

## **Rural (R) District**

### *5 Acre Minimum Building Site Area*

#### **PERMITTED USES:**

1. Single family dwelling.
2. One additional dwelling as required for the following.
  - a. Residences of members of the family of the owner lessee of the land upon which the use is conducted.
  - b. Residences of bona fide full time employees of the owner or lessee of the land upon which it is conducted. (*Note: Sufficient acreage must exist and meet minimum building site requirements for such dwellings.*)
3. "Small livestock farming" means the raising or keeping, or both, of not more than twelve of the following: Chicken hens, pigeons or similar fowl, crowing fowl, except that no more than ten (10) total and no more than an average of one (1) crowing fowl per acre shall be allowed, and that the raising, keeping or harboring of six (6) or more crowing fowl shall be subject to the provisions of Article XIVB of Chapter 18. Rabbits or similar animals; ducks, geese, turkeys, goats, sheep or other similar livestock, except that no more than an average of one (1) adult goat, sheep or similar livestock per acre shall be allowed; provided that the term "small livestock farming" as used in Chapter 18 shall not include hog farming, dairying, or raising or keeping, or both, of horses, mules or similar livestock as determined by the Planning Commission.
4. Agricultural as defined herein, except those requiring a conditional use permit.
5. Accessory buildings, including barns, stables, riding arenas, and other farm out-buildings.
6. Accessory Uses.
7. Uses similar to the above as determined by the Planning Commission.

#### **CONDITIONAL USES:**

1. Additional dwellings as required for the following:
  - a. Residences of the members of the family of the owner or lessee of the land upon which the use is conducted.
  - b. Residences of bona fide full time employees of the owner or lessee of the land upon which it is conducted. (*Note: Sufficient acreage must exist and meet minimum building site requirements of such dwellings.*)
2. Commercial Greenhouses and mushroom growing facilities.
3. Frog and Poultry Farms.
4. Commercial Hog Ranching.
5. Stables.
6. Commercial Cattle Feed Yards.
7. Private Parks and Camps.
8. Microwave, Radio and Television Transmission and/or Relay Structures.
9. Commercial recreational uses, including but not limited to RV Parks, Hunting Clubs and Riding Clubs.
10. Removal and processing of earth or other natural materials by excavation or grading.
11. Permanent Stands for the sale of agricultural products.
12. Guesthouse

13. Labor Camps.
14. Uses similar to above as determined by the Planning Commission.
15. Aircraft landing field.
16. Cemetery.
17. Churches.
18. Columbarium, crematory or mausoleum.
19. Day nursery.
20. Development of natural resources together with the necessary buildings apparatus, or appurtenances incidental thereto.
21. Educational institution operated by a non-profit or governmental entity.
22. Government enterprise and/or private enterprise performing governmental functions (*federal, state and local*).
23. Hospital.
24. Library or museum operated by a non-profit or governmental entity.
25. Private club, fraternity house, sorority house, union hall (*but not including a hiring hall*), *senior citizen center*.
26. Radio, television microwave and other transmitters, scientific or educational research center, public utility facility.
27. Flea markets not qualifying under Section 41.
28. Kennel.
29. Public or quasi-public uses, including but not limited to, schools, firehouses, public utility uses.
30. Veterinary Hospitals and Pet Clinics.
31. Residential dwellings on Grade 1 agricultural soils.
32. Use similar to above as directed by the Planning Commission.
33. Use listed in § 50, Additional Uses.

**BUILDING HEIGHT:** 35 feet.

**BUILDING SETBACKS:**

The minimum yards are, as follows: In state responsibility areas, any setbacks of less than 30 feet, including main and accessory buildings, must first obtain a vegetation clearance easement, used for defensible space for firefighting.

SINGLE FAMILY ACCESSORY STRUCTURES FOR			
<u>DWELLING</u>	<u>BUILDING</u>	<u>ANIMALS</u>	
<b>Front Yard</b>	25'	Same as Main	40' *
<b>Side Yard</b>	20% lot width (min. 8' and max. 32')	Same as Main	40' *
<b>Rear</b>	20% lot not less than 20' and max. 35' required	Same as Main	40' *

\* Twenty feet shall be maintained from any dwelling on the subject lot and seventy-five feet shall be maintained from any dwelling on adjacent lots.

- a. A breezeway may be permitted to provide shelter between an accessory building and a main building.
- b. Except for guesthouses, accessory buildings shall not be used for dwelling purposes. Kitchen facilities shall not be allowed in an accessory building or guesthouse. When an accessory building with one or more sides that are open to the elements and which is not designed or intended for the housing of any person contains a barbecue or similar cooking facility, such barbecue or similar cooking facility shall not be considered a “kitchen.”
- c. Detached accessory structures shall not exceed 1,000 feet in area, except where the primary use of the property is agricultural an agricultural building may be no more than 3,600 square feet. These standards may be exceeded with Use Permit approval from the County.
- d. Where an attached or detached accessory structure is designed, arranged, or may be occupied for use as a residence or business, (i.e. Contains more than one room, bath and/ or wet bar), a deed restriction must be recorded that states that the building shall not be subsequently altered or used as a dwelling unit or business without obtaining County approval.