

## **T2 (RURAL) ZONE**



### **PURPOSE**

T2 (Rural) Zone consists of sparsely settled lands in open or cultivated conditions. These include bosque, agricultural land and grazing land. Typical buildings include single family residential site-built homes and mobile homes, farmhouses and agricultural buildings. Thoroughfares are rural in character and have no pedestrian facilities. Landscaping is agricultural or that which occurs naturally.

### **DEVELOPMENT REQUIREMENTS**

Minimum lot size: 2 acres

Minimum lot width: N/A

Minimum lot depth: N/A

Setbacks Principal Building:

1. Primary Frontage: 25 feet (min)
2. Secondary Frontage: 12 feet (min)
3. Side Setback: 5 feet (min)
4. Rear Setback: 5 feet (min)

Setbacks Accessory Buildings:

1. Primary Frontage: 20 feet behind front facade (min)
2. Secondary Frontage: 12 feet (min)
3. Side Setback: 5 feet (min)
4. Rear Setback: 5 feet (min)

Building Height:

1. Principal Building Height: 2 stories (max)
2. Accessory Building Height: 2 stories (max)

### **T2 PERMITTED USES**

The following uses are permitted by right in the T2 district:

Civic Space

1. Park
2. Green
3. Playground
4. Community Garden, Small

5. Community Garden, Medium
6. Community Garden, Large

#### Residential

1. Accessory Dwelling: 1 accessory dwelling limited to 1,250 sq. ft.
2. Home Occupation (see Section 5.10 Home Occupation Permits)
3. Single Family Dwelling, Mobile Home
4. Single Family Dwelling, Site-built
5. Community Types

#### Lodging

1. Bed and Breakfast

#### Retail and Service

1. Food Truck/Push Cart

#### Institutional

1. Community Building, Public and Private
2. Recreation and Sports Facility, Private

#### Agriculture: (A) Permitted if assessed as Agriculture for On-Farm Operations only.

1. Agricultural Packaging and Warehousing (A)
2. Agricultural Processing Facility (A)
3. Farming and Ranching (A)
4. Grain Storage (A)
5. Livestock Pen (A)
6. Research
7. Stable, Private

#### Civil Support

1. Animal Hospital, Veterinary Clinic and Kennel, Ag Office and Medical Research

#### Education

1. Childcare, Home Occupation

#### **T2 SPECIAL USE PERMITS**

The following uses require a Special Use Permit:

#### Residential

1. Mobile Home Park

#### Lodging

1. Recreational Vehicle Park

#### Office

1. Laboratory, Scientific, Ag Research, Office and Service

#### Retail and Service

1. Commercial Use Not Elsewhere Classified

#### Institutional

1. Recreation and Sports facility, Public
2. Religious Institution

#### Agriculture

1. Aquaculture
2. Auction Yard
3. Greenhouse and Nursery, Commercial
4. Poultry Raising, Commercial
5. Stable, Public, Commercial
6. Wine Tasting Room or Winery

#### Automotive

1. Automobile, SUV Repair, Sales or Service
2. Automobile Garages, Painting or Auto Body Work
3. Auto-Related Repair and Service, But Not Auto Painting or Body Work

#### Civil Support

1. Cemetery
2. Health Service, Public or Private

#### Education

1. Child and Adult Care, Commercially Operated
2. Elementary School
3. High School, Jr. High School, Middle School

#### Industrial

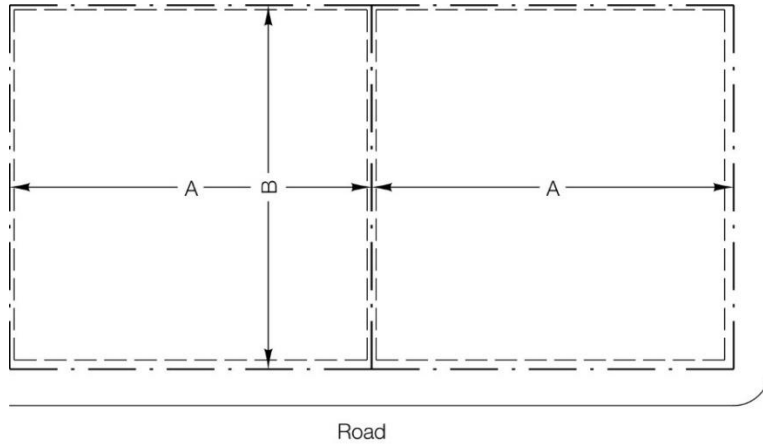
1. Wireless Communication Facility

2. Food and Fiber Processing
3. Major Facility for Distribution of Electric, Natural Gas, Water, Sewer, Cable
4. Mini-Storage Unit
5. Recycling Center
6. Renewable Energy Facility
7. Utility Building, Wastewater Lift Station and Substation, Minor, Private or Public
8. Wrecking Service

