

5.04.0 RESIDENCE "R" DISTRICT (2001)

INTENT: The intent of the Residence "R" District is to provide for low-density residential and agricultural land uses, and other compatible land uses, that are sensitive to the rural character and environmental constraints existing in the district.

5.04.1 ACCEPTABLE USES

- A. One single-family dwelling and its accessory uses and structures, per lot
- B. Agriculture and Farming (2010)
- C. One single-family manufactured housing unit, per lot
- D. Harvesting of natural resources
- E. Telecommunication facilities (2000)
- F. Deleted (2011)
- G. Farm Roadside Stands (2010)

5.04.2 ACCEPTABLE USES AND YARD REQUIREMENTS BY: (2009)

A. Special Exception

- 1. One two-family dwelling per lot (2001)
- 2. Veterinary clinics
- 3. Home occupations in accordance with Section 10.02.3
- 4. Day care facilities
- 5. Family day care home
- 6. Schools
- 7. Reduced front, side and rear setbacks (2001)
- 8. Bed & breakfast (1997)
- 9. Processing of natural resources on parcels of a minimum five (5) acres in size (2011)
- 10. Recreational facility, not-for-profit (1997)
- 11. Recreational facility, commercial (1997)
- 12. Self-service storage facilities in accordance with Section 10.02.4 (1997)
- 13. Churches or Houses of Worship (2011)
- 14. Building and structure height greater than allowed in 5.04.7:A or 5.04.7:B (2005)
- 15. Accessory Dwelling Units (2008)
- 16. Hospice house (2011)
- 17. Nursing home or facility (2011)
- 18. Utility, public or private (2011)

B. Conditional Use Permit (2009)

- 1. Small Wind Energy Systems (2009)

5.04.3 USES NOT SPECIFIED (2010)

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

5.04.4 LOT SIZES AND FRONTAGES (2009)

- A. The minimum lot size and frontage for a single-family dwelling or a single-family manufactured housing unit and all other permitted uses, unless stated otherwise, in the residence "R" District shall be two (2) acres (87,120 SF), or greater, depending on soil and slope conditions, with a minimum two hundred (200) feet of frontage on a Class V or better road.
- B. The minimum lot size and frontage for a two-family dwelling as allowed by Special Exception in the Residence "R" District shall be four (4) acres (174,240 SF), or greater, depending on soil and slope conditions, with a minimum three hundred (300) feet of frontage on a Class V or better road.

5.04.5 YARD REQUIREMENTS (2011)

- A. Each structure shall be set back at least thirty (30) feet from the front lot line.
- B. Each structure shall be at least fifteen (15) feet from 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.

5.04.6 OPEN SPACE

Open space shall be provided for all uses, other than single-family and two-family dwellings, in an amount equal to not less than thirty (30) percent of the total lot area.

5.04.7 HEIGHT REQUIREMENTS (2005)

- A. The maximum height of a building or structure in the Residence "R" 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 "R" 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.