

Town of Yadkinville

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Rural Residential Zoning District

RR

The Rural Residential (RR) Zoning District: Definition

The Residential Rural District is established as a low-density district in which the principal use of land is for agricultural activities and for single-family residences. Dimensional requirements in this district are designed to insure that a residential development not having access to public water supplies and dependent upon septic tanks for sewage disposal will occur at a sufficiently low density to provide for a healthful environment.

The Rural Residential (RR) Zoning District: Permitted Uses

Agricultural Uses	RR	Special Requirements
<u>Bona Fide Farms (excluding swine production)</u> A farm whose purposes include the production of, and activities relating or incidental to the production of, crops, fruits, vegetables, ornamental and flowering plants, dairy, livestock, poultry and all other forms of agricultural products having a domestic or foreign market.	P	
<u>Equestrian Uses</u> An establishment where horses are boarded and cared for, where instruction in riding, jumping, and showing is offered, or where horses may be hired for riding.	P	3.4.1.1
<u>Livestock Keeping, accessory to residential use</u> Livestock are domesticated four-legged mammals including but not limited to cows, horses, sheep, goats, llamas, swine, rabbits and similar animals. Small livestock are 15 pounds or less. Large livestock are greater than 15 pounds.	P	3.4.1.1
<u>Fowl Keeping, accessory to residential use</u> Fowl are any type of bird kept domestically for food or any other purpose, which includes but is not limited to chickens, turkeys, ducks, geese, ostriches, peacocks, guineas, emus, and similar birds.	P	3.4.1.1
<u>Greenhouse or Horticultural Nursery (no retail sales)</u> An establishment primarily engaged in the retail sale of trees, shrubs, other plants, seeds, bulbs, mulches, soil conditioners, fertilizers, pesticides, and other garden supplies to the general public.	P	
<u>Produce Stands (permanent)</u> Seasonal sale of farm products raised on the premises where products are sold only as an accessory to an agricultural use. Stands are structures that do not meet North Carolina Building Standards.	P	3.4.1.2

The Rural Residential (RR) Zoning District: Permitted Uses

Residential Uses	RR	Special Requirements
<p><u>Accessory Dwellings</u> A secondary dwelling unit established in conjunction with and clearly subordinate to a primary dwelling unit, whether a part of the same structure as the primary dwelling unit or a detached dwelling unit on the same lot.</p>	P	3.4.2.1
<p><u>Accessory Structures (residential)</u> A structure that is customarily or typically subordinate to and serves a principal structure; is clearly subordinate in area, extent, or purpose to the principal structure served; and is located on the same lot as the principal structure. Accessory structures shall include sheds, storage buildings, detached garages, swimming pools, and similar structures.</p>	P	3.4.2.2
<p><u>Accessory Temporary Family Health Care Structure</u> A transportable residential structure permitted under NCGS 160A-383.5, providing an environment facilitating a caregiver's provision of care for a mentally or physically impaired person, that (i) is primarily assembled at a location other than its site of installation, (ii) is limited to one (1) occupant who shall be the mentally or physically impaired person, (iii) has no more than 300 gross square feet, and (iv) complies with applicable provisions of the State Building Code and NCGS 143-139.1 (b).</p>	P	3.4.2.3
<p><u>Single-Family Dwellings</u> A detached residential building which contains one (1) dwelling unit for one (1) family unit and which occupies its own lot of record. This term includes modular housing units built to North Carolina Building Standards but does not include manufactured housing or mobile homes</p>	P	
<p><u>Family Care Homes</u> A facility subject to NCGS 168-22 that is licensed by the State of North Carolina as a family care home with support and supervisory personnel that provide room and board, personal care, and habilitation services in a family environment in a single housekeeping unit for not more than six (6) resident persons, with a temporary or permanent physical, emotional, or mental disability including, but not limited to, mental retardation, cerebral palsy, epilepsy, autism, hearing and sight impairments, emotional disturbances and orthopedic impairments, but not including mentally ill persons who are dangerous to others.</p>	P	3.4.2.5
<p><u>Home Occupations</u> A business, profession, occupation, or trade which is conducted within a residential dwelling for the economic gain or support of a resident of the dwelling, and which is incidental and secondary to the residential use of the building. Only certain types of home occupations are permitted.</p>	P	3.4.2.6
<p><u>Tourist Homes</u> According to North Carolina General Statute 42A, a tourist home or vacation rental is a residential property for vacation, leisure, or recreation purposes for fewer than 90 days by a person who has a place of permanent residence elsewhere, to which he or she intends to return.</p>	C	3.4.2.8

