Chapter 380. Zoning

Article III. Zoning Districts

§ 380-19. R-3 Rural Residential District.

A. Purpose. The R-3 Rural Residential District is intended to provide for single-family residential development, at densities not to exceed 0.33 dwelling unit per net acre, served by on-site soil absorption sanitary sewerage systems (septic tanks) and private wells.

B. Permitted uses.

(1) Single-family dwellings with an attached garage, excluding all mobile homes; for purposes of this chapter, manufactured homes are included in the definition of "single-family dwelling." Note that homes constructed without an attached garage prior to November 7, 1989, are considered legal nonconforming.
[Amended 2-6-2007 by Ord. No. 2-1-2007; 12-18-2023 by Ord. No. Z2023.12.01]

(2) The keeping and raising on domestic stock for agribusiness, show, breeding or other purposes, provided that the total number of animals shall be as follows:

(a) No more than one horse, cow, sheep or similar animal, over six months of age, shall be kept on each 1 1/2 acres.

(b) No more than five chickens, ducks or similar poultry, over two months of age, shall be kept for each acre.

(c) No more than eight rabbits or hare, over two months of age, shall be kept for each acre.

(d) Combinations of the above shall be apportioned to the total acreage, and the Building Inspector shall determine the total number of animals allowed.

(3) Essential services.

(4) Community living arrangements and day-care centers which have a capacity for eight or fewer persons.

(5) Uses customarily incident to any of the above uses, provided that no such use generates traffic or noise that would create a public or private nuisance.

C. Permitted accessory uses.

(1) Private detached garages of up to 1,000 square feet.
[Amended 3-21-2006]

(2) Gardening, tool and storage sheds incidental to the residential use.

(3) Home occupations and professional home offices.

(4) Roof-mounted solar collectors, provided that a registered professional engineer shall certify that the structure is adequate to support the load.

D. (Reserved)[1]

[1] *Editor's Note: Former Subsection D, regarding accessory buildings and structures, was repealed 3-19-2019 by Ord. No. Z2019-02-03. See § 380-107L(3).*

E. Conditional uses. See §§ **380-47**, **380-48** and **380-53**.

F. Lot area and width. Lots shall have a minimum area of three acres and shall be not less than 300 feet in width.

G. Building height and area.

(1) No building or parts of a building shall exceed 35 feet in height.

(2) The total minimum living area of a dwelling shall be 1,400 square feet with a minimum first floor area of 1,000 square feet.

(3) The attached garage shall be a minimum of 480 square feet in area.

H. Yards.

(1) A minimum street yard (setback) of 75 feet from the road right-of-way shall be required.

(2) A minimum side yard of 25 feet on each side of the dwelling shall be required. [Amended 10-16-2023 by Ord. No. Z2023.09.01]

(3) A minimum rear yard of 25 feet from the dwelling shall be required. [Amended 10-16-2023 by Ord. No. Z2023.09.01]