**RH-1 Rural Homes District**

Zoning district for single family homes with agricultural uses allowed – CH. 10-Zoning 10.09

### Permitted Uses 10.09(1)

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### Conditional Uses 10.09(2)

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### Setbacks and Height Requirements for Structures 10.09(3); 10.16; 10.17

- **Front setback for all structures from highway centerline / right-of-way line (whichever is greater)**
  - State or Federal Highway: 100/42 feet minimum
  - County Highway: 75/42 feet minimum
  - Town Road: 63/30 feet minimum
  - Subdivision streets platted prior to ordinance: 20 feet minimum
  - All other streets: 30 feet minimum from right-of-way

- **Maximum Height**:
  - For homes and accessory buildings: Two and one-half stories or 35 feet (mean of roof)
  - For uncovered decks/porches: 38 feet minimum

- **Minimum Requirement for Lot Width & Area**
  - Minimum width: 150 feet at location of structure
  - Minimum Area: 2 acres

- **Maximum Lot Coverage**: All buildings and structures
  - Maximum building coverage of lot: 10% of lot area

### Accessory Buildings Requirements 10.04(1); 10.16(6)

- Any number of detached accessory buildings associated with a permitted or conditional residential use is permitted, provided that the following conditions are met:
  - A principal residential use (home) exists or is under construction before a Zoning Permit for an accessory building may be issued.
  - Sanitary fixtures are prohibited in accessory buildings.
  - No living spaces are allowed in accessory buildings.
  - Reduced setbacks may be used for accessory buildings. The building must be located in the rear yard and must be at least 10 feet away from the principal building.
    - Minimum 4-foot side yard and rear yard setbacks on lots 60 feet or more in width
    - Minimum 2.5-foot side yard and rear yard setbacks on lots less than 60 feet in width

**NOTE:**

A Zoning Permit is required for every building larger than 120 square feet in size. Zoning Permits are not required for accessory buildings equal to or less than 120 square feet on non-permanent foundations, provided they meet setback, height, and lot coverage requirements.

### Livestock 10.09(1)

- The number of livestock kept is limited to one (1) animal unit for each full acre.
- An animal unit is defined as the equivalent of 1 cow; 4 hogs; 10 sheep or goats; 100 poultry or rabbits; 1 horse, pony, or mule; or an equivalent combination thereof.
- All structures housing livestock must be located 50 feet from each side and rear lot line, EXCEPT they must be 100 feet from a lot line abutting an R-Residence Zoning District (in most cases).