

ARTICLE V

"R-1A" LOW DENSITY RESIDENTIAL DISTRICT

§20-501. PURPOSE

It is the intent of the R-1A District to provide for low density development, and to manage the amount of residential development in order to maintain the rural character of the district.

§20-502. PRINCIPAL PERMITTED USES

- A. Single family detached dwelling used as a residence by not more than one (1) family.
- B. Manufactured homes.
- C. Churches and other places of worship, including parish houses and educational buildings.
- D. Schools, both private and public, provided such schools are located on a minimum of five (5) acres of land, except nursery schools, which may be on a minimum of one (1) acre of land.
- E. General farming, including the raising of livestock, if conducted on a minimum of five (5) acres of land.
- F. Nursery or agricultural field operations, including greenhouses and similar structures and seasonal sales of products produced on the same property.
- G. Child care/day care center.
- H. Forestry.
- I. Municipal Uses - including without limitation; municipal building, municipal garage, municipal seervice buildings, police station, library, and recreational area. (*Ord 2008-06-03, 06/11/08, §18*)

§20-503. PERMITTED ACCESSORY USES

- A. Garage for storage of vehicles and goods belonging to the resident.
- B. Children's playhouse, tennis or other court games, yard and garden equipment shed, home gardening or greenhouse for noncommercial use by the residents.
- C. Swimming pool as regulated in Section 20-1313.
- D. Kennels or stables for the keeping of horses or dogs, if conducted on at least two (2) acres, plus one-half (1/2) acre for each horse over four (4) in number, or each four (4) dogs or fraction thereof

over sixteen (16) in number, such premises to be kept in a condition that is not offensive to adjacent properties.

- E. Once a principal structure has been erected on a property, only two (2) accessory use structures shall be permitted. Any request for a third or more accessory structure shall be submitted to the Planning Commission for review and approval. Such structures shall meet the requirements of Section 20-406.
- F. Home occupation as regulated in Section 20-1304.

§20-504. CONDITIONAL USES

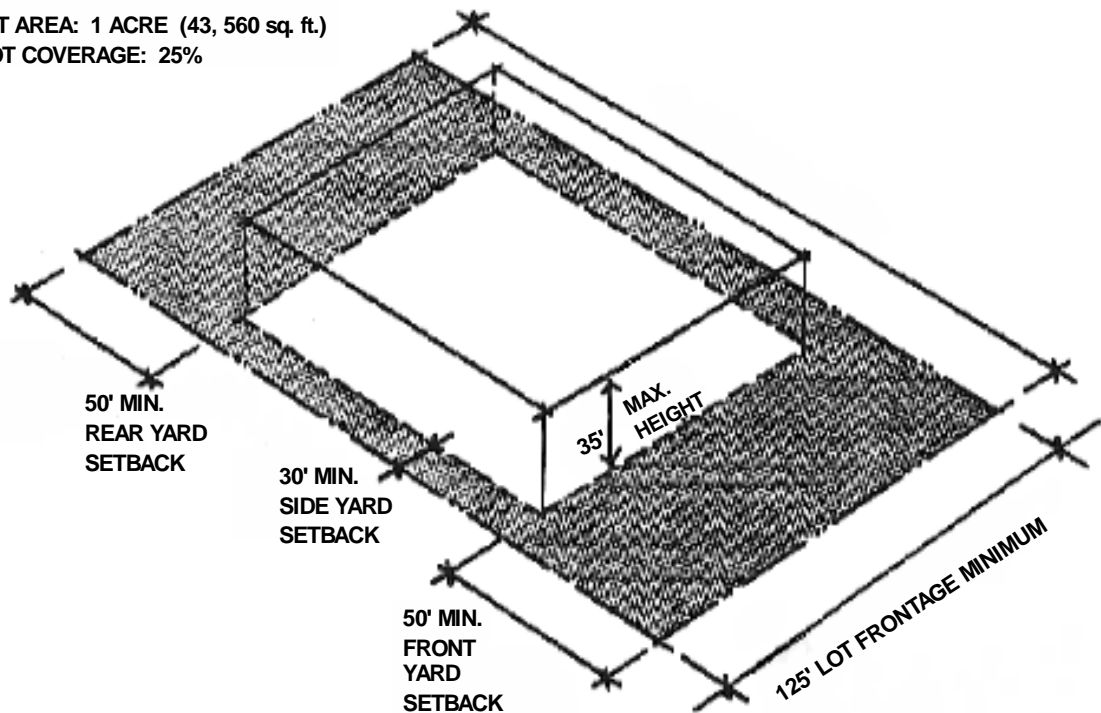
- A. Public and semi-public uses as determined in accordance with the general conditions and supplemental regulations as set forth in this Chapter to include hospitals, sanitariums, convalescent and retirement homes, community buildings, clubs and activities of social, fraternal or recreational character, such as golf or tennis clubs, hunting and fishing preserves, parks and similar activities. (See Section 20-1408 A 4, Section 20-1408 A5, or Section 20-1408 A 7, as applicable)
- B. Municipal and public utility service buildings, structures and facilities servicing an area greater than the immediate vicinity of such use. (See Section 20-1408 A 6)
- C. Transitional dwellings. (See Section 20-1408 A 3)
- D. Municipal landfill. (See Section 20-1408 A 23)
- E. Campgrounds. (See Section 20-1315 and Section 20-1408 A 25)
- F. Manufactured home park. (See Section 14-1101 of Chapter 14) and Section 20-1408 A 26)
- G. Cemetery. (See Section 20-1408 A 28).
- H. Communication Facility when colocation is proposed or as a stand alone structure.(See Section 20-1408 A 29)(*Ord. 2007-02-02, 2/14/07, §1*)

§20-505. LOT AREA, YARD AND HEIGHT REQUIREMENTS

- A. Minimum Yard Setbacks
 - 1. Front yard - Fifty feet (50') from street right-of-way line
 - 2. Rear yard - Fifty feet (50')
 - 3. Side yard - Thirty feet (30') (2 required)
 - 4. Accessory structures. (See Section 20-406 B)
- B. Minimum Lot Frontage - One hundred twenty-five feet (125')

- C. Maximum Lot Coverage: Twenty-five percent (25%)
- D. Minimum Lot Area
 1. One (1) acre (without sanitary sewerage)
 2. Three-quarters (3/4) acre (with public sanitary sewerage)
- E. Maximum Building Height
 1. Thirty-five feet (35') for principal building
 2. One and a half (1 1/2) stories or fifteen feet (15') for accessory structure. (See Appendix B Figure 15) (*Ord 2008-06-03, 06/11/08, §19*)
- F. Site Development Standards

MIN. LOT AREA: 1 ACRE (43, 560 sq. ft.)
MAX. LOT COVERAGE: 25%



R-1A Site Development Standards