

ARTICLE VI

RESIDENTIAL ESTATE DISTRICT (R-1)

SECTION 600 - PURPOSE OF THIS DISTRICT

The purpose of this district is to provide for large lot, low density residential development in areas where existing or programmed infrastructure cannot accommodate higher density demands. *These areas of the County may or may not have public sewerage.* It is also the purpose of these districts to protect the property values of people living in existing Residential Estate subdivisions or other large lot developments.

SECTION 601 - LAND USES PERMITTED

- A. Single family detached dwellings with only one principal dwelling per lot.
- B. Accessory uses and structures associated with the use of the land for residential purposes.
- C. Horticultural uses not involving the sale of produce on the premises.
- D. Breeding, raising, and feeding of grazing livestock (i.e., horses, cattle, sheep, goats, mules, etc.), provided that *each such animal herein defined as "grazing livestock" shall be kept on a tract or lot of one (1) acre of land or greater.* Barns, pens, corrals, and other buildings or enclosures for the keeping of livestock are permitted accessory uses, provided that such buildings or enclosures (excluding open pastures) are located *no closer than 50 feet from any adjoining property lines or existing street right-of-way line.*
- E. Home occupations in compliance with Section 405 of this Ordinance.
- F. Common open space or recreational facilities approved as part of the subdivision approval process, excluding country clubs and the like which shall be regulated as public/quasi public facilities and utilities subject to the provisions of Section 402 of this Ordinance. All lakes associated with this or any other usage shall comply with the Madison County Subdivision Regulations.
- G. Public roads and highways, excluding Federal Interstate highways and scenic parkways, which are regulated as special uses in SU-1 districts.
- H. *Public* recreational or open space facilities.

SECTION 602 - CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2605

- A. Public or quasi public facilities and utilities in conformance with Section 402 and other regulations of this Ordinance.
- B. Child care facilities.
- C. Inns or bed and breakfast inns.
- D. Extraction of minerals, including oil drilling and production activities and sand and gravel, provided that when "open-pit" operations are proposed, a Reclamation Plan shall be approved by the Board of Supervisors prior to the initiation of such open pit mining operations. The operator must obtain required permits and approvals, *which shall not be transferrable*, from other governmental entities and provide the Madison County Board of Supervisors with written proof of same.
- E. Manufactured homes or mobile homes, provided that the persons proposing to place a manufactured/ mobile home in an R-1 district shall demonstrate a genuine hardship to the Planning Commission and Board of Supervisors. A genuine hardship shall only consist of:
 - (a) The need to place a manufactured/ mobile home on a lot *as a temporary dwelling* while a site-built residence that was destroyed by fire, tornado or other disaster is being rebuilt or repaired; or
 - (b) *Medical hardship* which requires the person to live near a relative in order that the relative can assist in meeting the needs of the person having a medical hardship. A physician's statement confirming such hardship shall accompany the application for a conditional use permit.

SECTION 603 - DIMENSIONAL REQUIREMENTS

- 603.01 Maximum Building Height: 40 feet or 2 ½ stories.
- 603.02 Minimum Lot Area: Two (2) acres.
- 603.03 Minimum Lot Width: 200 feet at the front yard setback.
- 603.04 Minimum Yards:
 - a. Front Yard: 50 feet from the street right of way line to the building setback line.

- b. Side Yards: 25 feet, except where Section 601 (d) requires a minimum yard of 50 feet from any adjoining property line.
- c. Rear Yard: 50 feet.

603.05 Maximum Buildable Area: 15% of the area of any lot.

603.06 Accessory Buildings: Accessory buildings shall be set back a minimum of 75 feet from the street or road right-of-way line on which the lot and main building fronts and a minimum of 10 feet from the side lot line and/or rear lot line. No accessory building shall occupy more than 10 percent of a required rear yard. No accessory building shall be used as a permanent dwelling.

SECTION 604 - SWIMMING POOLS

Swimming pools, if constructed, shall be located behind the front line of the house, and there shall be a minimum of 20 feet between all property lines or recorded easements and the rim of the swimming pool. All swimming pools shall be enclosed by a structure or fencing. Fences shall be at least four feet in height and shall have a self latching gate.

SECTION 605 - OFF STREET PARKING REQUIREMENTS

See Article XXIII for off street parking and loading requirements for residential and other uses allowed in R-E districts.

SECTION 606 - SIGNS

See Article XXV for sign regulations.