

4.7 Low Density Residential (LR) (formerly R-1)

A. Statement of Intent: The intent of this district is to provide for the use of detached single-family dwellings together with specified accessory uses and other uses as may be compatible with low density residential development. It is intended that the character and use of this district be for housing and living purposes free from the encroachment of incompatible uses. This district is designed to fulfill the following objectives:

1. Encourage low density development of single-family homes;
2. Provide for a safe, clean, and enjoyable environment for living and promote neighborhood character;
3. Discourage commercial development or other development that would be incompatible with single-family residential uses; and
4. Allow for community and recreational uses to serve the residents of the district.

B. Allowed Uses: Allowed uses for the district can be found in [Table 4.1.](#)

C. Lot Standards:

Minimum Lot Size	.25 acre (public water & public sewer) .5 acre (public water or public sewer) .75 acre (private well & private septic)
Maximum Building Height (1)	40 feet
Maximum Lot Coverage	50%
Building Setbacks (2)	Front: 25 feet Side: 15 Feet Rear: 25 Feet
Accessory Building Setbacks (more than 256 square feet)	Front: 25 Feet Side: 10 Feet Rear: 10 Feet
Accessory Building Setbacks (less than 256 square feet)	Front: 25 Feet Side: 3 Feet Rear: 3 Feet
Accessory Building Maximum Height (1)	35 feet
Structure Separation	Detached dwellings shall be minimum of ten (10) feet apart and detached accessory structures shall be a minimum of 3 (three) feet from other structures.

(1)Maximum building height can be increased by up to ten (10) feet if each setback is increased by one (1) foot for every foot increase in height.

(2) Corner lot setback is defined in Article 11.

Table 4.1: Land Use Table

Use	Zone Districts															
	C	A	RR	R	LR	MR	HR	RC	CM	LI	I	PID	PUD*	AO*	LO	CLO
Residential Use																
Accessory Dwelling	C	C	C	C	C	C	C	C	C	C	C	C	C	P		
Accessory Use	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Condominium Building(s)						P	P						P	P		
Family Day Home (1-4 children or 1-4 elderly)	P	P	P	P	P	P	P	P						P		
Duplex					P	P	P						P	P		
Farm Worker Housing	C	C												P		
Garage (Private)	P	P	P	P	P	P	P	P	P				P	P		
Group Home	P	P	P	P	P	P	P	P					P	P		
Industrial Housing										P	P	P		P		
Manufactured Home	P	P	P		P									P		
Manufactured Home Park		SUP	SUP											P		
Multi-family (Apartments)							P		P	P			P	P		
Patio Homes			C	C	C	C	C	C	C				P	P		

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	C	A	RR	R	LR	MR	HR	RC	CM	LI	I	PID	PUD*	AO*	LO	CLO
Second Single Family (Two Single-family Detached Dwellings OR Two Manufactured Homes OR one of each type, both located on the same lot)	C	C	C	SUP	C	SUP	SUP							p		
Single-family Attached (Townhomes)						C	C						C	P		
Single-family Detached Dwelling	P	P	P	P	P	P	P	P					P	P		
Agricultural/ Conservation Uses																
Agriculture	P	P								P	P	P	P	P		
Agritourism	C	C								C	C	C	C	P		
Animal Hospital/ Veterinary Clinic	SUP	P						P	P	P			P	P		
Biomass Conversion	C	C						C		C	C	C		P		
Forestry/ Timber Operations	P	P											P	P		
Horse Riding School/ Horse Training Facility/ Commercial Stables	P	P	P					P					P	P		
Kennel/ Animal Shelter	SUP	P						SUP	SUP	P	P			P		
Livestock Market		SUP						SUP	SUP	SUP	SUP			P		

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	C	A	RR	R	LR	MR	HR	RC	CM	LI	I	PID	PUD*	AO*	LO	CLO
Ponds- 2 Acres or More	P	P	SUP										P	P		
Residential Chicken Keeping	P	P	C	C	C								C	P		
Small-scale Agriculture	P	P	C					C					C	P		
Wildlife Rehabilitation Center	P	P							SUP	SUP	SUP			P		
Wildlife Sanctuary/ Game Reserve	P	P											P	P		
Winery	C	C	C					C	C	C	C	C	C	P		
Commercial Services																
Adult Oriented Business									SUP					P		
Agricultural Equipment Sales & Servicing	SUP	C						C	C	C				P		
Artisan Workshop	C	C	C	C	C	C	C	C	C	C			C	P		
Car Wash								P	P	P			P	P		
Commercial Assembly Hall		SUP						P	P	P			P	P		
Craft Beverage/Distillery/Brewery	C	C	C					C	C	C	C	C	C	P		
Gas Station/ Convenience Store								P	P	P			P	P		
Home Occupation	C	C	C	C	C	C	C	C	C	C			C	P		

