SECTION 304 - (LDR) LOW DENSITY RESIDENTIAL DISTRICT REGULATIONS

304.02 **- PERMITTED USES -** The following uses shall be permitted in the LOW DENSITY RESIDENTIAL DISTRICT:

304.21 - Dwelling Structures - One-family dwellingstructures.

304.22 - Home Occupation (business) - Home occupation in association with a permitted dwelling, and in accordance with the provisions of Section 511, Article V.

304.23 - Accessory Uses - Accessory buildings (detached garages, barns and sheds) and uses in association with permitted dwellings as specified in Section 512, Article V, including: Domestic servant quarters (employed on the premises).

304.24 - Religious - Church or other place of worship provided it occupies a lot of not less than (3) acres and there is one (1) acre or more per one hundred (100) seats or similar accommodations in the main assembly area. A parsonage, or minister's residence is permitted on the same lot, provided there is adequate space for a water well and wastewater disposal system if required on site.

304.25 - Child Day Care - Child day care provided in-home for six (6) or fewer children who are not members of the immediate resident family, provided the day care is accessory to the principal use of the dwelling as a residence.

304.26 - Public Schools and Parks - Public school offering general education courses and having no rooms regularly used for housing or sleeping of students, provided it occupies a lot of not less than five (5) acres. Parks, playgrounds, and play fields open to the public without fee [formerly a conditional use under 304.031].

304.03 **- CONDITIONAL USE** - The following uses shall be allowed in the LOW DENSITY RESIDENTIAL DISTRICT subject to approval in accordance with SECTION 815, ARTICLE VIII.

304.32 - Private Streets (lanes) - As provided in 302.0391

304.33 - Ponds - as provided for in302.0392

304.34 - Telecommunication Towers - as provided for in 302.0394

304.04 - DEVELOPMENTAL STANDARDS

In addition to the provisions of Article V, General Development Standards, the following standards for arrangement and development of land and buildings are required in the Low Density Residential District:

304.41 - Lot Area and Coverage - For each dwelling unit there shall be a lot area of not less than two (2) acres. For each permitted use the lot area shall be adequate to meet the sanitation requirements of applicable health authorities, but shall not be less than that prescribed by this resolution for such use.
One (1) principal use shall be permitted on a lot, and such lot shall not be covered more than twenty percent (20%) by structures. Churches and schools may have more than one permitted principal structure.

304.42 - Lot Width and Frontage - For each permitted use there shall be a lot width of two hundred (200) feet or more at the front line of the dwelling and such lot shall have access to, front, and abut on an improved, dedicated, publicly maintained right-of-way for a distance of two hundred (200) feet or more, except frontage only may be reduced on a curved portion of a street (with a center line radius of five hundred (500) feet or less) to one hundred and fifty (150) feet and on a cul-de-sac bulb to sixty (60) feet. Frontage may be provided on an approved private road if access is dedicated to allow permanent maintenance and emergency vehicles .

304.43 - Side Yard - For principal structures, there shall be a minimum side yard of twenty-five (25) feet per side yard required.

304.44 - Rear Yard - For principal structures, there shall be a rear yard of twenty percent (20%) or more of the lot depth, except a rear yard of more than seventy-five (75) feet shall not be required.

304.45 - Front Yard - As provided for in 504.01

304.46 - Accessory Structures - As provided for in Section512

304.47 - Maximum Height – Thirty-eight (38) feet, as provided for in 302.047