

Chapter 7

R-3 (Rural Residential) District

Section 7.01 Purpose

Lands in this District are similar to the Rural Preservation District, however, residential uses on large lots shall predominate the district. Lands in this district are generally served by a quality transportation network, and are more likely to experience development pressures over that in the Rural Preservation District. The District provides for the orderly transition of land from agricultural to low density residential uses, without straining the land, or requiring public services or utilities, even if they exist, or are planned.

Section 7.02 Permitted Uses

No land or buildings in the R-3 District shall be used, erected, altered, or converted, in whole or in part, except for the following purposes by right:

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

Section 7.03 Special Land Uses

No land or buildings in the R-3 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. Public or private campgrounds.
- D. Bed and Breakfast establishments.
- E. Public parks and recreation areas.
- F. Golf courses and country clubs.
- G. Group day care homes.
- H. Adult foster care group homes.
- I. Churches.
- J. Cemeteries.
- K. Planned unit developments.
- L. Public or private schools.
- M. Municipal buildings.
- N. Riding stables.
- O. Home based businesses.
- P. Crop farming.
- Q. Nursing or convalescent homes.
- R. Home Occupations.
- S. Medical offices.

- T. Wireless Communication Towers
- U. Clubs, lodges, and fraternities, including but not limited to, gun and shooting clubs, for the exclusive use of its members
- V. Commercial outdoor recreation facility
- W. Community centers
- X. Deer, elk or other corvine farms
- Y. Hunting reserves
- Z. Kennels
- AA. Multiple family dwelling
- BB. Places of assembly, including bur not limited to dance pavilions, auditoriums, and private clubs
- CC. Retail sales accessory to a permitted use
- DD. Veterinary hospitals and clinics
- EE. Wild life preserves
- FF.

Section 7.04 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.

R-3 (Rural Residential) District	
Minimum Lot Size	1 acre*
Minimum Lot Width	150 feet*
Front Yard Setback	50 feet
Side Yard Setback	15 feet
Rear Yard Setback	30 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)	28 feet at the peak, and 14 foot sidewalls, as measured finish floor to top plate.
Maximum Floor Area (Accessory bldg)	See Section 3.14 , 4A
Maximum Lot Coverage	40 %*

* as amended amendment #1 5/21/04