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Home Business	C	C	C					C	C	C			C	P		
Manufactured Home Sales								SUP	SUP	SUP	SUP			P		
Mobile Food Vending	C	C	C	C	C	C	C	C	C	C	C	C	C	P		
Motor Vehicle Sales & Service								SUP	C	C				P		
Motor Vehicle Service/ Repair or Public Garage								C	C	C	P	P	P	P		
Neighborhood Commercial								C	C	C			C	P		
Nursery/ Garden Center	P	P						P	P	P			P	P		
Outdoor Sales								C	C	C	C	C		P		
Produce Stands	C	C	C					C	C	C			C	P		
Personal Services								P	P	P			P	P		
Professional Offices								P	P	P	P	P	P	P		
Restaurant								P	P	P	P	P	P	P		
Retail Businesses								P	P	P			P	P		
Tattoo/ Body Art Parlor									SUP	SUP				P		
Temporary Office/Construction Trailer									C	C	C	C	C	P		

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Temporary Use	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Towing/ Wrecker Service									C	C	C			P		
Travel Plaza/Truck Stop									C	C	C	C		P		
Truck Terminal									P	P	P	P		P		
Wholesale Operations									P	P	P	P		P		
Lodging																
Bed & Breakfast	C	C	C	C	C	C	C	C					C	P		
Hotel/ Motel								SUP	P	P			P	P		
Inn	C	C	C					C	C				C	P		
Health/ Human Care																
Assisted Living/ Nursing Home/ Long-term Care						SUP	SUP	SUP	C	C			C	P		
Day Care Center (child or elderly)						SUP	SUP	C	C	C	C	C	C	P		
Family Day Home (child 5-12 persons or elderly 5-12persons)	C	C	C	C	C	C	C	C					C	P		
Hospitals									P	P	P	P	P	P		

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	C	A	RR	R	LR	MR	HR	RC	CM	LI	I	PID	PUD*	AO*	LO	CLO
Medical Offices & Clinics								P	P	P	P	P	P	P		
Temporary Family Health Care Structure	C	C	C	C	C	C	C	C					C	P		
Treatment/ Rehabilitation Clinic								SUP	SUP	SUP	SUP	SUP	SUP			
Recreation/ Entertainment																
Campgrounds & Recreational Vehicle Parks	C	SUP	SUP					C					C	P		
Camping- Long Term	C	C	C					C					C	P		
Commercial Dock/ Marina/ Yacht Club								P	P	P			P	P		P
Commercial Indoor Recreation Facility									P	P			P	P		
Commercial Indoor Shooting Range								SUP	P	P	SUP		P	P		
Commercial Outdoor Recreation Facility	SUP	SUP						P	P	P			P	P		
Commercial Outdoor Shooting Range	SUP	SUP						SUP		SUP			P	P		
Country Club	SUP	SUP						P	P				P	P		
Day Camp/ Summer Camp	C	C	SUP					C	C				C	P		
Golf Course/Driving Range	SUP	SUP	SUP					P	P				P	P		

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Hunting Club/ Outdoor Lodge	P	P	SUP					P					P	P		
Large-scale Commercial Outdoor Recreation Facility									SUP	SUP	SUP		C	P		
Residential Dock	P	P	P	P	P	P	P	P	P	P	P		P	P		P
Temporary Structures/Tents	C	C	C	C	C	C	C	C	C	C	C	C	C	P		
Theaters & Auditoriums								SUP	P	P			P	P		
Civic/ Institutional																
Bus/ Railroad Station									SUP	SUP	SUP			P		
Business/ Trade School		SUP						P	P	P	SUP		P	P		
Cemetery (Private)	C	C	C	C	C	C	C	C	C	C	C	C	C	P		
Cemetery (Public)	SUP	SUP	SUP					SUP	SUP	SUP			P	P		
Civic	P	P	P	P	P	P	P	P	P	P			P	P		
Club, Lodge, Union Hall, or Social Center	SUP	SUP	SUP			SUP	SUP	P	P	P			P	P		
College/ University	SUP	SUP						SUP	SUP	SUP			P	P		
Conference or Exhibition Center								P	P	P	SUP	SUP	P	P		

