

CHAPTER VI

R-1 RURAL ESTATES DISTRICT

SECTION 6.01 DESCRIPTION AND PURPOSES. This Zoning District is intended for large rural residential estates and farming as defined in Section 3.22 of the definitions.

*(Amended by Ordinance No. 229 effective December 26, 2003)*

SECTION 6.02 USE REGULATIONS. Land, buildings or structures in this Zoning District may be used for the following purposes only:

- (a) Farms as defined in Section 3.22 of definitions together with farm dwellings and buildings and other installations necessary to such farms. Temporary housing for migratory workers is prohibited. *(Amended by Ordinance No. 229 effective December 10, 2003)*
- (b) Greenhouses, nurseries, orchards, vineyards, or blueberry farms.
- (c) Single-family dwellings.
- (d) Home occupations are permitted, provided the following conditions are followed:
  - (1) The home occupation shall be conducted by members of the family residing in the home building.
  - (2) No merchandise or articles for sale shall be displayed on the lot utilized for the home occupation.
  - (3) No article or material used in connection with the home occupation shall be stored other than in the home building or customary accessory buildings.

Removal and processing of top soil, sand, gravel or other such minerals.

Roadside stands, which sell only products grown or produced on the premises. (g)

Publicly owned athletic grounds, parks and cemeteries.

- (h) Kennels, when authorized as a special use by the Planning Commission. In considering such authorization, the Planning Commission shall consider Chapter XIII and the following standards; (1) the size, nature and character of the kennel; (2) the proximity of the kennel to adjoining properties; (3) the possibility of noise or other disturbance for adjoining properties and the surrounding neighborhood on account of the operation of the kennel; (4) potential traffic congestion on account of the kennel; and (5) the nature and character of the buildings and structures to be utilized for the kennel operation.

- (i) Yard, garage or porch sales are permitted utilizing the same standards as are provided in Section 5.02 (k).

Campgrounds when authorized as a special use by the Planning Commission. In considering such authorization, the Planning Commission shall consider Chapter XIII and the following standards; (1) the proximity of the intended use to adjoining properties, specifically including proximity to occupied dwellings; (2) the size, nature and character of the proposed use; (3) potential traffic congestion which might be occasioned by the intended use; and (4) the effect of the proposed use on adjoining properties and the surrounding neighborhood.

- (k) Real estate signs, identifying sign, and nameplate.
- (l) The keeping of large animals, defined only as: horses, ponies, mules, jackasses and llamas, for the owners' non-commercial and recreational purposes. The following guidelines will be considered for compliance with this ordinance:
1. the proximity of the proposed structure for keeping of the large animals to adjoining properties, specifically including proximity to adjoining dwellings;
  2. the size, nature and character of the proposed use;
  3. the possibility of noise, odors or other disturbances for adjoining properties and the surrounding neighborhood resulting from the keeping of the large animals;
  4. the nature and character of the buildings and structures, including fencing, paddocks, riding rings, riding arenas and other facilities associated with the keeping of the large animals; and
  5. property owners must demonstrate how they will comply with the following requirements upon submittal of a zoning application and site plan.
    - a. Site Size: The parcel, lot or building site upon which the large animal is kept must be a minimum of two (2) acres. (Amended by Ordinance No. 234 – May, 2006)
    - b. Primary Use: An occupied residential dwelling shall be located on the subject parcel. The applicant must reside in the residential dwelling. The keeping of large animals is an accessory use to the principal single family residential use.
    - c. Number of Large Animals: One large animal per acre with a maximum total of 10 animals.
    - d. Large Animal Shelter: A barn or similar structure must be constructed to shelter the large animal(s). This shelter shall be located not closer than 75 feet to any existing residences on adjacent properties, nor closer than 50 feet to any property line.
    - e. Pens, Paddocks, Riding Rings: Any newly constructed pens for holding large animals, paddocks, or riding rings shall be located at least 75 feet from all existing residences on adjacent properties.
    - f. Pastures: Pastures used for grazing of large animals shall be located at least 25 feet from all existing residences on adjacent properties.
    - g. Large Animal Waste Management: Application shall include a written narrative of their proposed method of waste management. This narrative will be maintained as a component of the approval. The applicant will be bound by the provisions of the waste management narrative, as a condition of approval. At a minimum, large animal waste storage areas shall be located at least 150 feet from all existing residences on adjacent properties and at least 75 feet from all adjoining property lines.
    - h. Fencing: Fencing is required for all paddocks, pastures, riding arenas and other areas associated with the keeping of large animals, to prevent an animal from trespassing on any adjoining properties. The type, height and location of all fencing shall be included on the site plan.

*(Section 6.02 amended by Ordinance No. 234 effective May 26, 2006)*

SECTION 6.03 HEIGHT REGULATIONS. No residential building or structure shall exceed thirty-five (35) feet in height. All other buildings and structures shall not exceed their usual and customary heights.

SECTION 6.04 AREA REGULATIONS. No building or structure nor any enlargement thereof shall be hereafter erected except in conformance with the following yard, lot, parcel or building site area, and building coverage requirements.

*(\*SECTION 6.04 amended by Ordinance No. 209 adopted May 10, 1999)*

*(\*Lines A, B, and D amended under zoning ordinance amendment dated May 13, 1996).*

- (a) Front Yard – There shall be a front yard of not less than thirty (30) feet distance between the street right-of-way line and the main building or structure.
- (b) Side Yard – For residential buildings and structures, there shall be total side yards of not less than thirty (30) feet: provided, however, that no side yard shall be less than ten (10) feet. For all other buildings, there shall be two (2) side yards of not less than fifty (50) feet each.
- (c) Rear Yard – There shall be a rear yard of not less than fifty (50) feet.
- (d) Lot Area – The minimum lot, parcel or building site area and width for all uses shall be two (2) acre and one hundred (100) feet, respectively. *(minimum acreage requirement amended under amendment date May 9, 2002).*
- (e) There shall be a 10 year or newer limit on mobile homes and each shall require vinyl siding and shingle roofs. *(This amendment comes under an amendment to the zoning ordinance dated May 9, 2002).*