

3.03.04. - R-1—Rural residential district.

- A. *Purpose and intent.* The purpose and intent of the R-1, rural residential district is to provide a transition between the agricultural and urban single-family districts and to accommodate residential development in areas that are not serviced by central water and sanitary facilities.
- B. *Permitted principal uses and structures.* In the R-1 rural residential district no premises shall be used except for the following uses and their customary accessory uses or structures:
1. Single-family dwellings, but not mobile home dwellings.
 2. Recreation areas accessory to residential developments.
 3. Raising of crops and keeping of animals for personal use (not for resale), accessory to a single-family dwelling. The personal use restriction is not intended to apply to 4-H, FFA, or similar educational projects.
 4. Home occupations (subject to special exception regulations for home occupations as outlined in subsection 3.07.03G).
 5. Community residential homes, one (1) to six (6) persons.
 6. Short-term vacation rentals.
- C. *Permitted special exceptions.*
1. Cluster subdivisions.
 2. Nursing homes, boarding homes.
 3. Common household pet animal sanctuary/shelter facilities.
- D. *Dimensional requirements.*
1. Minimum lot size:
Area—One (1) acre.
Width—One hundred (100) feet.
 2. Minimum Setback Requirements for Structures:
Front yard—Twenty-five (25) feet.
Rear yard—Twenty (20) feet.
Side yard interior lot—Ten (10) feet.
Abutting any street—Twenty-five (25) feet.
 3. Maximum building height—Thirty-five (35) feet.
 4. Maximum lot coverage: The total lot area covered with principal and accessory buildings shall not exceed thirty (30) percent.
 5. Minimum pervious area: Fifty (50) percent.
 6. Minimum living area: Seven hundred fifty (750) square feet.
- E. *Off-street parking and loading requirements.* Off-street parking and loading space meeting the requirements of section 3.06.04 shall be constructed.

(Ord. No. 2011-10, § 2A., 12-12-11; Ord. No. 2015-02, § 2.A.4, 2-19-15; Ord. No. 2016-01, § 2.A.4, 1-11-16)