

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 façade (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