The Rural Residential (RR) Zoning District: Permitted Uses

Civic, Government, & Institutional Uses	RR	Special Requirements
<p><u>Cemeteries, principal use</u> Land and facilities, including offices and chapels, used for the burial of the dead. Such a facility includes any burial ground, mausoleum, or columbarium operated by a cemetery company and meeting licensing requirements of the state.</p>	C	3.4.3.1
<p><u>Cemeteries, accessory use</u> Land and facilities, including offices and chapels, used for the burial of the dead. Such a facility includes any burial ground, mausoleum, or columbarium operated by a cemetery company and meeting licensing requirements of the state.</p>	P	3.4.3.1
<p><u>Colleges, universities, and associated facilities</u> An institution of higher education offering undergraduate and/or graduate degrees.</p>	C	
<p><u>Daycare Centers</u> Any school for children age six or under which is not registered with the North Carolina Department of Public Instruction.</p>	C	
<p><u>Emergency Services (fire, police, EMS, & similar uses)</u> Government or institutional organizations that respond to emergency situations. These organizations generally provide police, EMT/EMS, ambulance, and firefighting services.</p>	P	
<p><u>Government Office Buildings</u> The offices of the executive, legislative, judicial, administrative and regulatory branches of federal, state and local governments.</p>	P	
<p><u>Religious Institutions & related uses</u> A facility of a church, temple, synagogue, or other non-profit religious organization operated for worship and which may include religious training or study.</p>	P	
<p><u>Elementary & Secondary Schools (public & private)</u> A public or private school providing instruction to students in kindergarten through twelfth grade.</p>	P	
<p><u>Trade Schools & Vocational Schools</u> A use providing education or training in business, commerce, language, or other similar activity or occupational pursuit, and not otherwise defined as a home occupation, college or university, elementary school, secondary school, or instructional school.</p>	C	
<p><u>Social, fraternal, & philanthropic clubs & lodges and similar uses operated on a non-profit basis</u> A building or land used for the activities of a non-profit private club or social organization and not adjacent to, operated as, or in connection with a public tavern, cafe, or other place open to the public.</p>	C	

The Rural Residential (RR) Zoning District: Permitted Uses

Office & Service Uses	RR	Special Requirements
<p><u>Artists & Craftsmen</u> An artist's or craftsmen's studio is an establishment where objects or artwork are created one at a time, by hand.</p>	C	
<p><u>Bed & Breakfast Inns</u> A residential building providing for temporary overnight lodging and breakfast for overnight guests. This use does not include banquet and events facilities.</p>	C	3.4.4.2

Retail & Wholesale Uses	RR	Special Requirements
<p><u>Tasting Room (wine, beer, distilled spirits)</u> Tasting rooms shall be operated in association with an existing vineyard or winery, microwinery, microbrewery, or microdistillery and located on the same property, or on adjoining properties in same ownership or partnership.</p>	C	3.4.5.2

Recreation & Entertainment Uses	RR	Special Requirements
<p><u>Banquet & Events Facilities</u> A facility for lease for private parties. Such facilities may or may not provide catering, photography, or similar services associated with private parties, weddings, birthdays and similar occasions.</p>	C	
<p><u>Campgrounds</u> Any lot or parcel of land used or intended to be used for the accommodation of two (2) or more recreational vehicles or non-vehicle campers for transient dwelling purposes or recreational camping.</p>	C	3.4.6.2
<p><u>Parks & Playgrounds (public)</u> Any land owned by the public and open for use by the general public for active or passive recreational purposes or as a refuge for wildlife.</p>	P	
<p><u>Recreation Facilities, private outdoor</u> Establishments engaged in providing outdoor recreation services that are operated on a commercial or membership basis.</p>	C	3.4.6.4
<p><u>Recreation Facilities, public indoor</u> Establishments engaged in providing indoor recreation services.</p>	C	
<p><u>Recreation Facilities, public outdoor (excluding Parks & Playgrounds)</u> Establishments engaged in providing outdoor recreation services that are operated on a public basis.</p>	C	
<p><u>Recreation facilities, associated with a residential development</u> An area or facility designed to meet the demand for active recreation needs of and is available to the residents of the development in which it is located.</p>	P	

