

Section 5-304 Residential Zone District (R).

Purpose. The purpose of the Residential Zone District is to provide for residential neighborhoods primarily comprised of detached, single-family dwellings at varying density; while allowing small-scale agricultural operations where appropriate. See Section 5-701 for Animal Regulations.

**TABLE 5-304
Schedule of Uses – Residential Zone District**

Use See Article IV for Definitions	SPECIAL REGU- LATIONS	PARCELS LESS THAN 20 ACRES USE AUTHORIZED AS:			PARCELS 20 ACRES AND GREATER, AND LESS THAN 35 ACRES USE AUTHORIZED AS:			PARCELS EQUAL TO OR GREATER THAN 35 ACRES USE AUTHORIZED AS:		
		Permitted (P)	Conditional (C) (Division 5 Article V)	Temporary (T) (Division 6 Article V)	P	C	T	P	C	T
Accessory Structures**		2, 4*			4			4		
Agriculture & Ranching	Section 5-701				X			X		
Animal Shelter						X			X	
Bed & Breakfast	Section 5-702		X			X			X	
Camping	Ordinance 20-01			X			X			X
Church -In-home -Neighborhood Scale		X	X		X	X		X	X	
Community Center			X			X			X	
Community / Central Water or Wastewater System	Local, State & Federal Permits		X			X		X		
Conference & Retreat Facility						X			X	
Construction Dwelling	Section 5-706			X			X			X
County Facility		X			X			X		
Crisis Center		X			X			X		
Day Care, Home	Local & State License(s)	X			X			X		
Dwelling Units, Duplex***			X		X			X		
Dwelling Units, Single Family***		X			X			X		
Educational Facility, Primary		X			X			X		
Educational Facility, Secondary (or Primary and Secondary)		X			X			X		
Educational Facility, Post- Secondary			X			X			X	

Use See Article IV for Definitions	SPECIAL REGU- LATIONS	PARCELS LESS THAN 20 ACRES USE AUTHORIZED AS:			PARCELS 20 ACRES AND GREATER, AND LESS THAN 35 ACRES USE AUTHORIZED AS:			PARCELS EQUAL TO OR GREATER THAN 35 ACRES USE AUTHORIZED AS:		
		Permitted (P)	Conditional (C) (Division 5 Article V)	Temporary (T) (Division 6 Article V)	P	C	T	P	C	T
Emergency Services Facility			X			X			X	
Golf Course	Local, State & Federal Permits		X			X			X	
Group Home, Residential & Specialized	Local, State & Federal License(s)		X			X			X	
Guest House			X		X			X		
Home Occupation - Minor - Major		X	X		X	X		X	X	
Kennel						X			X	
Model Home				X			X			X
Private Club			X			X			X	
Recreational Facility	Local, State & Federal License(s)		X			X			X	
Riding Arena, Private		X			X			X		
Stable, Private		X			X			X		
Telecommunication Facility	Special Use Permit Required. Division 9 of Article V.									
Utility Facility County Major Minor		X	X X		X	X X		X	X X	
Veterinarian Small Animal Large Animal						X X			X X	

- * 2 accessory structures permitted on parcels less than 5 acres; 4 accessory structures permitted on parcel 5 acres and greater
- ** Accessory structures are not permitted on lots smaller than 35 acres without a residence
- *** A Single Family Residence or a Duplex, but not both, can occupy a lot

**TABLE 5-304a
New Lot Development Standards – Residential Zone District**

Standards	Maximum	Minimum
Lot Area		
>50% of Lot 20% Slope or Less	N/A	5 Acres
>50% of Lot 20% to 30% Slope	N/A	6 Acres
>50% of Lot Greater than 30% Slope	N/A	8 Acres
Lot Width	N/A	50 Feet
Floor Area Per Unit - Principal Structure		
Residential	N/A	N/A
Non-Residential	N/A	N/A
Structure Height	35 Feet	
Setbacks – Principal & Accessory Structures		
Any Side From Any Watercourse		50 Feet
Any Side From Any Wetland		50 Feet
Front: Adjacent to State/Federal Highway Rights of Way		50 Feet
Front: Adjacent to Other Road Rights of Way		30 Feet
Side Lot Line		30 Feet
Rear Lot Line		20 Feet