

***3. FR (Fringe Residential District)**

****a. General Description**

This district is composed of certain lands and structures in the County having low-density single family residential character and designed to develop without sanitary sewer, but with public water available. The nature of the district is rural in character and is located on the fringe of the urbanizing area.

b. Uses Permitted

*****1. Residential Uses - Single family homes and mobile homes.**

c. Uses Permitted on Appeal - Following public notice and hearing and subject to appropriate conditions and safeguards, the Board of Zoning Appeals may permit:

1. Residential Uses - Mobile Home Parks which meet the requirements of Article VI, Section D; travel trailer parks subject to the requirements as set forth in Article VI, Section E; and customary accessory buildings for these uses.

2. Public and Semi Public Uses - Churches, schools, other suitable public and semi-public uses; and customary buildings for these uses. Private Golf Course Clubs.

******3. Home Occupations - Home occupations, provided that no building permit or certificate of occupancy for such use shall be issued without the written approval of the Board of Zoning Appeals and subject to such conditions as the Board of Zoning Appeals may require in order to preserve and protect the character of the area in which the proposed use is located; and provided further that:**

a. The home occupation shall be limited in employment to residents of the property.

b. The home occupation shall be clearly incidental and secondary to the use of the site for dwelling purposes and shall not change the residential character thereof.

*Approved 11/15/76

**Approved 9/18/78

***Approved 9/18/78; 7/16/79; 1/19/81

****Approved 2/16/93

- c. The home occupation may be conducted within the dwelling and/or within an accessory building provided that all structures used shall be harmonious in appearance with the residential area.
 - d. Unless otherwise determined by the Board of Zoning Appeals, there shall be no sale of products or services not produced on the premises.
 - e. There shall be no external alteration of the appearance of the property, the dwelling, or accessory building in which the home occupation is conducted which would reflect the existence of said home occupation. There shall be no outdoor advertising display signs permitted.
 - f. The home occupation shall not be the primary or incidental storage facilities for a business, industrial, or agricultural activity conducted elsewhere. Also, all storage of materials associated with the home occupation shall not be openly visible and the display of materials, implements, and/or end products shall be prohibited.
 - g. No additional points of access to any street, road, or highway shall be permitted, unless necessary to provide safe and proper access to the proposed use.
 - h. The use has not been found likely to become a nuisance by reason or odor, dust, smoke, gas, vibrations, excessive vehicular or pedestrian traffic or to impose a hazard to health or property.
- *4. Day Care Centers meeting or exceeding the requirements and standards set forth by the Department of Human Services. The Board of Zoning Appeals may attach reasonable conditions that in its opinion are needed to protect the integrity of the area. These conditions may include, but may not be limited to: screening requirements, access and parking requirements, and distance requirements (as it relates to adjoining property).
- **5. Homes for the Aged - provided that no building permit or certificate of occupancy for such use shall be issued without the written approval of the Board of Zoning Appeals and subject to such conditions as the Board of Zoning Appeals may require in order to preserve and protect the character of the neighborhood in which the proposed use is located, and provided further that:

*Revised: 12/16/93
 **Revised: 8/21/95

1. Size - There is a minimum lot size of five (5) acres or more as required by the Madison County Health Department for sewage disposal, which ever is greater.
2. Fire Protection - The proposed use is located within a five (5) minute response time from a fire station as certified by the Madison County Fire Chief.
3. Public Water - The proposed use is served by a minimum six (6) inch water line with a fire hydrant located within two hundred and fifty (250) feet as certified by the appropriate utility district.
4. Licensing - That any local, state or federal license be secured by the applicant prior to approval.
5. Sewage disposal - That the site is served by public sewer or that approval for private sewage disposal has been secured from the Madison County Health Department.
6. Zoning provisions - That all provisions of the Zoning Resolution be met.
7. Screening and buffering - That the proposed use be adequately screened and buffered from adjoining properties as determined by the Board of Zoning Appeals.
8. Undesirable effects - The proposed use shall not generate noise, odor, fumes, smoke, or nuisance of any kind which would tend to depreciate the residential character of the neighborhood in which the proposed use is located.
9. Access - That the proposed use is located on a collector or arterial status street.

*6. Commercial Mobile Communication Services (CMCS), as regulated by Article III, P.

**7. Accessory Dwelling Units as regulated in Article III, Section Q.

d. Uses Prohibited

All uses not specifically permitted herein.

*Revised: 8/16/99
 **Approved: 5/21/01

e. Minimum Lot Size

Single family - 20,000 square feet
Minimum lot width of - 100 feet

f. Minimum Yard Size

Front: Thirty (30) feet. This is in addition to one-half the designated right-of-way width specified on the Major Road and Street Plan.

Side: Twelve (12) feet each side.

Rear: Twenty (20) feet.

g. Building Area

On any lot the total area occupied by all buildings, including accessory buildings, shall not exceed thirty (30) percent of the total area of such lot.

h. Maximum Height

Two and one half (2 1/2) stories or thirty-five (35) feet.

END OF FR DISTRICT REGULATIONS