

ARTICLE 5 – SF – SINGLE FAMILY RURAL RESIDENTIAL DISTRICT

SECTION 500. INTENT

The purpose of this district is to permit the establishment of single-family residential neighborhoods with a rural character at a slightly higher density than that provided in the Agricultural Districts. These low density residential areas are intended to be located where soils have slight limitations for installation of septic systems.

SECTION 501. PRINCIPAL PERMITTED USES

In the Single Family Rural Residential District, no building or land shall be used and no building shall be erected except for one or more of the following uses:

- A. Single Family Homes in accordance with Section 1100 and, where applicable, 1101.
- B. Hobby Farms
- 1.) The keeping of large animals on a hobby farm shall be in accordance with the following schedule:

# of Large Animals	Required Acres
1 or 2	5
Each Additional	Two Additional Acres per Large Animal

- 2.) All areas for the keeping or use of farm animals and large animals shall be fenced to keep the animals contained on the property. Said required fencing shall be adequate to contain all animals on the subject property.
- C. Public recreational uses such as parks and playgrounds.
- D. State licensed Family Day Care Homes.
- E. Public buildings without outdoor storage yards.
- F. Home occupations.
- G. Uses similar to the principal permitted uses listed above may be permitted by the Planning Commission based upon findings of fact.

SECTION 502. SPECIAL LAND USES

The following special land uses shall be permitted only after review and approval by the Planning Commission, subject to the requirements and standards of Article 13 and the submission of a site plan conforming with the requirements of Section 1215:

- A. Educational institutions (Section 1314).
- B. Cemeteries (Section 1302).
- C. Churches and public buildings (Sections 1303).
- D. Kennels, Raising of Fur-Bearing Animals (Section 1308).
- E. Single Family Cluster Density Bonus Option (Section 1334).
- F. Group Day Care Homes (Section 1312).
- G. Utility and Public Service Facilities (Section 1316); Wireless Communication Facilities (Section 1325).
- H. Single-Family Accessory Apartment (Section 1318).
- I. High Volume Wells or Well Systems (Section 1329).
- J. Mining and Extraction (Section 1310).

SECTION 503. ACCESSORY STRUCTURES AND USES

Accessory buildings, structures and uses shall be permitted in accordance with Section 1203. In addition, the following accessory structures and uses may also be permitted subject to the provisions of this Section:

- A. Garage and yard sales provided that:
 - 1) The sale is limited to no more than five (5) consecutive days.
 - 2) There are no more than two sales per calendar year.
 - 3) Only the homeowner or occupant shall conduct such a sale (this item does not apply to estate sales for deceased homeowners).
- B. One (1) temporary roadside stand for the purpose of selling produce shall be permitted subject to the following:
 - 1) Only produce raised or produced by the owner or the owner's family of the parcel(s) upon which the stand is located shall be offered for sales.
 - 2) The stand shall be no more than two hundred (200) square feet and shall not exceed one (1) story or fourteen (14) feet in height.
 - 3) The stand shall be located a minimum of thirty (30) feet from the front property line and shall be located so as to accommodate vehicle ingress, egress and parking on a defined driveway.
- C. Private residential ponds in accordance with Section 1220.

SECTION 504 DEVELOPMENT REGULATIONS

- A. Site plans as required in Section 1215 of this Ordinance shall be submitted to the Planning Commission for its review and approval prior to issuance of a Building Permit for all special land uses and for other uses or structures which require site plan review.
- B. Single-family homes shall meet the applicable requirements of Sections 1100 and, where applicable, 1101.
- C. See Section 1204 regulating the screening of off-street parking areas for nonresidential uses permitted in the SF Districts. All off-street parking shall be arranged so as to minimize any impact on adjacent residential properties.
- D. See Article 12, General Provisions, regarding general requirements which may relate to uses permitted in the district.
- E. Except where otherwise regulated in this Article, refer to Article 1100, Schedule of District Regulations, limiting the height and bulk of buildings, the minimum size of lot by permitted land use, the maximum density permitted providing minimum yard setback requirements and development options.
- F. No required front yard space in any SF district shall be used for the storage or parking of vehicles or any other materials or equipment.
- G. The storing or parking of machinery, equipment, vehicles, or other materials is prohibited in any open areas.