

R-1 RESIDENTIAL DISTRICT

STATEMENT OF INTENT

The Residential District is intended to provide for limited residential development in the rural areas of the county where such use is compatible with surrounding land uses and where residential development will result in the most appropriate permanent use of the land with particular regard to agricultural land, woodlands, and other natural resources.

PERMITTED PRINCIPAL USES AND STRUCTURES REQUIRED PARKING

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| 1. Single family dwellings | 2 spaces per unit |
| 2. Seasonal dwellings | 2 spaces per unit |
| 3. Public parks, playgrounds, and recreation areas | 5 spaces for each acre developed for active use |
| 4. Community meeting or recreation buildings | 1 space for every 50 square feet of floor area |
| 5. Golf courses and clubhouses but not including miniature courses operated for a profit | 3 spaces per green or 1 space for every 100 square feet of clubhouse floor area, whichever is greater |
| 6. Elementary and secondary schools | 1 space per classroom or office |
| 7. Churches. | 1 space for every 5 seats in the main auditorium |
| 8. Cemeteries | 20 spaces off the public right-of-way on drives and parking areas |

PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures clearly incidental to the permitted principal uses and structures of this district, including home occupations as defined.
2. Private garages.
3. Private swimming pools, tennis courts, gardens and greenhouses.
4. Temporary buildings used in conjunction with construction work, provided that such buildings are removed promptly upon completion of the construction work.
5. Addition of accessory structures to principal structures devoted to legal nonconforming uses.

SPECIAL EXCEPTION USES AND STRUCTURES

Subject to Section 2.15(2) and the other requirements contained herein, the Board of Adjustment may permit the following:

1. Railroads and public utilities but not including equipment storage or maintenance yards and buildings or administrative and sales offices, provided that any substation or building shall meet the front and rear yard requirements for dwellings and shall provide side yards of not less than 25 feet and that 2 parking spaces per substation or 1 per employee at the site be provided.
2. Mobile home parks on tracts of 5 acres or more, provided:
 - A. That each mobile home space has a minimum area of 3,500 square feet;
 - B. That the mobile home park has a maximum density of 8 units per acre;
 - C. That no mobile home, addition thereto, or structure shall be closer than 25 feet to any property line of the mobile home park nor closer than 20 feet to another mobile home or any building in the park except where mobile homes are parked end to end, the end clearance shall be at least 15 feet;
 - D. That 2 parking spaces per unit be provided;
 - E. That all mobile home spaces shall abut on a hard-surfaced roadway of not less than 24 feet in width which shall be adequately lighted and drained and which shall have unobstructed access to a public street or highway.

In addition to the requirements listed elsewhere in this ordinance, the Board of Adjustment shall also consider the effect of the proposed mobile home park and the density of population on adjacent property values and the health, safety, and general welfare of future inhabitants of the mobile home park as well as residents of the surrounding area; the suitability of the site for the proposed development with special attention to topography, subsurface conditions and the availability of necessary utility services; the availability of schools, police protection, fire protection, and other community services; and the adequacy of streets and highways serving the area.

3. Mobile home subdivisions on tracts of 10 acres or more, provided:
 - A. That the subdivision complies with applicable subdivision ordinances and platting laws;
 - B. That each lot contains not less than 6,000 square feet of area and has a width of not less than 45 feet;
 - C. That each lot is connected to a community or municipal water supply and sewage disposal system;
 - D. That no lot sold or leased may be used for other than an independent mobile home or mobile home converted to real estate;
 - E. That two spaces per lot be provided.
4. Home industries as defined, provided the applicant shall demonstrate that the residential character of the neighborhood will be preserved.
5. Addition of accessory structures to principal structures devoted to legal nonconforming uses.
6. Multiple-family dwellings including residential condominiums provided that such units abut a hard-surfaced road, are located no further than five (5) miles by normal travel routes from the nearest fire station, and maintain a maximum density of one (1) dwelling unit per twenty thousand (20,000) square feet. The maximum number of dwelling units per structure shall not exceed eight (8). Two (2) parking spaces per dwelling unit shall be provided. Additionally, the side yard requirement shall be a least ten (10) feet per dwelling unit up to a maximum requirement of forty (40) feet.

MINIMUM LOT AREA

MINIMUM YARD

MAXIMUM HEIGHT

AND WIDTH REQUIREMENTS

Dwellings and institutional uses except as provided elsewhere in this ordinance:	Front:	30 feet	2 and one half stories or 35 feet
	Rear:		
	principal structure	35 feet	
Area	20,000 sq. ft.		
Width	100 sq. ft.	Side:	10 feet
		Street side,	
		Corner lot:	25 feet

Where served by community or municipal water supply and sewage disposal systems, the minimum lot area and width for dwellings shall not be less than:

Area	12,000 square feet	Width	80 feet
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Other Uses: None except as may be required by the County Health Department to provide adequate sewage disposal facilities.

Where legally existing front or rear yards on adjacent parcels of continuous frontage are shorter than these minimums, the required setback for a new structure shall be the average of setbacks of principal structures within 500' on parcels of continuous frontage.

For manufactured homes replacing legally existing nonconforming manufactured homes or mobile homes, the minimum rear setback shall be 5'.

PERMITTED SIGNS

1. Identification signs not to exceed 4 square feet in area.
2. Church or public bulletin boards not to exceed 16 square feet in area.
3. Home occupation signs identifying the business or service on the premises not to exceed 6 square feet in area.
4. Directional signs as defined not to exceed 3 square feet in area, provided that no business shall have more than 2 such signs in all districts combined and that effective traffic guidance cannot be attained without sign placement in an R-1 zone.
5. Temporary signs advertising the sale or lease of the premises not to exceed 16 square feet in area.
6. No use shall have more than 1 of each type of sign permitted for that use on each street or road frontage; however, the sign may be a double-faced or back-to-back sign.
7. Directional signs may be placed in required front yards. Other permitted signs shall be located at least 20 feet from any lot line or not more than 5 feet from the main building.
8. Illumination of signs and bulletin boards shall be indirect, non-intermittent lighting.

9. All signs shall be maintained in a neat, safe, and presentable condition, and in the event their use shall cease, they shall be promptly removed.

SPECIAL REQUIREMENTS

Hedges and fences shall not exceed four (4) feet in a required front yard and fences shall not exceed six (6) feet in a required side or rear yard, subject to further restriction of subsection 1.8 (1).