

SECTION 8 - R-1 RURAL RESIDENCE DISTRICT

A. Purpose

The intent of the R-1 RURAL RESIDENCE DISTRICT is to provide a district that will allow low density residential development and on-lot utilities where municipal utilities are not available.

B. Permitted Uses

The following uses shall be permitted within the R-1 RURAL RESIDENCE DISTRICT:

1. One (1), one-family detached dwelling per lot.
2. Agriculture, farming and truck gardening, except feedlots and kennels operated for commercial purposes, provided that no agriculture building or be located within one hundred (100) feet of any lot line abutting residential property.
3. Farm drainage systems, flood control, watershed structures and erosion control structures.

C. Conditional Uses

The following uses may be allowed in the R-1 RURAL RESIDENCE DISTRICT subject to the provisions of SECTION 16:

1. Municipal administration buildings, police and fire stations, community center buildings, public libraries, museums, art galleries, post office and other municipal service buildings, except those customarily considered industrial in use and provided that no buildings shall be located within fifty (50) feet of any lot line of an abutting lot in any RESIDENCE DISTRICT.
2. Golf courses, clubhouses, miniature courses and driving tees operated for commercial purposes
3. Water supply buildings, reservoirs, wells, elevated tanks and similar essential service structures, except that no structure shall be located within fifty (50) feet of any lot line of an abutting lot in any RESIDENCE DISTRICT.
4. Country clubs, public swimming pool, private swimming pool serving more than one (1) family, provided that no principal structure shall be located within fifty (50) feet of any lot line of an abutting lot in any RESIDENCE DISTRICT.
5. Home occupations, when such use does not exceed one-third (1/3) of the main floor space of a dwelling and is conducted only in the principal dwelling.
6. Railroad rights of way, but not including railroad yards

7. Cemetery, memorial gardens
8. Parks and recreational areas owned or operated by governmental agencies
9. Churches and schools having a curriculum equivalent to public schools
10. Hospital, convalescent or nursing home
11. Wind electrical generators and towers, provided that there is at least a ratio of one (1) to one (1) between the distance from the closest property line to any part of the tower (excluding guy wires) to the height of the tower.
12. Uses determined by the Planning Commission to be of the same general character as the conditional uses above and found not to be detrimental to the general health and welfare of the county.

D. Permitted Accessory Uses

The following uses shall be permitted accessory uses within R-1 RESIDENCE DISTRICT.

1. Private garage, shed, gazebo, deck, porch, patio
2. Private swimming pool, when area is completely enclosed within fence five (5) feet high.
3. Keeping of not more than four (4) boarders or roomers by a resident family.
4. Living quarters of persons employed on the premises.
5. Accessory uses customarily incidental to the uses permitted.

E. Height, Yard, Area, Lot Width, Depth and Dwelling Regulations

1. Height Regulations: No Building hereafter erected or altered shall exceed two and one-half (2 1/2) stories or thirty (30) feet in height.
2. Front Yard Regulations:
 - a. There shall be a minimum front yard setback of not less than two hundred (200) feet from the centerline of Interstate Highways, one hundred and thirty (130) feet from the centerline of US Highways, and one hundred (100) feet from the centerline of all County State Aid Highways and County Roads.

- b. There shall be a minimum front yard setback of not less than sixty-five (65) feet from the centerline of all other public rights of way.

Where a lot is located at the intersection of two (2) or more roads or highways, there shall be a front yard setback on each road or highway side of each corner lot. No accessory building shall project beyond the front yard line of either road.

3. Side Yard Regulations:

There shall be a side yard having a width of not less than ten (10) feet on each side of a building.

4. Rear Yard Regulations:

There shall be a rear yard having a depth of not less than fifty (50) feet.

5. Lot Area, Width and Depth Regulations:

Every lot or plot of land on which a dwelling is erected shall contain an area of not less than one (1) acre; have a minimum width of one hundred fifty (150) feet, have a minimum depth of one hundred fifty (150) feet.

6. Dwelling Regulations:

- a. All dwellings must be attached to permanent foundations or have tie downs.
- b. All dwellings shall have a minimum width of twenty (20) feet.

F. General Regulations

Additional requirements and other regulations in the R-1 RURAL RESIDENCE DISTRICT are set forth in SECTION 15.