

ARTICLE V

"R-1A" LOW DENSITY RESIDENTIAL DISTRICT

History: Amended by Ordinance No. 2022-06-04, June 8, 2022, Ordinance No. 2023-07-02, July 12, 2023, and Ordinance No. 2024-07-05, July 10, 2024.

§20-501. Purpose

It is the intent of the R-1A District to provide for low density development, and to manage the amount of residential development to maintain the rural character of the district. Typically, does not have access to water and sewer services.

§20-502. Principal Permitted Uses

- A. Single family detached dwelling used as a residence by not more than one (1) family.
- B. Manufactured homes.
- C. Churches and other places of worship, including parish houses and educational buildings.
- D. Schools, both private and public, provided such schools are located on a minimum of five (5) acres of land, except nursery schools, which may be on a minimum of one (1) acre of land.
- E. General farming, including the raising of livestock, if conducted on a minimum of five (5) acres of land.
- F. Nursery or agricultural field operations, including greenhouses and similar structures and seasonal sales of products produced on the same property.
- G. Childcare/day care center.
- H. Forestry.
- I. Municipal Uses - including without limitation; municipal building, municipal garage, municipal service buildings, police station, library, and recreational area.
- J. Home Occupation as regulated in Section 20-1404.
- K. Small Construction Related Business.

§20-503. Permitted Accessory Uses

All accessory structures shall meet the requirements of this Chapter, Article IV, Section 20-406.

- A. Garage for storage of vehicles and goods belonging to the resident.
- B. Children's playhouse, tennis or other court

games, yard and garden equipment shed, home gardening or greenhouse for noncommercial use by the residents.

- C. Swimming pools as regulated in Section 20-1412.
- D. Kennels or stables for the keeping of horses or dogs, if conducted on at least two (2) acres, plus one-half (1/2) acre for each horse over four (4) in number, or each four (4) dogs or fraction thereof over sixteen (16) in number, such premises to be kept in a condition that is not offensive to adjacent properties.
- E. Once a principal structure has been erected on a property, only two (2) accessory use structures shall be permitted. Any request for a third or more accessory structure shall be submitted to the Planning Commission for review and approval. Such structures shall meet the requirements of Section 20-406.

§20-504. Conditional Uses

- A. Public and semi-public uses as determined in accordance with the general conditions and supplemental regulations as set forth in this Chapter to include community buildings, clubs and activities of social, fraternal or recreational character, such as golf or tennis clubs, hunting and fishing preserves, parks and similar activities. (See Section 20-1508A.4 or Section 20-1508A.5, as applicable)
- B. Transitional dwellings. (See Section 20-1508A.3)
- C. Municipal landfill. (See Section 20-1508A.23)
- D. Campgrounds. (See Section 20-1414 and Section 20-1508A.25)
- E. Manufactured home park. (See Section 14-1101 of Chapter 14 and Section 20-1508A.26).
- F. Cemetery. (See Section 20-1508A.28).
- G. Communication Facility when co-location is proposed or as a stand-alone structure. (See Section 20-1508A.29 or Section 1508A.30, as applicable)
- H. Bed and Breakfast (BNB) (See 1508.A.35)
- I. Boarding House (See 1508.A.36)
- J. Event/Wedding Barn (See 1508.A.37)

- K. Single family dwelling with garage apartment. (See Section 20-1508A.38)
- L. Tiny House (See Section 20-1508A.39)
- M. Short-term Rental (See Section 20-1508A. 40)
- N. Shipping Container (See Section 20-1508A. 41)
- O. Yurt (See Section 20-1508A.39)

§20-505. Lot Area, Yard and Height Requirements

- A. Minimum Yard Setbacks
 - 1. Front yard - Fifty (50) feet from street right-of-way line
 - 2. Rear yard - Fifty (50) feet
 - 3. Side yard - Thirty (30) feet (2 required)
 - 4. Accessory structures. (See Section 20-406 B)
- B. Minimum Lot Frontage - One hundred twenty-five (125) feet
- C. Maximum Lot Coverage: Twenty-five (25) percent
- D. Minimum Lot Area
 - 1. One (1) acre (without sanitary sewerage)
 - 2. Three-quarters (3/4) acre (with public sanitary sewerage)
- E. Maximum Building Height
 - 1. No building shall be in excess of thirty-five (35) feet, seventy-five (75) feet, when fully protected by an automatic sprinkler system.
 - 2. Twenty (20) feet for accessory structure. (See Appendix B Figure 15)