

7.4 “R-1” Single Family Residence District**7.4.1 Purpose**

This District is intended for rural residential uses located outside of urban growth areas consisting of primarily single family detached residences served by private septic systems and with a maximum density of 0.5 units per acre.

7.4.2 Permitted Uses

- (A) Single family detached dwellings, provided the following design standards are met:
 - (1) No such dwelling shall have a ground floor space of less than 800 square feet.
 - (2) No such dwelling shall have a width of less than 20 feet at its narrowest point. This restriction shall not apply to breezeways or other passageways that connect principal parts of a dwelling as long as the principal parts of the dwelling have a width of at least 20 feet at the narrowest point.
- (B) Daycare Facilities, Licensed Group Family, serving 14 or fewer children
- (C) Essential services
- (D) Field crops
- (E) Government buildings and structures
- (F) Historic sites and areas
- (G) Program Facilities, Nonresidential (12 or fewer people)
- (H) Program Facilities, Residential (6 or fewer people)
- (I) Recreational Facilities
- (J) Religious institutions
- (K) Wildlife forest and woodland management

(Ord. #248, adopted 02/21/95) (Ord. #265, adopted 07/16/96) (Ord. #352, adopted 12/07/02) (Ord. #408, adopted 11/02/06) (Ord. #440, adopted 10/20/09)

7.4.3 Permitted Accessory Uses

- (A) Accessory structures
- (B) Animal units in accordance with Section 9.4
- (C) Antennas
- (D) Home Occupations in conformance with the provisions of Section 9.14
- (E) Micro-WECS subject to Section 9.23 (Ord. #440, adopted 10/20/09)
- (F) Signs as regulated by this Ordinance
- (G) Solar Energy System, Accessory in accordance with subsection 9.20.3 (Ord. #455, adopted 66/21/16)

(Ord. #410, adopted 04/17/07) (Ord. #264, adopted 07/16/96)(Ord. #304, adopted 11/04/99) (Ord. #350, adopted 09/17/02) (Ord. #429, adopted 07/15/08) (Ord. #431, adopted 10/07/08)

7.4.4 Conditional Uses

- (A) Bed and breakfast
- (B) Cemeteries
- (C) Child Care Center (Ord. #458, adopted 01/17/17)
- (D) Duplexes
- (E) Energy efficient subterranean dwellings
- (F) Farming, general
- (G) Golf courses
- (H) High voltage transmission lines of between 100 and 200 kilovolts according to Section 9.11
- (I) Manufactured home parks in accordance with Section 9.15
- (J) Public utility buildings
- (K) Schools

- (L) Substations with a voltage designed for and capable of operations at a nominal voltage of 100 kilovolts or more according to Section 9.11.

(Ord. #190, adopted 07/05/89) (Ord. #222, adopted 10/06/92) (Ord. #206, adopted 01/08/99) (Ord. #308, adopted 11/04/99) (Ord. #352, adopted 12/17/02) (Ord. #354, adopted 01/21/03) (Ord. #407, adopted 11/14/06) (Ord. #412, adopted 07/17/07) (Ord. #440, adopted 10/20/09)

7.4.5 Interim Use Permits

- (A) Home extended business in conformance with the provisions of subsection 9.14

7.4.6 Lot and Site Dimensions

(Ord. #308, adopted 11/04/99)

- (A) Lot Dimensional Standards

- (1) Lot Area Requirements

- (a) 2 acres minimum per dwelling unit

- (b) The 2 acre minimum shall be comprised of non-wetland

- (Ord. #410, adopted 04/17/07)

- (2) Lot Width: 165 feet minimum

- (3) Lot Depth: 300 feet minimum

- (Ord. #410, adopted 04/17/07)

- (B) Site Dimensional Standards

- (1) Setbacks

- (Ord. #440, adopted 10/20/09) (Ord. #470, adopted 01/22/19)

- (a) All Structures, Setbacks from Roads:

(i) Classified Roads

Classified Roads	Setback from centerline*	Setback from right-of-way*
Principal Arterial	150 feet	100 feet
Minor Arterial	125 feet	65 feet
Major Collector	125 feet	65 feet
Minor Collector	125 feet	65 feet
* The more restrictive standard will apply.		

(ii) Collectors and Un-Classified Roads

Collectors and Un-Classified Roads	Setback from centerline*	Setback from right-of-way*
County Road	125 feet	65 feet
Township Road	98 feet	65 feet

(b) Residential Structure Setbacks

(i) Abutting land zoned A or R-A

- a. Side Yard or Rear Yard 50 feet minimum

(ii) Abutting land zoned R-1, R-2, R-3, or R-S

- a. Side Yard 15 feet minimum
- b. Side Yard where residential fire protection water is available with a subdivision:
10 feet minimum
- c. Rear Yard 30 feet minimum

(iii) Setback from feedlots: See Section 9.12

(Ord. #388, adopted 07/05/05) (Ord. #300, adopted 05/04/99)

(c) Other Structure Setbacks

- (i) Side Yard 15 feet minimum
- (ii) Rear Yard 30 feet minimum

- (2) Building Height 40 feet
(Ord. #388, adopted 07/05/05)
- (3) Total lot coverage (impervious surface) 25 percent
(Ord. #352, adopted 12/17/02)
- (C) See Section 7.14.5(A) for additional shoreland requirements

7.4.7 Lot Access.

(Ord. #398, adopted 05/08/06) (Ord. #468, adopted 07/17/18)

- (A) Every lot, tract or plot of land, including outlots, shall abut or have direct vehicular access to a public road.
- (B) Each lot shall have a minimum road frontage equal to the required lot width; however, the Board of Commissioners with approval of a final plat or the Department of Development Director with an Administrative Land Split may approve a flag lot that meets the following criteria:
 - (1) Have ownership to a dedicated public right-of-way by a minimum 33 foot wide access; or,
 - (2) In the event that a parcel is unable to be accessed to or from a public right-of-way by land under common ownership, an access and utility easement may be provided to a dedicated public right-of-way by a minimum 33 foot wide access for ingress, egress and utilities. The easement must meet the following criteria: shall be granted for roadway and utility purposes, must be perpetual, be binding upon the heirs, successors and assigns, have a defined legal description, contain provisions for construction, maintenance, repair, alteration and contain provisions for enforceability by the grantor/grantee.
 - (3) The public right-of-way shall meet the minimum requirements stated in subsection 10.11.2; however, the construction design standards of the road shall be subject to the requirements of the Township for which the road is so located.