

Section 5-304**Residential Zone District (R).**

Purpose. The purpose of the Residential Zone District is to provide for residential neighborhoods comprised of detached, single-family dwellings at relatively low density. See Section 5-701 for Animal Regulations.

TABLE 5-304
Schedule of Uses – Residential Zone District

Use See Article IV for Definitions	SPECIAL REGULATIONS	USE AUTHORIZED AS:		
		Permitted	Conditional (See Division 5 Article V)	Temporary (See Division 6 Article V)
Bed & Breakfast	See Section 5-702		X	
Camping	See Section 5-712			X
Church In-home Neighborhood Scale		X	X	
Community Center			X	
Community / Central Water or Wastewater System	With Applicable Local, State & Federal Permits	X		
Construction Dwelling	See Section 5-705	X		
County Facility		X		
Crisis Center			X	
Day Care, Home	With Applicable Local and/or State License(s)	X		
Dwelling Units, Duplex*			X	
Educational Facility, Primary		X		
Educational Facility, Secondary (or Primary and Secondary)			X	
Educational Facility, Post-Secondary			X	
Educational Facility, Trade/Business School			X	
Emergency Services Facility			X	
Fraternal Organization	See Definitions		X	
Golf Course	With Applicable Local, State & Federal Permits		X	
Group Home, Residential & Specialized	With Applicable Local, State & Federal License(s)		X	
Guest House			X	
Model Home (associated with 25 lot or larger Subdivision)				X
Recreational Facility, Indoor or Outdoor	With Applicable Local, State & Federal License(s)		X	
Single Family Dwelling Unit & Accessory Structures* (Not more than 2 Accessory Structures)		X		
Home Occupation, Minor		X		
Home Occupation, Major			X	
Telecommunication Facility	Special Use Permit Required. See Division 9 of Article V.			
Utility Facility				
County		X		
Major			X	
Minor		X		

* 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% Slope or More	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		50 Feet
Front: Adjacent to All Other Roads		30 Feet
Side		30 Feet
Rear		20 Feet

* Structures must meet applicable building codes.