

CHAPTER 6

R-1 RURAL RESIDENTIAL DISTRICT

SECTION 6.10 DESCRIPTION AND PURPOSE FOR FARMING OR SINGLE FAMILY DWELLING

This District is intended for larger lots used for farm dwellings and single family dwellings. The overall purpose of this District is to allow the use of larger lots for residential development and certain related nonresidential uses. Farming operations being conducted within this District shall be allowed to continue.

SECTION 6.20 USES PERMITTED BY RIGHT

Land and/or buildings in the R-1 District may be used for the following purposes as Permitted Uses:

- A. Farms for both general and specialized farming together with farm dwellings and buildings and other installations useful to farms, but excluding Intensive Farming Operations.
- B. Single-family dwellings.
- C. Adult foster care family home, provided that the home is not located closer than one thousand five hundred feet (1,500') from an existing or proposed foster care home, including group homes, but not including a state licensed residential facility caring for four (4) or less minors.
- D. Day Care Family Homes.
- E. Home occupations in accordance with the requirements of Section 2.140.
- F. Accessory buildings, structures and uses customarily incidental to any Permitted or Special Land Use.

SECTION 6.30 SPECIAL LAND USES

Land and/or buildings in the R-1 District may be used for the following purposes following approval by the Planning Commission as a Special Land Use as regulated by Chapter 15.

- A. Outdoor entertainment and recreational facilities, country clubs, golf courses, riding stables, and publicly-owned athletic grounds and parks and other similar uses, including related uses such as snack bars and small retail shops selling goods directly related to the primary use.
- B. Roadside stands for sale of produce grown on the premises.
- C. Schools, churches, libraries, parks, public buildings, playgrounds and community center buildings.
- D. Removal and processing of topsoil, stone, rock, gravel, lime or other soil or mineral resources.
- E. Public or private campgrounds.
- F. Kennels.
- G. Bed and breakfast establishments
- H. Multi-Use Recreation and Conference Centers
- I. Open Space Preservation Development, in accordance with the provisions of Section 2.330.
- J. Utility and public service buildings, without storage yards but not including essential public service such as poles, wires and underground utility systems.
- K. Group day care homes and facilities.
- L. Wineries, Micro Breweries, Cideries and Distillers, with or without tasting rooms.

SECTION 6.40 DISTRICT REGULATIONS

No building or structure, nor the enlargement of any building or structure, shall be hereafter erected and no lot shall be used or created unless the following minimum requirements are met and maintained in connection with the building, structure or enlargement.

Front Yard	50 Feet
Side Yard	15 Feet on one side / total 50 Feet
Rear Yard	30 Feet
Maximum Building Height	35 Feet
Lot Coverage	25 %
Minimum Lot Area	1 Acre
Minimum Lot Width	150 Feet
Minimum Dwelling Unit Floor Area	Ground level 850 square feet 2nd. level (from the ground) 720 square feet Minimum of 400 square feet finished Tri level 2 lower floors - total 900 square feet
Nonconforming Lots	
Front Yard	25 Feet to road right-of-way
Side Yard	5 feet unless on a road right-of-way then it is 25 Feet
Rear yard	30 Feet

Figure 6. 1