

CHAPTER 7

R-1a RURAL RESIDENTIAL DISTRICT

SECTION 7.01 DESCRIPTION AND PURPOSE. The intent of the R-1a District is to provide a transition zone between the planned agricultural uses on the east side of the Township and the more intensive uses in the Village of Hamilton. It is further intended to permit a limited range of residentially related uses and to prohibit multiple family, office, commercial, industrial and other uses that would interfere with the quality of residential life in this district. It is intended that development within this district will be designed to preserve significant natural areas and to preserve farmland wherever possible. Preservation of open space, protection of flood prone areas, protection of wetlands and woodlots, and preservation of other natural features is encouraged. To that end, the use of the open space provision of this Ordinance is recommended. Development in this district is not intended to be served by public water and sewer facilities.

SECTION 7.02 PERMITTED USES. In all areas zoned R-1a Rural Residential District, no building shall be erected, used, or structurally altered, nor shall the land or premises be used in whole or in part, except for one or more of the following principal permitted uses:

- (a) Single-family detached dwellings.
- (b) Public and private recreation areas.
- (c) Essential public services.
- (d) Private and parochial elementary, intermediate or high schools
- (e) Accessory uses and buildings incidental to the above permitted uses.
- (f) Signs as regulated in Chapter 24.
- (g) Wind Energy Systems not exceeding 65 feet in height subject to the provisions of Chapter 26.

SECTION 7.03 AUTHORIZED SPECIAL LAND USES. The uses of land and structures listed in this Section may be permitted as special land uses within the R-1a District. Such uses are subject to the standards included in this Chapter, to the procedures and general standards of Chapter 17 and to any specific standards applicable to the use contained in Chapter 16.

- (a) Churches and other buildings and structures used for religious assembly.
- (b) Tourist home or bed and breakfast facilities with no more than six (6) rooms.
- (c) Private and parochial elementary, intermediate or high schools.
- (d) Home occupations subject to the standards of Section 16.26.
- (e) Family Business subject to the provisions of Section 16.27.
- (f) Farm markets/roadside stands provided that not less than 50 percent of any stored, processed, marketed or merchandised farm product must be produced by the farm

operator. In this district, farm markets must be located on land under the same ownership or control (e.g. leased) as the farm operator, but the roadside stand, or market does not have to be located on the same property where their production occurs.

SECTION 7.04 HEIGHT REGULATIONS. No residential building or structure shall exceed thirty-five (35) feet in height. All other buildings shall not exceed their usual and customary heights.

SECTION 7.05 AREA AND DEVELOPMENT REGULATIONS. No principal building or structure nor any enlargement thereof shall be hereafter erected except in conformance with the following yard, lot area and building coverage requirements.

- (a) Front yard - There shall be a front yard of not less than forty (40) feet as measured from the edge of the R.O.W.
- (b) Side yard - For residential structures, there shall be a minimum side yard of fifteen (15) feet. Buildings or structures intended to be used for a family business shall have a side yard setback of not less than 25 feet.
- (c) Rear yard - There shall be no rear yard of less than twenty-five (25) feet.
- (d) Lot area and width - The minimum lot area and width for all residential uses shall be 40,000 square feet and have a minimum width of one hundred and fifty (150) feet.
- (e) Accessory buildings - Ref. Section 16.09.

SECTION 7.06 MINIMUM FLOOR AREA. Each dwelling unit, unless specified elsewhere, shall have a minimum of nine hundred (900) square feet of usable floor area.