

**ARTICLE VII  
DISTRICT REGULATIONS  
SINGLE FAMILY RESIDENTIAL R-1**



## **Section 7.0 Single Family Residential (R-1)**

In addition to the requirements specified in article III, General Provisions, the following regulations shall apply to uses in the Rural Residential District:

### **Section 7.1 Intent**

This district is designated to provide for an area of moderate density residential uses in a rural setting to preserve the rural, forest and open space environment of a majority of the lands in this district.

### **Section 7.2 Permitted Uses**

The use of all lands and premises shall be limited to the following uses. These uses are allowed by right, without the need for site plan approval, with the appropriate land use permit, and subject to the general provisions outlined in Article III:

- A. Agriculture, forestry, tree farms, general and specialized farming.
- B. Roadside stands for the sale of farm products subject to Section 3.23.
- C. Agricultural warehouses and non-animal agricultural processing facilities.
- D. Plant nurseries and greenhouses.
- E. Single and two family dwellings.
- F. Licensed child or adult daycare facilities serving six (6) or fewer clients.
- G. Home occupations subject to Section 3.12.
- H. Accessory buildings and structures customarily incidental to the above permitted uses.
- I. Short term rentals subject to Section 3.13.
- J. Household wind energy conversion systems (WECS) subject to Section 3.34.

### **Section 7.3 Uses Permitted with Site Plan Approval**

The following uses are allowed by right, subject to site plan approval as specified in Article XIII, Section 13.4.A, with the appropriate land use permit, and subject to the general provisions outlined in Article III:

- A. Bed and Breakfast establishments subject to Section 3.12.
- B. Home Based Business subject to Section 3.12.

- C. Forest products processing and sales.
- D. Riding Stables, Dude Ranches, and commercial equine boarding facilities.
- E. Outdoor storage subject to Section 3.31.
- F. Site Condominium and Subdivision Developments subject to Section 3.27
- G. Open Space Preservation Developments as permitted by Act 177 of 2001 and subject to Section 3.26.
- H. Public Buildings and facilities.
- I. Churches and related religious facilities.
- J. Private Campgrounds.
- K. Sawmills and wood processing facilities.

**Section 7.4 Uses Permitted Subject to Special Use Approval**

The following uses are allowed subject to special use and site plan approval, and subject to the general provisions outlined in Article III:

- A. Telecommunication Towers and Alternative Tower Structures.

**Section 7.5 Lot Size, Width, Setbacks and Access**

- A. Lot size – Each dwelling or other structure or facility together with all accessory buildings or facilities hereafter erected or constructed shall be located on a lot or parcel of not less than one (1) acre.
- B. Lot Width – Each lot or parcel of land shall have a minimum width of one hundred fifty (150) feet of frontage on a public or private road.
- C. Setbacks –
  - 1. Front – Forty (40) feet.
  - 2. Sides – Twenty (20) feet.
  - 3. Rear - Twenty (20) feet.
  - 4. Special Setback – Any structure used to house farm animals shall be located not less than fifty (50) feet from any lot line. Subject to Right to Farm Act.

5. Water Setback – No structure shall be placed or erected within fifty (50) feet of the ordinary high water mark, edge of water, shoreline, vegetative line or top of bank of any lake, stream or watercourse.
  6. Height – thirty five feet (35) except for farm structures.
- D. Access – Each lot or parcel used for commercial purposes shall provide proper access for the delivery of shipping of merchandise and supplies without impeding vehicular or pedestrian traffic. Adequate off-street parking shall be provided at the minimum of one (1) additional parking space for each three hundred (300) square feet of total enclosed building space. Subject to the provisions of Article XIII, Site Plan Review.