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	C	A	RR	R	LR	MR	HR	RC	CM	LI	I	PID	PUD*	AO*	LO	CLO
Correctional Facility											SUP			P		
Funeral Home								P	P	P			P	P		
Government/ Public Safety	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Landfill														P	P	
Museum	SUP	SUP	SUP					P	P	P	P	P	P	P		
Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Private School	SUP	SUP	SUP					P	P	P	SUP		P	P		
Public School	SUP	SUP	P	P	P	P	P	P	P	P	SUP		P	P		
Religious Assembly	SUP	P	P	P	P	P	P	P	P	P	SUP		P	P		
Sewage Treatment Plant											SUP			P		
Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Industrial																
Above Ground Storage Tanks	SUP	SUP						SUP	SUP	C	C	C		P		
Airport											SUP	SUP		P		
Amateur Radio Antenna Operation	C	C	C	C	C	C	C	C	C	C	C	C	C	P		

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	C	A	RR	R	LR	MR	HR	RC	CM	LI	I	PID	PUD*	AO*	LO	CLO
Boat Yard								SUP	SUP	P	P	P		P		
Concrete & Asphalt Plants										SUP	SUP	SUP		P		
Contractor's Office								C	C	C	C	C	C	P		
Data Center										P	P	P		P		
Fabrication									SUP	P	P	P	P	P		
Food Processing	C	C	C					C	C	P	P	P		P		
Heliport	SUP	SUP	SUP					SUP	C	C	C	C	SUP	P		
Junk/ Salvage/ Recycling Operation										SUP	SUP	SUP		P		
Light Assembly									P	P	P	P	P	P		
Manufacturing											P	P		P		
Meat Processing		SUP						SUP	SUP	C	C	C		P		
Mini-warehouse or Self-service Storage									P	P	P	P		P		
Power Generation Plant											SUP	SUP		P	SUP	
Private Airstrip	SUP	SUP									SUP	SUP		P		

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Use	Zone Districts															
	C	A	RR	R	LR	MR	HR	RC	CM	LI	I	PID	PUD*	AO*	LO	CLO
Research & Laboratory									P	P	P	P	P	P		
Slaughterhouse		SUP									SUP			P		
Small Cell Facility and Micro-wireless Site	C	C	C	C	C	C	C	C	C	C	C	C	C	P		
Small-scale Junk & Salvage Operation		SUP						SUP	SUP	C	C	C		P		
Small-scale Slaughterhouse	SUP	SUP						SUP		SUP	SUP			P		
Solar Farm	SUP	SUP								SUP	SUP	SUP	P	P		
Solar Onsite Use	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Telecommunication Tower – Over 50’	SUP	SUP	SUP			SUP	SUP	SUP	SUP	SUP	SUP	SUP	C	P		
Telecommunication Tower Under 50’	C	C	C	C	C	C	C	C	C	C	C	C	C	P		
Telecommunication Antennae on Existing Structure Under 20’	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Telecommunication Antenna Co-Location on Existing Tower Structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Warehouse or Distribution Operation									SUP	P	P	P		P		
Wind Energy Facility- Large	SUP	SUP								SUP	SUP	SUP	C	P		

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Use	Zone Districts															
	C	A	RR	R	LR	MR	HR	RC	CM	LI	I	PID	PUD*	AO*	LO	CLO
Wind Energy Facility- Medium	SUP	C	SUP					SUP	SUP	SUP	C	C	C	P		
Wind Energy Facility- Small	SUP	C	C	SUP	C	SUP	SUP	C	C	C	C	C	C	P		
Natural Resources																
Quarry		SUP								SUP	SUP			P		
Coal/ Lumber Yards		SUP								SUP	SUP			P		
Mining & Mineral Extraction		SUP								SUP	SUP			P		
Natural Resource Extraction		SUP								SUP	SUP			P		
Sawmill		SUP								SUP	SUP			P		

* PUD- can combine any of the identified uses in their master plan; however, uses must be designated at the time of PUD zoning and cannot be changed without modification of the zoning