

CHAPTER 6

R-1 RURAL ESTATE DISTRICT

SECTION 6.01 DESCRIPTION AND PURPOSE. This Zoning District is intended for large rural residential estates and farming.

SECTION 6.02 PERMITTED USES. No building or part of a building in this District shall hereafter be used, erected, altered or converted or land used in whole or in part except for:

- (a) General and specialized farming of agricultural products and agricultural activities, including the raising or growing of crops, livestock, poultry, bees and other farm animals, products and foodstuffs. In accordance with the standards of Section 6.05, any building or structure may be located thereon and used for the day to-day operation of the farm activities including;
 - (1) The storage or preservation of crops or animals and farm products.
 - (2) The collection and distribution of crops, animals and products.
 - (3) The processing of farm products into a value-added farm product and its storage and distribution provided not less than 50 percent of any value added product, must be produced by the farm operator.
 - (4) Farm markets/roadside stands provided that not less than 50 percent of any stored, processed, marketed or merchandised farm product must be produced by the farm operator. In this district, farm markets must be located on land under the same ownership or control (e.g. leased) as the farm operator, but the roadside stand, or market does not have to be located on the same property where their production occurs.
- (b) Single family dwellings.
- (c) Publicly owned athletic grounds, parks and cemeteries.
- (d) Kennels and animal runs (private, non-commercial) as defined in Section 3.02 and subject to the provisions of Section 16.23.
- (e) Keeping of domesticated farm animals and pets subject to the provisions of Section 16.21.
- (f) Signs as regulated in Chapter 24.
- (g) Wind Energy Systems not exceeding 65 feet in height subject to the provisions of Chapter 26.

SECTION 6.03 AUTHORIZED SPECIAL LAND USES. The uses of land and structures listed in this Section may be permitted as special land uses within the R-1 District. Such uses are subject to the standards included in this Chapter, to the procedures and general standards of Chapter 17 and to any specific standards applicable to the use contained in Chapter 16.

- (a) Home occupations as regulated in Section 16.26.

- (b) Family Business as defined in Section 3.02 and regulated in Section 16.27.
- (c) Earth removal, sand and gravel mining and related processing operations subject to the provisions of Chapter 27
- (d) Churches and other places of religious assembly.
- (e) Commercial Kennels, animal runs and dog training facilities as defined in Section 3.02 and subject to the provisions of Section 16.23.
- (f) Cellular and other communications towers subject to the provisions of Section 16.25 and Chapter 17.
- (g) Wind Energy Systems exceeding 65 feet in height subject to the provisions of Chapter 26.

SECTION 6.04 HEIGHT REGULATIONS. No residential building or structure shall exceed thirty-five (35) feet in height. Unless otherwise provided, all other buildings and structures shall not exceed their usual and customary heights.

SECTION 6.05 AREA AND DEVELOPMENT 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 forty (40) feet.
- (b) Side Yard - For residential buildings and structures, 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. Buildings or structures intended to be used for a family business shall have a side yard setback of not less than 25 feet.
- (c) Rear Yard - There shall be a rear yard of not less than forty (40) feet.
- (d) Lot Area - The minimum lot area and width for all uses shall be two (2) acres and two hundred (200) feet, respectively.
- (e) Parking – Ref. Chapter 23. *Note:* For seasonal uses such as road side stands and u-pick operations and other farm uses permitted by right (Permitted Uses) in this district, parking facilities may be located on a grass or gravel area for. All parking areas shall be defined by gravel, cut lawn or other visible marking and may not be located within the street right of way.
- (d) Accessory buildings - Ref. Section 16.09.

SECTION 6.06 MINIMUM FLOOR AREA. Each dwelling unit, unless specified elsewhere, shall have a minimum of nine hundred (900) square feet of usable floor area.