

## CHAPTER VI

### **R-I RURAL ESTATE DISTRICT** (Designated on the Zoning Map as Dashed Lines)

**Section 6.01 Description and Purposes.** This Zoning District is intended for large rural residential estates and farming.

**Section 6.02 Use Regulations.** Land, buildings or structures in this Zoning District may be used for the following purposes only:

- (a) Farms for both general and specialized farming, together with farm dwellings and buildings and other installations necessary to such farms. Temporary housing for migratory workers is prohibited.
- (b) Greenhouses, nurseries, orchards, vineyards, or blueberry farms.
- (c) Single family dwellings.
- (d) Home occupations.
- (e) Removal and processing of topsoil, sand, gravel or other such minerals when authorized as a special use by the Planning Commission in accordance with Section 5.02 (g).
- (f) Roadside stands which sell products grown or produced on the premises.
- (g) Publicly owned athletic grounds, parks and cemeteries.
- (h) Kennels, when authorized as a special use by the Planning Commission. In considering such authorization, the Planning Commission shall consider the following standards and Chapter XIII: (1) the size, nature and character of the operation; (2) the proximity of the operation of adjoining properties; (3) the possibility of noise, odors, or other disturbance for adjoining properties and the surrounding neighborhood on account of the operation; (4) potential traffic congestion on account of the operation; (5) the nature and character of the buildings and structures to be utilized.
- (i) Real estate signs, identifying sign, and name plate.
- (j) Privately Owned cemeteries when authorized a special use by the Planning Commission. The Planning Commission shall consider the standards contained in Chapter XIII of this Ordinance. All such cemeteries must comply with applicable state statutes and health department regulations.

**Section 6.03 Height Regulations.** No residential building or structure shall exceed thirty-five (35) feet in height. All other buildings and structures shall not exceed their usual and customary heights.

**Section 6.04 Area Regulations.** No building or structure nor any enlargement thereof shall be hereafter erected except in conformance with the following yard, lot area, and building coverage requirements:

- (a) Front Yard - There shall be a front yard of not less than fifty (50) feet.

- (b) Side Yard - For residential buildings and structures, and accessory buildings, there shall be total side yards of not less than fifty (50) feet; provided, however, that no side yard shall be less than twenty (20) feet. For all other buildings, there shall be two (2) side yards of not less than fifty (50) feet each.
- (c) Rear Yard - There shall be a rear yard of not less than fifty (50) feet.
- (d) Lot Area - The minimum lot area and width for all uses shall be two (2) acres and one hundred fifty (150) feet, respectively.

**Section 6.05 Minimum Floor Area.** Each dwelling unit, unless specified elsewhere, shall have a minimum of twelve hundred (1,200) square feet of usable floor area.