

**ARTICLE 9.  
RURAL DISTRICTS**

**Section 1. INTENT AND GENERAL PROVISIONS:**

- A. The zoning of property as RUR, Rural District, is intended to:
  - 1. maintain and enhance agricultural operations including crop production and the raising of livestock,
  - 2. preserve and protect agricultural areas in unincorporated Johnson County utilized for crop production or the raising of livestock, and
  - 3. serve as a holding zone for lands where the efficient provision of public facilities and services needed for development in the County is not viable at present.
  
- B. The zoning of property as PRUR, Planned Rural District, is intended to:
  - 1. enable subdivisions that front lots on Local Streets or Collector Streets at an overall density of one dwelling unit per ten (10) acres subdivided and enable bonus lots in some subdivision situations, and
  - 2. serve as a holding zone for lands where the efficient provision of public facilities and services needed for development in the County is not viable at present.
  
- C. These districts are intended for the preservation and protection of rural areas, as well as agricultural areas in the Rural District, and are intended to prevent urban sprawl, contribute to the efficient provision of the facilities and services necessary for development at greater densities, and reduce urban/rural conflicts that arise from premature development of rural areas. These districts are further intended to preserve and protect open space and natural resource areas. The regulations for these districts are designed to provide protection for existing development while allowing new construction in accordance with current development and performance standards and density objectives.

The uses permitted and development regulations are set forth in Sections 2 and 3 below.

**Section 2. RURAL DISTRICT (RUR):**

- A. Purpose: The purpose of zoning of property to the RUR, Rural District, is to provide for agricultural areas with single-family residential uses that:
  - 1. maintain or enhance the rural character of the area;
  - 2. are sensitive to the physical characteristics of the sites;
  - 3. facilitate compatible agricultural or other rural land uses;
  - 4. protect agricultural areas;
  - 5. protect natural resource areas; and
  - 6. minimize negative impacts on existing roads and the infrastructure in the area.

- B. Permitted Uses: In the Rural District, no building, structure, land, or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered, except for one or more of the following uses:
1. Agricultural uses.
  2. Agricultural buildings and structures.
  3. Permanent single-family dwelling.
  4. Railroad rights-of-way, including a strip of land with tracks and auxiliary facilities for track operations, but not including passenger stations, freight terminals, switching and classification yards, repair shops, roundhouses, powerhouses, interlocking towers, and fueling, sanding, and watering stations.
  5. Accessory buildings and uses customarily incidental to the uses listed above, as set out in Article 18.
  6. Home occupations as set out in Article 18.
  7. Supplementary Uses as set out in Article 16.
  8. Passive open space, nature preserve, arboretum, and park areas owned by the public.
  9. Boarding and training stables on a tracts of land with a nominal lot area of 10 (ten) acres or greater.
- C. Conditional Uses and Special Permits: Certain uses may be allowed by Conditional Use Permit or Special Permit. See Article 23 and Article 33.
- D. Height, Area and Bulk Regulations:
1. Height Regulations:
    - a. Maximum height of agricultural buildings and structures: No restriction if height complies with airport overlay district and overlay zone height and hazard regulations.
    - b. Maximum height of residences: forty (40) feet.
    - c. Maximum height of accessory structures and uses other than agricultural buildings and structures: thirty (30) feet.
  2. Yard Regulations:
    - a. Front Yard: The depth of the front yard shall be at least fifty (50) feet. The required front yard setback shall be provided and maintained from all street frontages. A front setback of at least two hundred (200) feet is recommended for residential structures if the adjoining road does not have a dust-free surface.
    - b. Side Yard: There shall be a side yard of at least twenty-five (25) feet on each side of a lot.
    - c. Rear Yard: There shall be a rear yard of at least twenty-five (25) feet.

3. Minimum Lot Dimensions:
  - a. The minimum depth of a lot shall comply with the provisions in the subdivision regulations.
  - b. The minimum width of a lot shall be three hundred (300) feet.
4. Minimum Lot Area: Every dwelling hereafter erected, constructed, reconstructed, moved or altered, shall provide a Nominal Lot Area of not less than ten (10) acres per dwelling except as provided in Article 24, Nonconforming Lots and Uses.
5. Supplementary Height, Area and Bulk Regulations: As set out in Article 17.
- E. Parking Regulations: Two (2) off-street parking spaces shall be provided on the premises for each dwelling unit. See Article 19, Off-Street Parking Requirements.
- F. Sign Regulations: See Article 20, Sign Regulations.
- G. Minimum Infrastructure: After the effective date of these regulations, within this zoning district, all Minimum Infrastructure Requirements set forth in Article 31 shall be met prior to rezoning or development of any site in the Rural District. See Minimum Infrastructure Requirements in Article 31 of these regulations.

