



LDR - Low Density Residential

Purpose Statement

The purpose of the Low Density Residential district is to accommodate single-family residential use along existing streets and to promote single-family residential development (involving the extension of new streets) where sanitary sewer and municipal water may be available. The densities are intended to provide for areas of suburban character in the community and to prevent excessive demands on sewerage and water systems, streets, schools, and other community facilities. The districts are intended to avoid overcrowding by requiring certain minimum yards, open spaces, and site area while making available a variety of dwelling types and densities to serve a wide range of individual requirements and thereby providing a more orderly and efficient extension of public facilities.

Permitted Uses

Agricultural Uses: Keeping livestock; ponds.

Residential Uses: Manufactured and mobile homes; conservation development option; single-family dwellings; two-family dwellings.

Community, Civic, and Institutional Uses: Cemeteries; community gardens, community living arrangements (1-8 residents), municipal, cultural, or public uses; places of worship; public recreation.

Commercial, Office, and Service Uses: None.

Industrial and Extraction Uses: None.

Accessory, Temporary, and Other Uses: Accessory buildings, structures, and uses; garage, yard, and estate sales; minor occupations/home profession businesses (in residential unit); private recreational vehicles/campers; solar energy systems for private use; small wind energy systems; temporary residential structures; wireless telecommunication facilities.

Conditional Uses

requires Board of Adjustment approval

Agricultural Uses: None

Residential Uses: Mixed residential development option; manufactured/mobile home park (existing areas only); multi-family dwellings.

Community, Civic, and Institutional Uses: Day cares; community living arrangements; (9-15 residents); essential services and utilities; K-12 schools.

Commercial, Office, and Service Uses: Indoor recreation; outdoor recreation.

Industrial and Extraction Uses: None.

Accessory, Temporary, and Other Uses: Minor occupations/home profession businesses (in accessory building); Major home occupation/Home professional business.

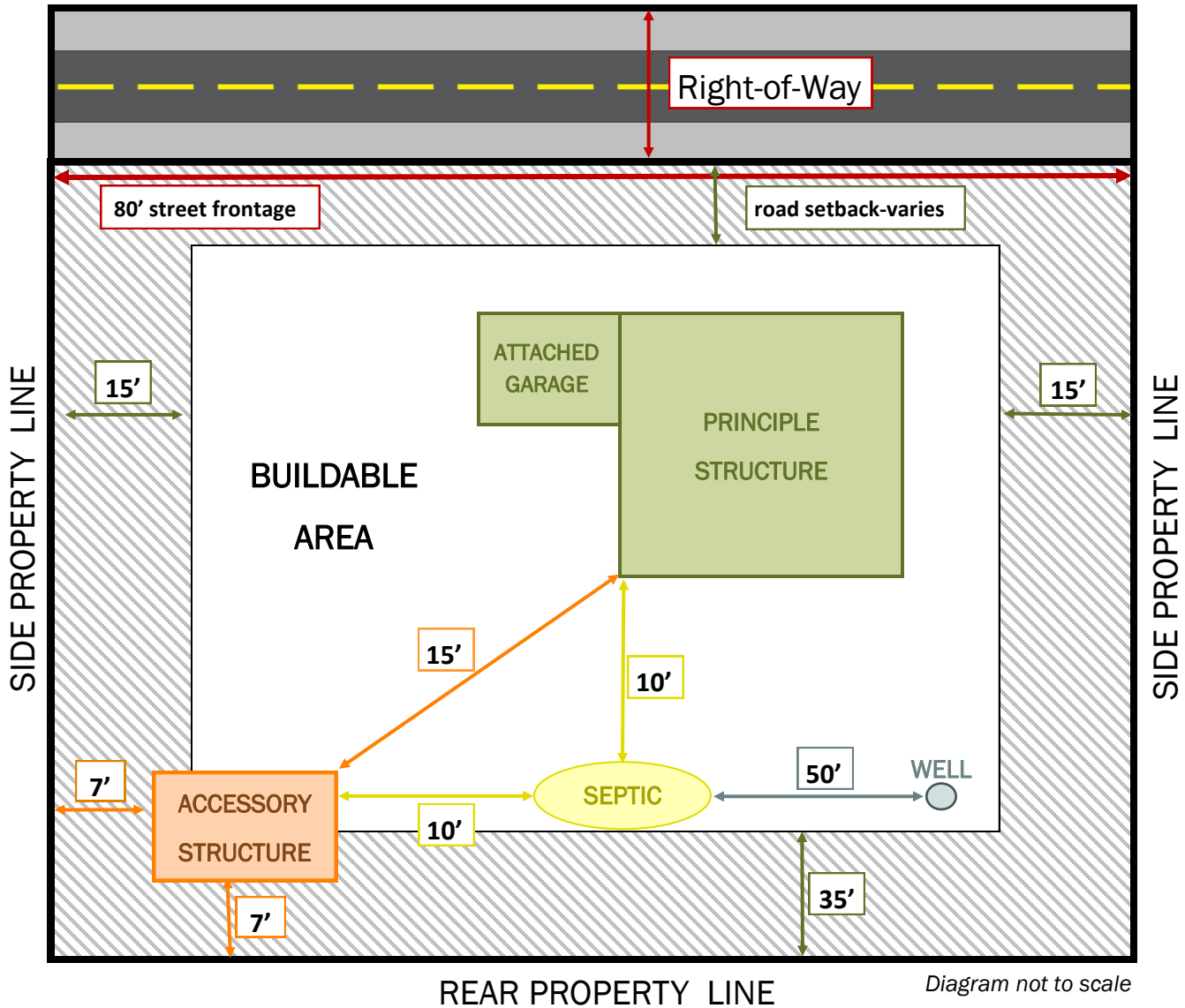
Accessory Structures

- May be located in the rear, side, or front yard.
- Principle structure must exist prior to an accessory structure.
- 2,000 square feet maximum size.
- 24 feet maximum height.

- A conditional use permit may be applied for. Accessory building(s) prior to a principal structure and Accessory building(s) exceeding the dimensional limitations of the Code (for personal/private use and/or accessory to the principal use of the lot).

Livestock Requirements

- Only chickens may be kept:
 - Minimum lot size for housing chickens is 2 acres.
 - Maximum of 12 chickens. Hens only; no roosters.
 - Chickens must be kept in an enclosure at all times. The enclosure includes the covered structure(s) and fenced area. Enclosure to be in the rear yard and a minimum of 25 feet from side and rear property lines.
- All other livestock not permitted.



Minimum Lot Requirements

- 1 acre lot area
- 80 feet street frontage
- 80 feet building width
- 66 feet of access to a public road
- 30% Maximum lot coverage

Minimum Principle Structure Setbacks

- Road setbacks (from centerline or right-of-way line, whichever distance is greater)
 - state & federal highways: 110 feet or 50 feet
 - county highways: 83 feet or 42 feet
 - town roads: 63 feet or 30 feet
- 15 feet from side property line
- 35 feet from rear property line
- 35 feet maximum height
- Some setbacks may be reduced if on public sewer

Minimum Accessory Structure Setbacks

- 15 feet from principal structure
- 7 feet from side property line
- 7 feet from rear yard property line
- Side and rear yard setbacks are increased to 25-feet if accessory structure is housing livestock