

Sec. 708.01. - R-1, Residential-Rural District.

- A. *Purpose and Intent.* The R-1 district is intended to be used for low density single-family detached housing and residentially compatible uses requiring large amounts of open space.

Development Standards

R-1 Zoning District
Minimum Lot Size= 1 Acre
Minimum Lot Width= 125 ft.
Maximum Building Height= 35 ft.
Minimum Heated Floor Area= 1,200 sq. ft.
Front Setback= 40 ft.
Rear Setback= 30 ft.
Side Setback= 15 ft.
* Accessory structures can be 10 ft. from the rear property line and 10 ft. from the side property line.

B. *Permitted Uses.*

1. Accessory buildings (See section D of this section)
2. Guest house (See section E of this section)
3. Home occupation (Type B does require special-use permit)
4. In-home daycare (See section F of this section)
5. Livestock and hobby chickens (See section G of this section)
6. Neighborhood recreation centers or swimming pools
7. Noncommercial horticulture and agriculture use
8. Private parks and playgrounds
- 9.

Single-family dwellings (site built home or manufactured home) containing a minimum of 1,200 square feet of floor area

10. Yard sales (No more than 4 per year on the property)

C. *Uses allowed with a Special-use permit.*

1. Bed and breakfast
2. Religious institutions (See section H of this section)

D. *Accessory buildings.*

1. Accessory buildings may be placed on the parcel prior to a primary structure.

E. *Guest house.*

1. No more than one (1) guest house per lot
2. Floor area shall not exceed 50% of the heated floor space of principal structure
3. A guest house shall comply with general setbacks of the district.
4. A guest house shall not be allowed in the front yard.
5. Requires owner-occupancy of the principal structure on the property
6. Minimum of five (5) acre lot required

F. *In-home daycare.*

1. No more than ten (10) children at a time may be on the premises
2. Indoor area shall have fifty (50) square feet of space provided for each child
3. Outdoor play area must be a minimum of 150 square feet
4. Outdoor play area must be surrounded with a minimum 4 ft. fence

G. *Livestock and hobby chickens.*

1. No livestock (excluding hobby chickens & rabbits) shall be kept on lots less than three (3) acres.
2. For each acre, 7 hens & 7 rabbits are allowed. Roosters are not allowed on lots less than (3) acres.
3. Buildings used for animals shall be no closer than 75 ft. from any property line.
4. Animals shall be maintained a minimum of 25 ft. from any property line.

H. *Religious institutions.*

1. Minimum of five (5) acre lot required
2. Minimum of thirty (30) ft. landscape buffer when abutting residential property

I. *Use limitations.*

1. No outdoor storage in the front yard of a property is permitted.