

Section 4.5

RR, Rural Resource District

4.5.1 Purpose

This district is intended to protect and preserve areas of the county which are rural or agricultural in character and use and are uniquely suited for such purposes. These areas are not presently required for urban development and, according to population and land use projections will not be needed before the year 2010 at the earliest.

The use regulations for this district are designed to permit development compatible with the preservation of the rural lifestyle, character and agricultural use of these areas and prevent speculative, premature intrusions of urban uses and lifestyles.

The value of agricultural lands, woodlands, and other open land areas which characterize this district are economically important and contribute to clean water and air, and to many natural life cycles. They also make the county an attractive place in which to live.

4.5.2 Permitted uses

Within the RR, Rural Resource District, a building or premise may be used only for the following purposes; provided such uses(s) shall meet all applicable regulations contained in this Ordinance.

- (1). Agricultural uses, including commercial greenhouses and nurseries, general farming operations, keeping and raising of animals and livestock, and structures for housing products raised on the premises.
- (2). Automobile service station and/or garage.
- (3). Cemetery.
- (4). Church and similar places of worship, auxiliary building and uses, including child care centers and cemeteries accessory thereto.
- (5). Community and child care centers.
- (6). Dwelling, mobile home, also one mobile home shall be permitted as a residence on a lot with a retail store or as a second residence on a lot with a single-family dwelling or another mobile home.
- (7). Dwelling, single-family detached.
- (8). Family day care homes.
- (9). Home occupations.
- (10). Schools, either public or private; technical vocational or general curriculum.
- (11). Equestrian uses, including stables, tracks, clubs, fields, caretaker's facilities, etc.
- (12). Flea markets and auction barns.
- (13). Outdoor recreation facilities and activities, publicly or privately operated, including hunt clubs, swimming

- pools, tennis courts, golf courses, parks, playfields, and similar outdoor recreation activities.
- (14). Retail store for sale of groceries, hardware antiques, dry goods or general merchandise, beverage and package stores with no on premise consumption; provided the gross floor area does not exceed 5,000 square feet.
 - (15). Roadside stand for the display and sale of agricultural products.
 - (16). Recreational vehicle parks and campgrounds, subject to applicable requirements of Article VII.
 - (17). Automotive race and testing tracks, subject to the applicable requirements of Article VII.
 - (18). Mining and extraction operations, subject to the applicable requirements of Article VII.
 - (19). Public utilities.
 - (20). Stockyards, slaughter houses, commercial poultry houses, animal auction houses, and commercial kennels, subject to the applicable requirements of Article VII.
 - (21). Sanitary landfills and inert landfills, subject to the applicable requirements of Article VII.
 - (22). Recycling transfer stations and facilities.
 - (23). Marinas, piers, boat ramps, boat storage, and related marine activities.
 - (24). Uses accessory to the above.
 - (25). Signs in accord with Article V.

Section 4.6 APD, Airport Protection District

4.6.1 Purpose

The purposed of this district is to promote and improve safety in and around the Hampton County Airport by preventing the location of structures or natural growth which would constitute hazards or obstructions to aircraft operating in the area, thereby adding an additional measure of protection for the lives and property for those in aircraft and on the ground. In so doing, a general compatibility between airport operations and affected property is advocated by these regulations.

4.6.2 Permitted Uses

This is an "overlay" zone. As such, permitted uses are determined by the "underlying" or primary zone. These regulations temper and modify the development standards of the primary district to the extent necessary to achieve the objectives of 4.6.1. They do not determine or regulate the use of property. However, primary zone use notwithstanding, no use may be made of land or water within the Airport Protection District in such a manner as to create electrical interference with navigational signals or radio communication between the airport and aircraft, make it difficult for pilots to