

ARTICLE VI
Rural Residential Zone (R)

§ 150-23. Purpose.

The primary purpose of this zone is to promote a continuation of the rural character of the area. These areas are characterized by large estates, horse farms or other similar uses. These areas are not likely to be served by public sewer or water facilities within the foreseeable future; therefore, larger lot sizes are indicated.

§ 150-24. Permitted uses.

Permitted uses shall be as follows: **[Amended 6-28-2001 by Ord. No. 01-03]**

- A. Agricultural, horticultural and forestry uses.
- B. Single-family detached dwellings.
- C. Public and/or nonprofit parks.
- D. Family day care. **[Added 6-28-2001 by Ord. No. 01-03]**
- E. Cemeteries. (See §150-318.) **[Added 6-28-2001 by Ord. No. 01-03]**
- F. Private Clubs. (See §150-320.) **[Added 6-28-2001 by Ord. No. 01-03]**
- G. Greenhouses and nurseries. (See §150-329.) **[Added 6-28-2001 by Ord. No. 01-03]**
- H. Bed-and-breakfasts or tourist homes. (See §150-314.) **[Added 6-28-2001 by Ord. No. 01-03]**
- I. Churches and related uses. (See §150-319.) **[Added 6-28-2001 by Ord. No. 01-03]**
- J. Public buildings, including firehouses. (See §150-345.) **[Added 6-28-2001 by Ord. No. 01-03]**
- K. Forestry. **[Added 6-28-2001 by Ord. No. 01-03]**
- L. Accessory uses customarily incidental to the above permitted uses.

§ 150-25. Special exception uses. [Amended 12-7-1992 by Ord. No. 92-18; 6-10-1993 by Ord. No. 93-07; 6-28-2001 by Ord. No. 01-03]

Subject to the general criteria contained in §150-302D special exception uses shall be as follows:

- A. Kennels. (See §150-336.)
- B. Public utilities. (See §150-346.)
- C. ³Group homes. (See § 150-330.) [Added 6-10-1993 by Ord. No. 93-07]
- D. The noncommercial keeping of livestock. (See §150-342.)
- E. Horse boarding stables or riding schools. (See §150-349.)

§ 150-26. Minimum lot area.

Unless otherwise specified, all uses within this zone shall contain a minimum of one (1) acre [forty-three thousand five hundred sixty (43,560) square feet].

§ 150-27. Minimum lot width.

Minimum lot width shall be as follows:

- A. One hundred seventy-five (175) feet at the minimum front yard setback line.
- B. One hundred fifty (150) feet at the lot frontage.

§ 150-28. Minimum lot depth.

Minimum lot depth shall be two hundred (200) feet.

§ 150-29. Minimum setback requirements.

Minimum setback requirements shall be as follows:

- A. Principal buildings or structures:
 - (1) Front yard setback: seventy-five (75) feet from the street right-of-way line.
 - (2) Side yard setbacks: thirty (30) feet on each side [sixty (60) feet total].
 - (3) Rear yard setback: seventy-five (75) feet.

3 Editor's Note: Former Subsection K, Group homes was repealed 12-17-1992 by Ord. No. 92-18.

B. Accessory buildings or structures:

- (1) Front yard setback. No accessory use (except permitted signs) shall be located within the front yard.
- (2) Side yard setbacks: fifteen (15) feet on each side.
- (3) Rear yard setback: fifteen (15) feet.

§ 150-30. Maximum permitted height.

Maximum permitted height shall be as follows:

- A. Principal buildings and structures: thirty-five (35) feet.
- B. Accessory buildings and structures: fifteen (15) feet.

§ 150-31. Maximum lot coverage.

Maximum lot coverage, unless otherwise specified, shall be twenty percent (20%).