**Section 3. PLANNED RURAL DISTRICT, (PRUR):**

- A. Purpose: The purpose of zoning of property to the PRUR, Planned Rural District, is to provide for Planned Rural Development Subdivisions that contain single-family residential areas and rural use areas that:
  1. maintain or enhance the rural character of the area;
  2. are sensitive to the physical characteristics of the sites;
  3. protect natural resource areas;
  4. place new, permanent, single-family dwellings on smaller lots that are in Residential Groupings to realize greater economies in the provision of infrastructure to the new lots, especially with regard to the layout of roads, the provision of water lines for both domestic needs and fire protection purposes, and the provision of wastewater disposal systems; and
  5. minimize negative impacts on existing roads and the infrastructure in the area, for example, by minimizing the number of access points onto existing roads and by grouping new, permanent, single-family dwellings so they can be served by fewer and shorter roads and fewer and shorter connections to utility lines that have the capacity to serve the needs of the Planned Rural Development Subdivisions.
- B. Plats or Plans: Applications for the Planned Rural District shall require the submittal of a preliminary plat or development plan subject to the requirements of Articles 11, 15, and 25 through 31, of these regulations.
- C. Permitted Uses: In the Planned Rural District, no building, structure, land, or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered, except for one or more of the following uses:

1. Permanent single-family dwelling.
  2. Railroad rights-of-way, including a strip of land with tracks and auxiliary facilities for track operations, but not including passenger stations, freight terminals, switching and classification yards, repair shops, roundhouses, powerhouses, interlocking towers, and fueling, sanding, and watering stations.
  3. Accessory buildings and uses customarily incidental to the uses listed above, as set out in Article 18.
  4. Home occupations as set out in Article 18.
  5. Supplementary Uses as set out in Article 16.
  6. Passive open space, nature preserve, arboretum, and park areas.
- D. Conditional Uses and Special Permits: Certain uses may be allowed by Conditional Use Permit or Special Permit. See Article 23 and Article 33.
- E. Height, Area and Bulk Regulations:
1. Height Regulations:
    - a. Maximum height of agricultural buildings and structures: No restriction if height complies with airport overlay district and overlay zone height and hazard regulations.
    - b. Maximum height of residences: forty (40) feet.
    - c. Maximum height of accessory structures and uses other than agricultural buildings and structures: thirty (30) feet.
  2. Yard Regulations:
    - a. Front Yard: The depth of the front yard shall be at least fifty (50) feet. The required front yard setback shall be provided and maintained from all street frontages. A front setback of at least two hundred (200) feet is recommended for residential structures if the adjoining road does not have a dust-free surface.
    - b. Side Yard: There shall be a side yard of at least twenty-five (25) feet on each side of a lot. However, if compliance with the County-adopted Fire Code building separation requirements would require a side yard setback larger than twenty-five (25) feet when any new building is constructed on a lot, then the building shall be provided a minimum side yard that complies with the building separation distance required by the County-adopted Fire Code even if that side yard setback is larger than twenty-five (25) feet.
    - c. Rear Yard: There shall be a rear yard of at least twenty-five (25) feet. However, if compliance with the County-adopted Fire Code building separation requirements would require a rear yard setback larger than twenty-five (25) feet when any new building is constructed on a lot, then the building shall be provided with a minimum rear yard that complies with the building separation distance required by the County-adopted Fire Code even if that rear yard setback is larger than twenty-five (25) feet.

3. Minimum Lot Dimensions:
  - a. The minimum depth of a lot shall comply with the provisions in the subdivision regulations.
  - b. Each lot shall be wide enough to meet the lot-depth to lot-width requirements of Article 30, Section 3 (B) of these regulations.
  - c. The minimum width of a lot shall be one hundred fifty (150) feet.
  
4. Lot Area and Density: Except as provided in Article 24, Nonconforming Lots and Uses, every dwelling unit hereafter erected, constructed, reconstructed, moved, or altered, shall be provided a lot area in accordance with the following subdivision requirements:
 

Planned Rural Development Subdivisions shall have all lots taking access from a collector or local street and shall have an overall density not exceeding (more dense than) one (1) dwelling unit per ten (10) acres of real property platted into a Planned Rural Development Subdivision, plus one bonus lot for each thirty (30) acres of real property platted into a Planned Rural Development Subdivision. Planned Rural Development Subdivisions, including bonus lots, shall provide a minimum Nominal Lot Area of four (4) acres per dwelling.
  
5. Supplementary Height, Area and Bulk Regulations: As set out in Article 17.
  
- F. Parking Regulations: Two (2) off-street parking spaces shall be provided on the premises for each dwelling unit. See Article 19, Off-Street Parking Requirements.
  
- G. Sign Regulations: See Article 20, Sign Regulations.
  
- H. Minimum Infrastructure: After the effective date of these regulations, within this zoning district, all Minimum Infrastructure Requirements set forth in Article 31 shall be met prior to rezoning or development of any site in the Planned Rural District. Compliance with the highly recommended infrastructure factors established by Article 31 shall also be required unless the applicant can show good cause why the highly recommended infrastructure factors should not be provided and that a waiver should be allowed in accordance with Section 2 (E) of Article 31. See Minimum Infrastructure Requirements in Article 31 of these regulations.
  
- I. Supplementary Performance Standards: Development and use in this district shall also comply with the Supplementary Performance Standards set forth in Article 11, Section 7 of these regulations.