

## SECTION 812

### "RRE" EXCLUSIVE RAILROAD DISTRICT

The "RRE" Exclusive Railroad District is intended to preserve railroad corridors for rail facilities, and to preserve railroad rights-of-way for all rail uses or other transport modes that augment or facilitate the movement of people and goods by rail.

(Added by Ord. T-049-313 adopted 9-21-93)

#### SECTION 812.1 - USES PERMITTED

The following uses shall be permitted in the "RRE" District:

- A. Railroad infrastructure, including but not limited to railroad tracks, signalization, gates, and platforms.
- B. Temporary agricultural uses which do not interfere with the corridor or rail use.
- C. Non-rail facilities or activities ancillary to or used for or useful for rail purposes.

(Amended by Ord. T-051-312R adopted 12-14-93)

#### SECTION 812.2 - USES PERMITTED SUBJECT TO DIRECTOR REVIEW AND APPROVAL

- A. Communications facilities.
- B. Electric transmission lines and distribution stations for rail purposes, or incidental or partially used for rail electrification.
- C. Freight loading docks, depots, related parking and loading facilities.

(Amended by Ord. T-051-313R)

#### SECTION 812.3 - USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT

None.

#### SECTION 812.4 - USES EXPRESSLY PROHIBITED

Residential, commercial, industrial, and agricultural uses, except as specified in Section 812.1, and 812.2, and any use that would preclude use of the property for a rail corridor.

#### SECTION 812.5 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards and those in Section 855 shall apply to all land and structures in the "RRE" District.

##### A. LOT AREA

No requirements.

##### B. LOT DIMENSIONS

Each lot shall have a minimum width of 100 feet on main lines to accommodate electrified double tracks, and 60 feet on branch lines to accommodate electrified single tracks. There is no depth requirement.

(Amended by Ord. T-051-313R)

C. BUILDING HEIGHT

1. No building or structure erected in this district shall have a height greater than three (3) stories, not to exceed forty (40) feet.

2. Exceptions

The following exceptions shall be subject to review and approval by the Director:

Roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment to operate and maintain the building, and fire or parapet walls, skylights, towers, flagpoles, chimneys, smokestacks, silos, water tanks or wireless masts or similar structures may be erected above the height limits herein prescribed; provided that the same may be safely erected and maintained at such height in view of the surrounding conditions and circumstances.

D. YARDS

No requirements.

E. SPACE BETWEEN BUILDINGS

No requirements.

F. LOT COVERAGE

No requirements.

G. FENCES, HEDGES AND WALLS

The provisions of Section 855-H.1 and 3 shall apply.

H. OFF-STREET PARKING

The provisions of Section 855-I.2q shall apply.

I. ACCESS

Access to off-street parking facilities shall be not less than ten (10) feet in width for each direction of vehicular traffic movement and shall be not less than this width from intersecting or intercepting street or alley rights-of-way.

J. LOADING

The provisions of Section 855-L shall apply. The number of loading spaces shall be in accordance with Section 843.5-L.

## SECTION 812.6 - SITE PLAN REVIEW

Before any building or structure is erected on any lot in this District, a Site Plan Review shall have been submitted to and approved by the Director, pursuant to the provisions of Section 874.