

SECTION 5

RURAL DISTRICT (RU)

- 5.1 General Description. This district is intended to provide a location for the land situated on the fringe of the urban area, within the jurisdictional limits of the city, that is used primarily for agricultural purposes, but will be undergoing urbanization in the foreseeable future. Therefore, the uses and activities in this district should not be detrimental to urban land uses. It is not intended that this district provide a location for a lower standard of residential, commercial, or industrial development than is authorized in other districts. The types of uses, area and intensity of use of land which are authorized in this district are designed to encourage and protect any agricultural uses until urbanization is warranted and the appropriate changes in district classification are made.
- 5.2 Uses Permitted. Agricultural uses and their accessory structures, as defined in Section 2. No building permits shall be required for the following:
- 5.2.1 Farmhouses, to the extent they are declared to be an essential agricultural use accessory by the Board of Adjustment.
 - 5.2.2 Bulletin boards or signs, not exceeding forty (40) square feet in area, pertaining to the lease, hire, or sale of a building or premises, which sign or board shall be removed as soon as the premises are leased, hired or sold.
- 5.3 Uses Permitted on Review. The following uses may be reviewed by the Board of Adjustment, subject to such conditions and safeguards as they may deem appropriate.
- 5.3.1 Churches or similar places of worship, with accessory structures.
 - 5.3.2 Public schools and institutions of higher learning.
 - 5.3.3 Public parks, public playgrounds, and recreational areas operated by membership organizations for the benefit of their members and not for gain.
 - 5.3.4 Signs or displays, not exceeding two (2) in number, advertising the residential, commercial or industrial development of the land on which the signs

or displays are situated. All signs or displays shall be removed immediately upon completion of the development, but in no case shall they be permitted to remain longer than three (3) years from the date of issuance of the special permit. The type, location and lighting of the sign or display shall be such as to not be detrimental to the use of adjacent properties, or to restrict sight distances on public streets.

- 5.3.5 A cemetery, airport, camp, hospital, sanitarium, nursing home, home for the aged, correctional institution or institution for the insane.
- 5.3.6 Rodeo or fairgrounds.
- 5.3.7 Dog kennels.
- 5.3.8 Athletic Fields.