

**CHAPTER 1106**  
**RR-1 Rural Residence District**

<b>1106.01</b>	<b>Purpose.</b>	<b>1106.05</b>	<b>Accessory uses permitted.</b>
<b>1106.02</b>	<b>Principal uses permitted.</b>	<b>1106.06</b>	<b>General provisions.</b>
<b>1106.03</b>	<b>Provisional uses permitted.</b>	<b>1106.07</b>	<b>Special provisions.</b>
<b>1106.04</b>	<b>Conditional uses permitted.</b>		

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**1106.01 PURPOSE.**

The purpose of this district is to provide for areas of a rural residential character. Such areas may be established similar in nature to subdivisions established in unincorporated areas. Accordingly, new local street pavements may be constructed to a width of 24 feet with berm and side ditches as permitted in Section 1211.02 of Part 12, Subdivision Regulations, of the *Codified Ordinances of Springfield*.

**1106.02 PRINCIPAL USES PERMITTED.**

A lot or building may be occupied by the following principal uses:

- (a) Adult family home.
- (b) Day-care home, type B.
- (c) Dwelling, single-family detached.
- (d) Family home.

**1106.03 PROVISIONAL USES PERMITTED.**

A lot or building may be occupied by the following provisional uses:

- (a) Accessory apartment, subject to the requirements of Chapter 1135.
- (b) Religious institution, subject to the requirements of Chapter 1135.

**1106.04 CONDITIONAL USES PERMITTED.**

A lot or building may be occupied by the following conditional uses:

- (a) Club, subject to the requirements of Chapter 1135.
- (b) Communication tower or satellite receiving device as an accessory use that cannot meet the requirements of section 1106.05(a) below. However, refutable evidence shall be presented to demonstrate that communications are substantially impaired when meeting the requirements of section

1106.05(a). In addition, a communication tower or satellite receiving device shall meet the requirements of Chapter 1136.

- (c) Day-care home, type A.
- (d) Public utility or public use, subject to the requirements of Chapter 1135.
- (e) School, generalized private instruction for kindergarten through twelfth grade students.
- (f) Community Center, subject to the requirements of Chapter 1135.

#### **1106.05 ACCESSORY USES PERMITTED.**

The accessory uses permitted in this district may include but are not limited to those listed below; provided, however, under no circumstance shall any mechanical or vehicular body repairs, painting, pulling of engines or the maintenance of vehicles other than those owned by the occupant of the premises be permitted.

- (a) Communication tower or satellite receiving device, provided it shall meet the following requirements:
  - (1) It shall not be located in the area between the street and the building line; side yard where abutting a lot in a R district; nor on the roof of any building. This limitation shall not apply to a satellite receiving device two (2) feet or less in diameter or to an electronic receiving antenna.
  - (2) A tower shall be set back from another lot in a R district a distance of 20 percent of the tower's height or the distance between the tower base and guy wire anchors, whichever is greater.
  - (3) It shall comply with the requirements of Chapter 1135.
- (b) Essential service which routes electrical, gas, telephone, water or cable TV service and includes distribution lines consisting of cables, wires or pipes and associated line hardware such as transformers, relays and shut-off valves.
- (c) Fence as regulated by Chapter 1156.
- (d) Garage.
- (e) Greenhouse or conservatory.
- (f) Home occupation as regulated by Chapter 1135.
- (g) Parking, off-street, as regulated by Chapter 1153.
- (h) Pet shelter, not including a kennel.
- (i) Recreational use and facility, including but not limited to a swimming pool, tennis court, gazebo, open or enclosed patio, deck, balcony or similar structure for recreational purposes.
- (j) Sign as regulated by Chapter 1155.
- (k) Storage building with a maximum floor area of 120 square feet for the storage of wood, lumber, gardening equipment or other materials and equipment exclusively for the use of the residents of the premises and provided that only one (1) such building shall be permitted on a lot. A storage building for commercial purposes, other than for a home occupation, shall be prohibited.

**1106.06 GENERAL PROVISIONS**

All principal and accessory uses and structures permitted within this district shall be subject to the requirements of Title Four and Title Five and to the supplemental requirements of Title Six, where applicable.

**1106.07 SPECIAL PROVISIONS**

None.