**Table 5.4 Site Standards: T2, R5, and R5L Zone**

**Rural and Rural 5-Acre Zones (T2, R5 & R5L)**

**Lot Standards**



**Legend:**

— · — Property Line

----- Setback Line

**1. Lot Size and Density**

A Lot Width: not applicable

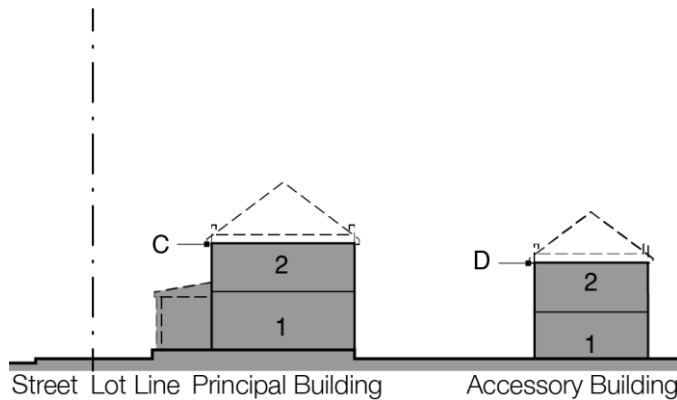
B Lot Depth: not applicable

1.1 Lot Area: 2 Acres (min) T2; 5 Acres (min) R5 & R5L

**2. Other Lot Standards**

Accessory Dwelling T2, R5 & R5L - 1 Accessory dwelling limited to 1,250 sq. ft. and 1 Accessory dwelling permitted for every 5 acres of lot area, R5 & R5L - Special Use Permit (S) required.

**Building Form**



**3. Building Height**

C Principal Building Height: 2 stories (max)

D Accessory Building Height: 2 stories (max)

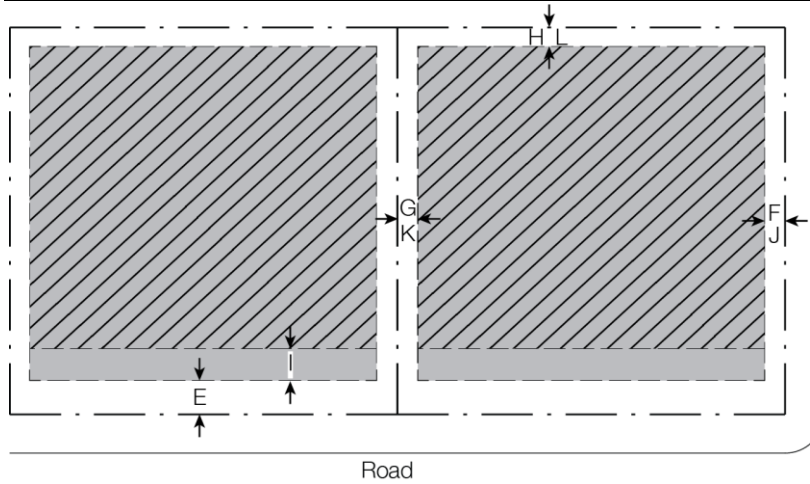
**4. Private Frontage**

4.1 Private Frontage Type: Common Yard or Fenced/Walled Yard

4.2 Frontage Buildout: not applicable

**Rural and Rural 5-Acre Zones (T2, R5 & R5L)**

**Building Setbacks, General**



**Legend:**

- · — Property Line
- - - - Setback Line
- █ Buildable Area
- ▨ Accessory Building Area

**5. Principal Building**

- E Primary Frontage: 25 feet (min)
- F Secondary Frontage: 12 feet (min)
- G Side Setback: 5 feet (min)
- H Rear: 5 feet (min)

**6. Accessory Buildings**

- I Primary Frontage: 20 feet behind front façade (min)
- J Secondary Frontage: 12 feet (min)
- K Side Setback: 5' min
- L Rear Setback: 5' min

**7. Accessory Buildings (R5 & R5L only)**

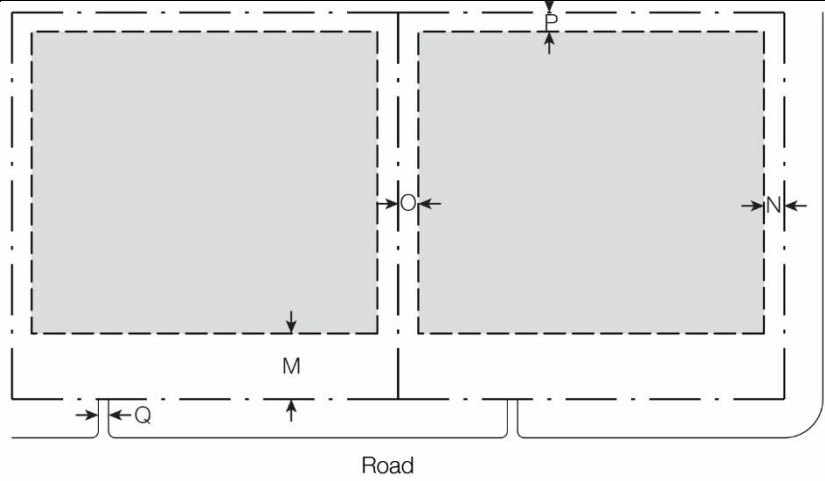
- 7.1 Not to exceed 5,000 square feet or 10% of the lot area, whichever is less.
- 7.2 Accessory buildings shall be at least 10 feet from all other buildings.

**8. Lot Coverage and Encroachments**

- 8.1 Lot Coverage 12,500 sf or 10% of the lot size, whichever is greater, excluding the residential access driveway
- 8.2 Portal 16% of setback (max), but no more than 8 feet
- 8.3 Balcony or Bay Window 8% of setback (max), but no more than 4 feet

**Rural and Rural 5-Acre Zones (T2, R5 & R5-L)**

**Parking and Storage Setbacks**



**Legend:**

— · —	Property Line
- - - -	Setback Line
■	Available for Parking/Storage
<b>8.</b>	<b>Principal Building</b>
M	Primary Frontage: 20 feet behind front façade
N	Secondary Frontage: 24 feet (min)
O	Side: 24 feet (min)
P	Rear: 24 feet (min)
Q	Access Driveway width in frontage: 10 feet (min)