

**C. RESIDENTIAL DISTRICTS**

**12.21-1 R-1 RURAL RESIDENTIAL DISTRICT**

(a) Primary Purpose and Characteristics

The R-1 Rural Residential District is intended to provide for single-family residential development, in a predominantly rural setting, at densities not to exceed 0.2 dwelling units per developable net acre.

(b) Principal Uses

- 1 Community living arrangements having a capacity of 8 or fewer persons and which shall be in conformance with all state statutory requirements
- 2 Essential Services
- 3 Foster family homes having less than 4 foster children and not exceeding 8 total occupants and are in conformance with all state statutory requirements
- 4 One single-family dwelling

(c) Accessory Uses

- 1 Accessory buildings, such a detached garages, sheds and gazebos, and boathouses (see also section 12.27-6) (8/6/02)
- 2 Home occupations and professional home offices
- 3 Small wind energy system
- 4 Solar energy system
- 5 Swimming pools and spas (see also section 12.17) (8/6/02)
- 6 Fence (see also section 12.15) (8/6/02)
- 7 Decks and Patios (see also section 12.18.3)

(d) Conditional Uses (see also section 12.29-8)

- 1 Community living arrangements having 9 but not more than 15 persons which shall be in conformance with all state statutory requirements
- 2 Large wind energy system
- 3 Model single-family homes and related temporary real estate sales office located within the model unit
- 4 Utility substations
- 5 Bed and breakfast establishments (8/9/94)

(e) Lot Area and Width

- 1 Lots shall have a minimum area of five acres
- 2 All lots shall have a frontage of not less than 300 feet in width unless located on a cul-de-sac or curve in which case the lot frontage may be reduced to 150 feet of frontage provided there is at least 300 feet of width at the required building setback line

(f) Building, Height, Area and Design Standards (9/5/06)

- 1 No building or parts of a building shall exceed 35 feet in height
- 2 The total minimum floor area of a dwelling shall be 1400 square feet with a minimum first floor area of 1000 square feet
- 3 All residential dwellings shall be attached to a permanent foundation, be properly connected to all required utilities, have a building footprint of which the dwelling unit is not less than 24-feet in width for at least fifty (50) percent of the length, have a roof

pitch of not less than 5/12, and an eave extension of at least twelve (12) inches, except residences with an architectural style defined as Colonial or Greek Revival. (9/5/06)

(g) Yards

- 1 Street yard - not less than 65 feet from the right-of-way of all Federal, State and County Trunk highways and not less than 40 feet from the right-of-way of all other roads (8/6/02)
- 2 Shore yard - not less than 75 feet from the ordinary high water mark of any navigable water (11/5/86)
- 3 Side yard - not less than 25 feet in width on each side of all structures
- 4 Rear yard - not less than 50 feet

(h) Authorized Sanitary Sewer System

- 1 On-site sewage disposal absorption system
- 2 Public sanitary sewer