

*5. **R (Residential) District**

Within the residential district the following regulations shall apply:

a. General Description

This district is intended primarily as single family residential for those areas of the County that have a full compliment of utilities, public water and sanitary sewer. It is urban in nature and therefore precludes residential development in areas that do not have both public water and sanitary sewer available.

b. Uses Permitted

1. Residential Uses - Single family residential dwellings.

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 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 accessory buildings for these uses.

**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.

c. The home occupation may be conducted within the dwelling and/o 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 - Day Care Centers meeting or exceeding the requirements and standards set forth by the Department of Human Services. The Board of Zoning Appeals 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. Commercial Mobile Communication Services (CMCS), as regulated by Article III, P.

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

d. Uses Prohibited

All uses not specifically permitted herein.

e. Minimum Lot Size

1. Lots with sanitary sewer and water.

Single family residential - 9,000 square feet.

2. Lots with septic tanks.

Single family residential - 20,000 square feet.

A minimum width of seventy (70) feet.

f. Minimum Yard Size

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

*Revised: 2/16/93; **Revised: 8/16/99;***Approved: 5/21/01

Side: Ten (10) feet on 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 R DISTRICT REGULATIONS.