



# Jefferson County West Virginia

Public Information

**An Ordinance Amending and Re-enacting Chapter 19, Section 22 “Rural Reserve District” of the Ranson Municipal Code**

Be it therefore enacted and ordained by the Council of the City of Ranson that Chapter 19, Section 22 of the Ranson Municipal Code be enacted as follows:

**Sec. 19.22. Rural Reserve District (RR)**

- A. Purpose: The Rural Reserve District is located at the outer edge of the urban growth area of the City of Ranson. This district acts as a holding zone, with new development occurring eventually but not immediately within the district. It permits agricultural uses to operate relatively unhindered. Residential development of low density is permitted. The developer is cautioned that large lot residential development or nuisance type agricultural uses will severely restrict future options.
  
- B. Assignment: The Rural Reserve District is automatically assigned to newly annexed property unless a rezoning to another zoning classification occurs concurrently with the annexation.
  
- C. Permitted Uses
  - 1. Uses permitted by right:
    - a. Single family detached homes
    - b. Mobile homes
    - c. Bed and breakfast inns
    - d. Farms (except commercial slaughtering, feed lots, concentrated feeding operations)
    - e. Agri-businesses
    - f. Plant nurseries
    - g. Schools
    - h. Places of worship
    - i. Public utilities and appurtenances (e.g., water tanks, booster stations, pump stations, water and wastewater treatment systems)
    - j. Cell phone relay equipment when combined with and attached to water tanks
  
  - 2. Uses permitted by special exception:
    - a. cemeteries, mausoleums, columbarium
    - b. government building up to 5000 square feet of gross floor area
    - c. neighborhood and outdoor recreation
    - d. parks
    - e. transit shelters

D. Permitted Building and Lot Types

1. detached house

E. Permitted Accessory Uses

1. Garage
2. Day care in the home
3. Home occupation

F. General Requirements

Permitted Divisions

1. Divisions of land shall only be permitted as provided herein. No parcel or tract of land of record established on the date of the adoption of this ordinance or the date of annexation may be divided into an aggregate of more than five (5) parcels except as provided in 19.22 F (3).
2. Regulations governing development in Section 19.22 F. shall apply to the division of a parcel into five (5) or fewer lots less than twenty-one (21) acres in area on any parcel in existence at the time of adoption of this ordinance or at time of annexation. The aggregate acreage devoted to such lots or development shall not exceed twenty-one (21) acres except where this aggregate acreage limit is precluded by other provisions of this ordinance.
  - i. If either public water and/or sewer are provided, the aggregate acreage permitted in Section 19.22.F (2) shall not exceed seventeen (17) acres devoted to such lots;
  - ii. If both public water and sewer are provided, the aggregate acreage permitted in Section 19.22.F (2) shall not exceed 15 acres devoted to such lots;
3. In addition to the foregoing, there shall be permitted, by-right, any division of land into parcel each of which shall be thirty (30) acres or more in area. No such parcels shall be included in determining the number of parcels which may be created by-right pursuant to section 19-22.F. 1; provided that:
  - i. There may be located not more than one (1) dwelling unit on any parcel created pursuant to this section;
  - ii. At the time of any such division, the owner of the parcel so divided shall designate the number of parcels into which each parcel so divided may be further divided pursuant to Section 19.22.F.1 together with the aggregate acreage limitations in accordance with section 19.22.F.2; and,

iii. No such division shall increase the number of parcels which may be created pursuant to section 19.22.F.1.

4. Any additional divisions shall be through the re-zoning process by the Ranson City Council.

Area and Bulk Regulations:

<b>REQUIREMENTS</b>	<b>PERMITTED</b>
Minimum lot Size	1.5 acres (with no utilities) 40,000 square feet (served by either public water or sewer) 30,000 square feet (if served by both public water and sewer)
Minimum Frontage on a State Road	200 feet
Yards	Front: 50 Feet Side: 25 Feet Rear: 25 Feet
Maximum Structure Height	35 Feet

Adopted by the City Council of the City of Ranson after a 1<sup>st</sup> reading on \_\_\_\_\_, 2004 and a 2<sup>nd</sup> reading on \_\_\_\_\_, 2004 by a vote of \_\_\_\_\_ in the affirmative, \_\_\_\_\_ in the negative with \_\_\_\_\_ abstaining.

\_\_\_\_\_  
A. David Hamill  
Mayor

ATTEST:

\_\_\_\_\_  
Ray A. Braithwaite  
Recorder

AFFIX CITY SEAL

Approved in Form and Content

\_\_\_\_\_  
Charles B. Howard  
City Attorney