

ARTICLE 14---RURAL RESIDENTIAL DISTRICT STANDARDS

14.1 PURPOSE

- A. Rural Residential-1 (RR-1).** The purpose of this district is to enable areas outside the shoreland district to be developed with higher residential densities near but not necessarily adjacent to incorporated municipalities. The primary use within this district is single family residential. Compatible commercial uses may be allowed as conditional uses.
- B. Rural Residential-2.5 (RR-2.5).** The purpose of this district is to promote moderate-density development in those portions of the County outside the shoreland district and beyond areas of anticipated municipal growth where such development is desired and most suitable. The primary use within this district is single family residential. Compatible commercial uses may be allowed as conditional uses.
- C. Rural Residential-5, 10, and 20 (RR-5, RR-10, RR-20).** The purpose of these districts is to promote low-density development in those portions of the County outside the shoreland district and beyond areas of anticipated municipal growth where decreased development densities are most suitable. The primary uses within these districts are single family residential with larger lot sizes to protect agricultural areas or critical habitats, or preserve the rural character of an area.
- D.** The Rural Residential District is created to implement the following policy and strategy of the Crow Wing County Comprehensive Plan:
 - 1. Housing and Residential Development Policy, Strategy 2.** Update the existing residential ordinances and subdivision regulations to reflect current growth conditions and development trends and landowner’s needs.

14.2 DENSITY AND DIMENSIONAL STANDARDS

All lots, structures, and uses in the Rural Residential District shall meet the following density and dimensional requirements:

Table 14.1 Lot Size, Width, Setback and Height Standards for Rural Residential Districts

District	Minimum Lot Area	Minimum Lot Width	Structure Lot Line Setbacks	Road Right – of-Way Setback	Wetland Setback	Structure Height
RR-1	1 acre	150’	10’	35’	15’	35’
RR-2.5	2.5 acres	165’	10’	35’	15’	35’
RR-5	5 acres	300’	10’	35’	15’	35’
RR-10	10 acres	300’	10’	35’	15’	35’
RR-20	20 acres	400’	10’	35’	15’	35’

14.3 GENERAL STANDARDS

- A.** Lot fronting on two roads. Where a lot is located at the intersection of two or more roads or highways, structures shall meet all required setbacks from both roads.

B. Maximum impervious surface coverage: The maximum impervious surface coverage for any lot shall meet the standards in Article 41.2.

C. Guest Cottages

A guest cottage may be permitted on a lot in the Rural Residential 1, 2.5, 5, 10 & 20 District provided that:

A. It meets all required setbacks.

B. The maximum impervious surface limits for the lot shall not be exceeded.

C. The maximum building footprint does not exceed 900 square feet.

D. It does not exceed 24 feet in building height.