

CHAPTER 7

RESIDENTIAL/AGRICULTURAL DISTRICT (R-5)

SECTION:

9-7-1: Purpose

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9-7-3: Permitted Uses

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9-7-1: PURPOSE:

It is recognized that limited residential use has begun, or is anticipated to begin, on lands primarily in agricultural use due to their proximity to incorporated areas, the availability of services and prior zoning. The purpose of this district is to ensure that residential uses are located in an optimally compatible manner with respect to agricultural uses, to preserve the County's rural character and to protect the scenic value of open space. The use of PUDs to achieve these goals is encouraged. (Ord. 2014-06, 12-2-2014)

9-7-2: DEVELOPABLE DENSITY:

- A. Minimum Lot Area: The minimum lot area in a subdivision shall be five (5) acres.
- B. Base Density: The base density for PUDs shall be one unit per five (5) acres.
- C. Maximum PUD Density Bonuses: Maximum PUD density bonuses shall be thirty percent (30%). (Ord. 77-5, 3-28-1977, eff. 4-7-1977)

9-7-3: PERMITTED USES:

Permitted uses in this district are limited to the following:

- A. Agricultural uses.
- B. Single-family residential use.
- C. Duplexes on double lots. (Ord. 77-5, 3-28-1977, eff. 4-7-1977)

9-7-4: ACCESSORY USES:

The accessory uses for this R-5 District include, but are not limited to, the following:

- A. Storage of boats, campers and travel trailers by residents.
- B. Farm and garden buildings.
- C. Keeping of riding horses for private use; provided, that at least one-third ($\frac{1}{3}$) acre of permeable land area is available for each horse.
- D. Livestock enclosures (animal runs, barns, pens for fowl), no closer than fifty feet (50') to any neighboring residence, and in compliance with Health Department regulations.
- E. Accessory dwelling unit (see section 9-3-11 of this title).
- F. Tier 1 home occupations. (Ord. 2019-03, 1-8-2019; Ord. 2018-03, 2-13-2018; Ord. 95-5, 4-3-1995; Ord. 77-5, 3-28-1977, eff. 4-7-1977)

9-7-5: CONDITIONAL USES:

Conditional uses for this district are limited to the following:

- A. Temporary use of a mobile home during construction of a dwelling, for a period not to exceed twelve (12) months.
- B. Outdoor recreational facilities.
- C. Public utility or public service facilities, not including business offices, repair, or vehicle or structural storage facilities.
- D. Tier 2 home occupations.
- E. Commercial riding stables when set back at least one hundred feet (100') from all property lines.
- F. Public campgrounds when screened or hidden from view from public highways.
- G. Public facilities.
- H. Accessory dwelling unit (see section 9-3-11 of this title).

I. Retreat (in the R-5 District only).

J. Group daycare facilities.

K. Public works gravel or shale pits and public works asphalt plants.

L. Wireless communication facilities (see section 9-3-16 of this title).

M. Animal shelter. (Ord. 2019-03, 1-8-2019; Ord. 2014-06, 12-2-2014; Ord. 2009-07, 9-8-2009; Ord. 2001-10, 10-1-2001; Ord. 95-5, 4-3-1995; Ord. 92-5, 9-14-1992; Ord. 90-4, 6-11-1990; Ord. 88-5, 1-12-1989; Ord. 79-4, 9-11-1979; Ord. 77-5, 3-28-1977, eff. 4-7-1977)

9-7-6: DIMENSIONAL STANDARDS:

Dimensional standards for this district are the following, except that dimensional standards may be modified in a CD as authorized pursuant to subdivision ordinance 77-6, as amended:

A. Maximum Building Height: Thirty five feet (35'), except agricultural buildings and windmills.

B. Minimum Front Yard Setback: One hundred feet (100') on State Highway 75, fifty feet (50') for other major roads and twenty five feet (25') for minor roads.

C. Minimum Side And Rear Yard Setback: Twenty five feet (25').

D. Minimum Lot Width: Four hundred feet (400'). (Ord. 77-5, 3-28-1977, eff. 4-7-1977; amd. Ord. 2023-01, 1-3-2023)