district (R2-R).



6.2.1. *Intent.*

- A. The R2-R rural manufactured residential district is intended to implement the land use goals of the rural settlement areas, rural village areas and residential growth areas within rural areas in the unincorporated portions of Berkeley County. Rural settlement areas are residential areas that act as transition areas between agricultural lands and urbanizing portions of the county. Rural village areas are areas that have an identity and represent the heritage of development patterns in Berkeley County's rural landscape.
- B. This district is intended to:
 - 1. Encourage development within the rural village areas as an alternative to other developing agricultural areas of the county by allowing a broader range of land uses at a higher density than permitted in surrounding rural areas.
 - 2. Protect and enhance existing character of the rural area.
 - 3. Encourage efficient development patterns and use of in-fill development.
 - 4. Minimize development problems in areas where, due to the absence of urban infrastructure, individual on-site sewage disposal systems are necessary.
 - 5. Implement the comprehensive plan regarding the location of manufactured home dwellings and neighborhoods in predominantly rural or designated low-density areas.
 - 6. Minimize development problems in such areas where due to the absence of urban infrastructure, individual on-site sewage disposal systems are necessary.

7. Protect development in these areas from infiltration of incompatible land uses.
8. Provide for the development of recreational, religious, and educational facilities as basic elements of a balanced residential area.
9. Permit the location of needed community facilities in support of residential development.

6.2.2. *Location.* This district shall be applied in the rural settlement areas, rural village areas and residential growth areas mapped on the future land use map in the comprehensive plan.

USES

6.2.3. *Permitted uses.* The following uses are permitted within the R2-R rural manufactured single-family district:

- A. *Agricultural uses.*
 1. Agriculture, crop.
 2. Forestry.
- B. *Recreation and amusement uses.*
 1. Golf course.
 2. Indoor recreation.
 3. Outdoor recreation, active.
 4. Outdoor recreation, passive.
- C. *Institutional uses.*
 1. Assembly and worship.
 2. Government office, public services, and local utilities.
 3. School, neighborhood and community.
- D. *Residential uses.*
 1. Single-family detached.
 2. Manufactured home.

6.2.4 *Accessory uses.* Accessory uses are permitted as a detached structure or use subordinate to the main building or classification that is used for purposes customarily incidental to the principal use. Accessory uses shall not exceed 65 percent of the size of the principal classification; excluding agricultural uses and uses located on parcels one acre in size or larger.

The following uses are permitted as accessory uses within the R2-R rural manufactured district:

- A. *Agricultural.*
 1. Sale of products produced on-site;
 2. Other necessary and customary uses determined by the zoning administrator to be appropriate, incidental and subordinate to the principal use of the property, subject to compliance with any development and performance standards imposed by the planning department as a means of ensuring land use compatibility.
- B. *Residential.*
 1. Fences and walls;
 2. Garages, carports, and off-street parking;

3. Guesthouse, gate houses and guard houses;
4. Playhouses, patios, cabanas, porches, gazebos, and incidental household storage buildings;
5. Radio and television receiving antennas;
6. Recreational and play facilities for the use of residents;
7. Tennis courts, swimming pools, and hot tubs;
8. Other necessary and customary uses determined by the zoning administrator to be appropriate, incidental and subordinate to the principal use of the property, subject to compliance with any development and performance standards imposed by the planning department as a means of ensuring land use compatibility.

C. *Institutional and civic.*

1. Cemetery;
2. Refreshment stands and food and beverage sales located in uses involving public assembly;
3. Cafeterias, dining halls, and similar food services when operated primarily for the convenience of employees, residents, clients, patients, or visitors to the principal use;
4. Gift shops, newsstands, and similar commercial activities operated primarily for the convenience of employees, residents, clients, patients, or visitors to the principal use;
5. Recreation areas and facilities for the use of the employees;
6. Other necessary and customary uses determined by the zoning administrator to be appropriate, incidental and subordinate to the principal use of the property, subject to compliance with any development and performance standards imposed by the planning department as a means of ensuring land use compatibility.

6.2.5. *Uses permitted with conditions.* The following uses are permitted as conditional uses within the R2-R rural manufactured [district]. All listed conditions shall be demonstrated prior to permit approval. See article 11 for the procedure for approval of conditional uses.

A. *Agricultural uses.*

1. Agriculture, horses only.
 - a. All conditions and regulations found in article 11.3 shall be met prior to permit approval.

B. *Institutional uses.*

1. Family day care home.
 - a. All conditions and regulations found in article 11.6 shall be met prior to permit approval.

