

SECTION 9 "R-1" RURAL RESIDENCE DISTRICT

SUBDIVISION 1. PURPOSE

The "R-1" RURAL RESIDENCE DISTRICT is provided in recognition of those sections of the county which are appropriate for low-density residential development. Among those sections is land, which is not prime agricultural land but has irregular topographic features, wooded areas or other site features, which are desirable for residential development. Generally, land in this District will be developed with individual wells and septic systems; however, land may be developed with central sewer or water systems allowing more intense development.

SUBDIVISION 2. PERMITTED USES

The following uses shall be permitted within the "R-1" RURAL RESIDENCE DISTRICT:

1. Any agricultural use, except that any confined feedlot shall not be allowed.
2. Any church.
3. Any home occupation as regulated in Section 14, Subdivision 6 of this Ordinance.
4. Any park, recreational area, wildlife area, game refuge, or forest preserve owned by a governmental agency.
5. Any school.
6. Any single-family dwelling or residential subdivision.
7. Any Recycling Drop-Off Shed.
8. Temporary, Non-Residential Construction Site.
9. Any Renewable Energy System as regulated in the Murray County Renewable Energy Ordinance.
10. Any permitted signs as regulated in Section 18 of this Ordinance.

SUBDIVISION 3. CONDITIONAL USES

The following uses may be allowed in the "R-1" RURAL RESIDENCE DISTRICT subject to obtaining a Conditional Use Permit in accordance with the provisions of Section 22 of this Ordinance:

1. Any cemetery or memorial garden.
2. Any two family or multiple family dwellings.

3. Any commercial outdoor recreational area; including any golf course or clubhouse, riding academy or stable, organized group camp or any public swimming pool.
4. Any governmental administrative or service building.
5. Any conditionally permitted Renewable Energy System as regulated in the Murray County Renewable Energy Ordinance.

SUBDIVISION 4. ACCESSORY USES

The following uses shall be permitted accessory uses within the "R-1" RURAL RESIDENCE DISTRICT:

1. Any accessory building or use in association with any permitted or conditional use, provided such accessory building or use shall be located on the same property.

SUBDIVISION 5. LOT SIZE, SETBACK, YARD AND HEIGHT REQUIREMENTS

Every lot in an "R-1" RURAL RESIDENCE DISTRICT on which any permitted or conditionally permitted use is erected shall meet the following minimum standards:

1. Lot size, width and depth.
 - A. Every lot on which a single-family dwelling is erected shall contain area of not less than twenty thousand (20,000) square feet of buildable area when an individual septic system is used.
 - B. Every lot on which a multiple family dwelling is erected shall contain an area of not less than twenty thousand (20,000) square feet of buildable area for the first unit plus twenty-five hundred (2,500) square feet for each additional unit.
 - C. Every lot on which a single-family dwelling or multiple family dwelling is erected shall contain not less than twelve thousand (12,000) square feet when a central or group sewer serves the lot. An additional fifteen hundred (1,500) square feet of area shall be required for each dwelling unit in excess of one (1) for multiple family structures.
 - D. For uses other than dwellings, the lot size shall be adequate to meet the setback, yard, and other applicable requirements of this Ordinance.
 - E. Every lot on which a dwelling is erected shall have a minimum width of not less than one hundred (100) feet at the building setback line and a minimum depth of not less than one hundred and twenty (120) feet.
 - F. The minimum lot area shall not apply to the sale of lots of record at the time of enactment of this Ordinance.

2. Yard requirements. Every permitted, conditionally permitted or accessory building shall meet the following yard requirements:
 - A. Front yard.
 - 1.) There shall be a minimum setback of fifty (50) feet from the right-of-way line of any public road or highway; except that, this setback may be reduced to thirty-five (35) feet when such public road is part of a subdivision platted prior to the adoption of this Ordinance.
 - 2.) Where a lot is located at the intersection of two (2) or more roads or highways, there shall be a front yard setback on each road or highway side of each corner lot. No accessory buildings shall project beyond the front yard of either road.
 - B. Side yard. Every building shall have two (2) side yards. Each side yard shall have a width of not less than ten (10) feet.
 - C. Rear yard. There shall be minimum rear yard of thirty (30) feet.
3. Height Requirements. Every permitted, conditionally permitted or accessory building shall meet the following height requirements:
 - A. All buildings shall not exceed thirty-five (35) feet in height.
 - B. Agricultural buildings shall be exempt from the height requirements.
4. Exceptions. Certain uses are exempted from meeting the lot size, yard and height requirements. These exceptions are listed in Section 14, Subdivision 13 of the General Regulations.

SUBDIVISION 6. ESSENTIAL SERVICES REGULATIONS

Essential service facilities may be allowed in any "R-1" RURAL RESIDENCE DISTRICT in accordance with the provisions of Section 17 of this Ordinance.

SUBDIVISION 7. GENERAL REGULATIONS

Additional requirements for parking and other regulations in the "R-1" RURAL RESIDENCE DISTRICT are set forth in Section 14 of this Ordinance.