

ARTICLE V: ZONING DISTRICTS AND REGULATIONS

5.01.0 (Intentionally Blank)

5.02.0 RESIDENCE "A" DISTRICT (1995)

INTENT: The intent of the Residence "A" District is to provide for low-density or low-intensity uses, primarily single-family residential on individual lots.

5.02.1 ACCEPTABLE USES

- A. Single-family dwellings and their accessory uses and structures
- B. Telecommunication facilities (2000)
- C. Farm roadside stands (2010)

5.02.2 ACCEPTABLE USES AND YARD REQUIREMENTS BY: (2009)

A. Special Exception

- 1. Home occupations in accordance with Section 10.02.3
- 2. Recreational facility, not-for-profit (1997)
- 3. Day care facilities
- 4. Family day care homes
- 5. Churches or Houses of Worship (2011)
- 6. Public utility uses necessary for public welfare
- 7. Schools
- 8. Reduced front, side and rear setbacks (2001)
- 9. Bed & breakfast (1997)
- 10. Recreational facility, commercial (1997)
- 11. Building and structure height greater than allowed in 5.02.6:A and 5.02.6:B (2005)
- 12. Senior Housing Developments (2002)
- 13. Accessory Dwelling Units (2008)
- 14. Utility, public or private (2011)
- 15. Office in accordance with Section 10.02.7 (2011)

B. Conditional Use Permit (2009)

- 1. Small Wind Energy Systems (2009)

5.02.3 USES NOT SPECIFIED (2010)

Any uses of land and/or structures not specifically included in the "A" District as acceptable, acceptable by Special Exception, or acceptable by Conditional Use Permit shall be considered as not permitted.

5.02.4 LOT SIZES AND FRONTAGES (2009)

The minimum lot size and frontage for single-family residence and all other acceptable uses in the Residence "A" District shall be:

- A. Those areas serviced by both municipal sewerage and water systems shall have lots not less than fifteen thousand (15,000) square feet in area with one hundred (100) feet of frontage on a Class V or better road.
- B. Those areas not serviced by both municipal sewerage and water systems shall have single-family lots not less in area than forty thousand (40,000) square feet, or larger depending on soil and slope conditions, as may be suitable to sustain development according to State standards, with one hundred fifty feet (150') of frontage on a Class V or better road.

5.02.5 YARD REQUIREMENTS (1996)

- A. Each structure shall be set back at least thirty (30) feet from the front property line.
- B. Each structure shall be at least fifteen (15) feet from the side and rear property lines. In case of a corner lot, the side distance shall be increased to thirty (30) feet on the side bordering the street, lane or public way.
- C. Accessory structures, one hundred-twenty (120) square feet or less, shall have a minimum setback from the side and rear property lines of six (6) feet. (2011)

5.02.6 HEIGHT REQUIREMENTS (2005)

- A. The maximum height of a building or structure in the Residence "A" District shall be thirty-five (35) feet, except as noted in B. below.
- B. The maximum height of school and municipal buildings or structures in the Residence "A" District shall be forty-five (45) feet.
- C. A Special Exception shall be required for heights greater than allowed in either A or B above.