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3-101 Application: The regulations set forth in this Article, or set forth elsewhere in these Regulations when referred to in this Article, are the regulations in the "R-1" Rural Residential District. The purpose of this District is to provide for the platted development of residential neighborhoods that retain the character of the basically rural area and yet allow an influx of residential development. This district is limited to those areas of the County where adequate water, sewage disposal and other infrastructure presently exists; or may be approved outside such areas only when adequate water, sewage disposal and other infrastructure, as well as the delivery of support services can be demonstrated and proved to the satisfaction of the County. The density of any individual proposed development shall be determined by the adequacy of the site to meet the development standards and policies of these and all other County regulations, including but not limited to the Subdivision Regulations, Sanitary Code, and other such factors that will justify and support such proposed density. The burden of proof for such proposed density shall be on the person proposing the development and the County may require any and all such proof deemed necessary before any approval of the project may be granted.

3-102 Use Regulations: In District "R-1," no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered, except for one or more of the more of the following uses:

1. Single-family dwellings.
2. Railroad rights-of-way, including a strip of land with tracks and auxiliary facilities for track operations, but not including passenger stations, freight terminals, switching and classifications yards, repair shops, roundhouses, powerhouses, interlocking towers, and fueling, sanding and watering stations.
3. Temporary buildings, the uses of which are incidental to construction operations or sale of lots during development being conducted on the same or adjoining tract or subdivision, but not for use as a residence; and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of one year from the time of erection of such temporary buildings, whichever is sooner.
4. Communication Towers subject to compliance with Article 9-103(3).
5. Manufactured home – subject to the owner providing evidence of one of the following:
 - a. A manufactured home exists on the zoning lot currently.
 - b. A manufactured home previously existed on the zoning lot but was removed from the zoning lot less than one year from the date of the zoning permit application.
 - c. The County Commission previously approved a special use permit or conditional use permit for the zoning lot.

6. All other uses, including any proposed commercial and industrial uses, shall require a conditional use permit.

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All construction is subject to the approval under the requirements of all Public Works Divisions Codes, Policies, and Regulations.

3-103 Performance Standards: The Performance Standards for permitted uses are contained in Article 9 of these Regulations.

3-104 Parking Regulations: The Parking Regulations for permitted uses are contained in Article 10 of these Regulations.

3-105 Off-Street Loading Regulations: The Off-Street Loading Regulations for permitted uses are contained in Article 11 of these Regulations.

3-106 Sign Regulations: The Sign Regulations are contained in Article 12 of these Regulations.

3-107 Height, Area and Bulk Regulations: In the "R-1" Rural Residential District, the height of buildings, the minimum dimensions of lots and yards, and the minimum lot area per family permitted on any lot shall be as follows:

1. **Height:** Buildings or structures shall not exceed 35 feet in height.
2. **Front Yard:** The depth of the front yard shall be at least 20 feet.
3. **Side Yard:** There shall be a side yard on each side of a dwelling. The depth of the side yard shall be at least 10 feet.
4. **Rear Yard:** The depth of the rear yard shall be at least 10 feet.
5. **Minimum Lot Size and Dimensions:** Every lot hereafter created shall provide a minimum lot area of 130,380 square feet or three (3) acres. The minimum width of a lot adjacent to a street, avenue, court, or road shall be 150 feet. The minimum depth of a lot shall be 150 feet. In the event of unusual lot configurations, the Zoning Administrator shall determine whether the lot dimensions meet the spirit and intent of this requirement.
6. **Lot Area Per Dwelling Unit:** Every dwelling hereafter erected, constructed, reconstructed, moved or altered shall be on a lot with a minimum lot area 130,680 square feet or three (3) acres per dwelling unit, unless said lot is a lot of record and conforms to the requirements of these Regulations and the Subdivision Regulations.

The Height, Area and Bulk Regulations are also set forth in the chart of Article 13. Said chart, and all notations and requirements shown therein, shall have the same force and effect as if all the notations and requirements were fully set forth or described herein.

3-108 Supplementary Height, Area and Bulk Regulations: The Supplementary Height, Area and Bulk Regulations are contained in Article 14 of these Regulations.

3-109 Supplementary Use Regulations: The Supplementary Use Regulations, including permitted Conditional Uses and Accessory Uses, are contained in Article 15 of these Regulations.