

RH-1 Rural Homes District

Zoning district for single family homes with agricultural uses allowed – CH. 10-Zoning 10.09

Permitted Uses 10.09(1)

- Single family homes – one per parcel
- Agricultural uses
- Utility services
- Home occupations
- Incidental uses and accessory buildings
- Community living arrangements for less than 9 people
- Foster homes for less than 5 children

Conditional Uses 10.09(2)

- Daycare centers
- Community living arrangements for 9 or more people
- Bed & Breakfasts
- Governmental uses
- Religious uses
- Dependency living arrangements
- Schools

Setbacks and Height Requirements for Structures 10.09(3); 10.16; 10.17

Front setback for all structures from highway centerline / right-of-way line (whichever is greater)

State or Federal Highway: 100/42 feet minimum

County Highway: 75/42 feet minimum

Town Road: 63/30 feet minimum

Subdivision streets platted prior to ordinance: 20 feet minimum

All other streets: 30 feet minimum from right-of-way

Maximum Height: For homes and accessory buildings:

Two and one-half stories or 35 feet (mean of roof)

Side yard:

25 feet total, with no single side less than 10 feet minimum

Rear yard for homes: 50 feet minimum

For uncovered decks/porches: 38 feet minimum

Side yard and Rear yard for accessory buildings:

10 feet minimum with no livestock

50 feet minimum when housing livestock OR

100 feet minimum when housing livestock *and* within 100 feet of an abutting R-Residence district

Minimum Requirement for Lot Width & Area

Minimum width: 150 feet at location of structure

Minimum Area: 2 acres

Maximum Lot Coverage: All buildings and structures

Maximum building coverage of lot: 10% of lot area

Accessory Buildings Requirements 10.04(1); 10.16(6)

Any number of detached accessory buildings associated with a permitted or conditional residential use is permitted, provided that the following conditions are met:

- A principal residential use (home) exists or is under construction before a Zoning Permit for an accessory building may be issued.
- Sanitary fixtures are prohibited in accessory buildings.
- No living spaces are allowed in accessory buildings.
- Reduced setbacks may be used for accessory buildings. The building must be located in the rear yard and must be at least 10 feet away from the principal building.
 - Minimum 4-foot side yard and rear yard setbacks on lots 60 feet or more in width
 - Minimum 2.5-foot side yard and rear yard setbacks on lots less than 60 feet in width

NOTE: A Zoning Permit is required for every building larger than 120 square feet in size. Zoning Permits are not required for accessory buildings equal to or less than 120 square feet on non-permanent foundations, provided they meet setback, height, and lot coverage requirements.

Livestock 10.09(1)

- The number of livestock kept is limited to one (1) animal unit for each full acre.
- An animal unit is defined as the equivalent of 1 cow; 4 hogs; 10 sheep or goats; 100 poultry or rabbits; 1 horse, pony, or mule; or an equivalent combination thereof.
- All structures housing livestock must be located 50 feet from each side and rear lot line, EXCEPT they must be 100 feet from a lot line abutting an R-Residence Zoning District (in most cases).