The Rural Residential (RR) Zoning District: Permitted Uses

Industrial, Transportation, & Utility Uses	RR	Special Requirements
<p><u>Airports and Heliports</u> Landing fields, parking and service facilities, passenger and baggage terminals, and related facilities for the operation, service, fueling, repair, storage, charter, sales, and rental of aircraft. The word aircraft shall include fixed-wing as well as rotary-wing craft.</p>	C	3.4.7.1
<p><u>Electric Transmission Lines and appurtenances</u> Utility lines and related structures that direct electricity to and from electric transformers.</p>	P	
<p><u>Natural Gas Distribution Lines and related appurtenances</u> Utility lines and related structures that direct natural gas to individual sites.</p>	P	
<p><u>Power Generation, solar individual</u> Any means by which electricity is generated from the sun and the use of photovoltaic cells for use by an individual property and does not generate electricity for other users.</p>	P	3.4.7.3
<p><u>Power Generation, wind individual</u> Any means by which electricity is generated by wind turbines for use by an individual property and does not generate electricity for other users.</p>	P	3.4.7.4
<p><u>Sewage collection lines, pump stations, and appurtenances</u> Utilities that collect and direct sewage/wastewater to sewage treatment plants.</p>	P	
<p><u>Telecommunication lines and related appurtenances</u> Any utility line, conductor, or other conduit by which audio, visual, or computer information is transmitted.</p>	P	
<p><u>Telecommunications Towers</u> A structure either freestanding or attached to a building that transmits and receive telecommunication signals.</p>	C	3.4.7.5
<p><u>Transit Stops</u> Any structure or location that is primarily used, as part of a public transit system, for the purpose of loading, unloading, or transferring passengers or accommodating the movement of passengers from one mode of transportation to another.</p>	P	
<p><u>Water Distribution lines, pumps, storage, tanks, and appurtenances</u> Utility lines and related structures that direct potable water to individual sites</p>	P	
<p><u>Wineries</u> Wineries primarily grow their own fruit and exceed the equivalent of 50,000 gallons.</p>	C	3.4.7.6
Other Uses	RR	Special Requirements
<p><u>Temporary Uses</u> A use permitted on a lot for a specific purpose which is to be removed within a specified time period. Examples of temporary uses are mobile classrooms, construction trailers, and produce stands.</p>	P	3.4.8.5

The Rural Residential (RR) Zoning District: Density & Dimensions

Density & Dimensional Standards	RR
Maximum Residential Density	2 Dwellings Units per Acre (DUA)
Minimum Lot Size	20,000 square feet
Minimum Lot Width	100 feet
Front Setback Measured from the property line	40 feet
Side Setback Measured from the property line	15 feet
Rear Setback Measured from the property line	40 feet
Maximum Height	35 feet

The Rural Residential (RR) Zoning District: Permanent Sign Standards

Sign Area: The entire area of a sign within a parallelogram, triangle, circle, semi-circle or other regular geometric figure, including all of the elements of the display, but not including blank masking (a plain strip, bearing no advertising matter around the edge of a sign), frames, display of identification or licensing officially required by any governmental body, or structural elements outside the sign surface and bearing no advertising matter.

Sign Height: The distance from the base of the sign at normal grade to the top of the highest attached component of the sign.

<u>Building Sign District and Size Standards</u>	RR
Sign Type Allowed	Flush
Illumination	External
Maximum Sign Area—1 square foot per 1 linear foot of building wall up to...	16 square feet
Maximum Number of Signs	1 sign

<u>Freestanding Sign District and Size Standards</u>	RR
Sign Type Allowed	Monument and Arm
Illumination	External
Maximum Sign Area—1 square foot per 1 linear foot of building wall up to...	16 square feet
Maximum Sign Height	6 feet
Maximum Number of Signs	1 sign per lot of record