C. *Residential uses.*

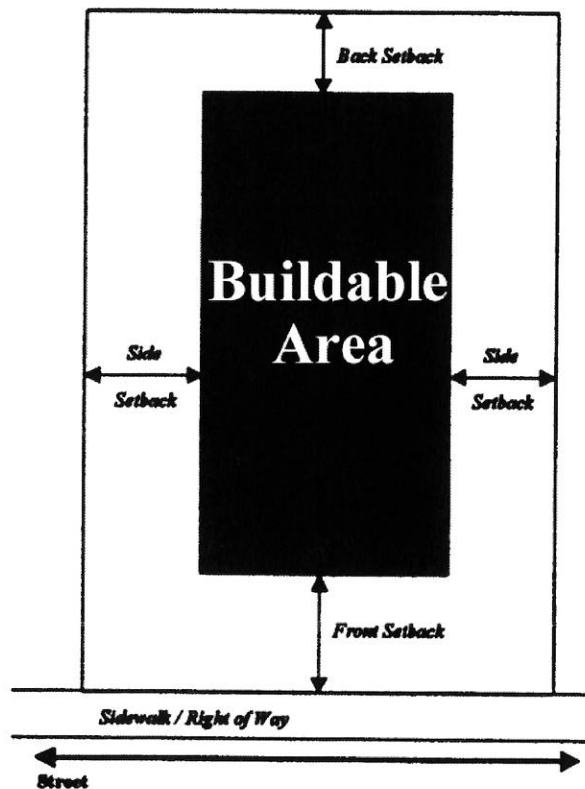
1. Home occupation.
 - a. Permitted as accessory use only.
 - b. All conditions and regulations found in article 11.9 shall be met prior to permit approval.

6.2.6. *Special exceptions.* (Reserved)

6.2.7. *Prohibited uses.* The following uses are prohibited within the R2-R rural manufactured district.

1. Mobile home park.
2. All uses not listed as permitted are prohibited.

LOT AND BUILDING STANDARDS



6.2.8. *Lot requirements.*

- A. Minimum lot size: Two acres.
- B. Minimum lot frontage:
 1. Standard lot: 20 feet.
 2. Corner lot: 40 feet.

6.2.9. *Density regulations.*

- A. There shall be no more than one principal dwelling unit per one acre (43,560 square feet) of platted land, lot, or parcel.

6.2.10. *Minimum yard requirements.*

Parcel Size	Front (feet)	Sides (feet)	Rear (feet)	Second Street Front (feet)	Open Drainage* (feet)	Ingress/Egress Easements†

14,000 sq. ft. and greater	35	<u>15</u>	30	35	30	Min. required for front, rear, or side
10,000 sq. ft. to 13,999 sq. ft.	30	10	<u>25</u>	30	30	Min. required for front, rear, or side
6,001 sq. ft. to 9,999 sq. ft.	<u>25</u>	<u>7.5</u>	20	<u>25</u>	30	Min. required for front, rear, or side
6,000 sq. ft. and under	20	<u>7.5</u>	20	20	30	Min. required for front, rear, or side

* This is the minimum setback required for open drainage ditch and/or stormwater pond easement lines (excluding swales).

† This is the minimum setback from any ingress/egress easement.

Accessory structures are permitted in the rear and side yards only with minimum of five-foot setbacks from the side and rear property lines or ingress/egress easements, whichever is greater. If the accessory structure is placed in that portion of the yard that fronts a second street frontage of the property, the setback from the second street frontage property line for the accessory structure is the required second street frontage setback for the primary structure. Agricultural structures shall not be less than 60 feet from the property line.

6.2.11. *Building requirements.*

- A. Impervious coverage: 50 percent maximum.
- B. Building height: Less than 40 feet to the highest part of the structure. The height limits contained in the airport overlay district, as regulated by article 10, may apply additional height limitations to a specific piece of property.

SITE STANDARDS

6.2.12. *Parking standards.* All uses within this district shall conform to the standards outlined in article 15: Off-Street Parking Requirements.

6.2.13. *Bufferyard standards.* All uses within this district shall conform to the standards outlined in article 17: Bufferyards. Unless expressly exempted, the buffering standards of this ordinance shall apply to all new nonresidential development and all new residential major subdivisions (15 or more lots).

(Ord. No. 04-11-68, 11-23-2004; Ord. No. 05-08-58, 8-29-2005; Ord. No. 10-08-24, 8-23-2010; Ord. No. 11-04-02, 4-25-2011; Ord. No. 14-03-04, 3-24-2014)