

Chapter 6 A-1 (Rural Preservation) District

Section 6.01 Purpose

Lands designated with this District classification shall be primarily identified as large lot residential, recreational, agricultural, and forest related activities. This district is intended to prevent the destruction of natural or man-made resources to the greatest extent possible, and to provide for residential development without the need for public sewer and water services. This district is essentially intended to maintain large tracts for forest management programs, to provide for the continuation and preservation of recreation areas, to foster the continuation of existing farming activities, and other public activities which are compatible with the general welfare.

Section 6.02 Permitted Uses

No land or buildings in the A-1 District shall be used, erected, altered, or converted, in whole or in part, except for the following purposes by right:

- A. Crop farming.
- B. Single family detached dwellings.
- C. State licensed residential family care facilities.
- D. Essential public services.

Section 6.03 Special Land Uses

No land or buildings in the A-1 District may be used, erected, altered, or converted except for the following purposes when approved in accordance with the requirements of Chapter 16:

- A. Greenhouses and nurseries.
- B. Roadside stands.
- C. Cemeteries.
- D. Public or private campgrounds.
- E. Mining of natural resources.
- F. Forest connected industries, including but not limited to, sawmills, lumber and planing mills, debarking operations, and chipping facilities.
- G. Churches.
- H. Golf courses and country clubs.
- I. Planned unit developments.
- J. Wildlife preserves.
- K. Hunting reserves.
- L. Clubs, lodges, and fraternities, including but not limited to, gun and shooting clubs for exclusive use of its members.
- M. Kennels.

- N. Veterinary hospitals and clinics.
- O. Home occupations.
- P. Deer, Elk, or other cervine farms.
- Q. Intensive livestock operations.
- R. Riding stables.
- S. Wireless Communication Towers
- T. Bed and Breakfast Establishments
- U. Storage Building for Commercial
- V. Multiple Family Dwellings
- W. Retail Sales Accessory to a permitted use
- X.
- Y. Home based business
- Z. Home based occupation
- AA. Adult foster care group homes
- BB. Public parks and recreation areas
- CC. Riding stables

Section 6.04 Site Development Requirements

All Permitted Uses and Special Uses are subject to the following Site Development Requirements:

- A. General Provisions outlined in Chapter 3.
- B. Site Plan Review as may be required in accordance with Section 15.01.
- C. Off-Street Parking as may required in accordance with Section 15.02.
- D. Signs are permitted in accordance with the requirements of Section 15.03.
- E. Lot dimension, setbacks, height, and lot coverage requirements for all buildings, shall be met as noted on the following chart, unless otherwise indicated, and as outlined in Schedule of District Regulations, Chapter 14.

A-1 (Rural Preservation) District	
Minimum Lot Size	10 acres
Minimum Lot Width	530 feet
Front Yard Setback	100 feet
Side Yard Setback	50 feet
Rear Yard Setback	50 feet
Corner Lot Setback	25 feet from the Secondary Road
Maximum Height (Dwelling)	35 feet
Minimum Floor Area (Dwelling)	720 square feet
Maximum Height (Accessory building)	35 feet
Maximum Floor Area (Accessory bldg.)	3,000 square feet
Maximum Lot Coverage (parcels of 5 acres or more)	5%
Maximum Lot Coverage (parcels of 1 acre to 4.99 acres)	20%
Maximum Lot Coverage (parcels of less than 1 acre)	30%