

~~(d) **Limited Number of Buildings.** There shall be not more than one (1) principal dwelling structure and two (2) accessory structures, which include one (1) residential garage and one (1) residential accessory building on any lot in the R-1 and R-2 Residential, Community and Waterfront Districts. (11-10-09, Ord. 2009-19)~~

~~(e) **Zone Regulations.** No person shall use any land, building, or structure, or erect, construct, reconstruct, move or structurally alter a building, structure, or part thereof, except in conformance with the following regulations. All applicable sections of the Jefferson County Agricultural Preservation and Land Use Plan shall guide the determination of rezoning land to the following districts. (Amended 2-8-00, Ord. No. 99-28.)~~

~~(f) **Zoning Controls.**~~

**1. R-1 – RESIDENTIAL – SEWERED** (title – 2-14-84, Ord. No. 83-20.)

See Deed Rest. Perc

**Purpose.** To identify those areas where predominantly residential development has occurred or will be likely to occur within the urban service areas as described in the Jefferson County Agricultural and Land Use Plan. To protect residential neighborhoods by prohibiting uses which will not mix well with homes. (Amended 2-8-00, Ord. No. 99-28.)

**Principal Uses.** (12-21-82, Ord. No. 11)

- a. Single family detached home.
- b. Parks, conservancy areas.
- c. Group homes in single family dwellings, 8 or fewer occupants.

**Accessory Uses.** (12-21-82, Ord. No. 11.)

- a. Garage, residential.
- b. Residential accessory uses.
- c. Home occupations and professional home office. (Amended 4-16-85, Ord. No. 85-4.)
- d. Child care provided in a residence.
- e. Local utilities.
- f. Household pets. (Kennels separately defined, not included here.)

**Conditional Uses.** (12-21-82, Ord. No. 11.)

- a. Church.
- b. School.
- c. Mobile home on foundation.
- d. Mobile home park (including sales of mobile homes associated with park operation.
- e. Multiple dwelling unit structures, established as a planned development, with overall density not exceeding ten (10) dwelling units per acre. (Amended 4-16-85, Ord. 85-4.)
- f. Duplex.
- g. Rest home; nursing home.
- h. Day care centers.
- i. Group homes, 9 or more occupants.
- j. Extensive on-site parking or storage.
- k. Non-local utilities.
- l. Public and semi-public uses.
- m. Keeping of dogs as household pets on a non-commercial basis in excess of two per premises.

**Minimum Lot Area.** 8,000 square feet. 10,000 square feet - Shoreland Area.

**Minimum Width.** Eighty (80) feet.

**Minimum Depth.** Eighty (80) feet.

**Minimum Yards.** Front - Section 11.07(d)2. Rear - 25 feet. Side - 10 feet each.

**Maximum Principal Building Height.** Three (3) stories or thirty-five (35) feet. (4-21-87, Ord. 87-03.)

**Maximum Accessory Building Height.** Section 11.07(b)1. (4-21-87, Ord. 87-03.)

**Maximum Lot Coverage By Buildings.** Maximum lot coverage by principal and accessory structures not to exceed thirty (30) percent of existing lot area. (4-16-85, Ord. No. 85-4.)

**2-8-2 - RESIDENTIAL - UNSEWERED** (title - 2-14-84, Ord. No. 83-20)

**Purpose.** To identify non-farm residential areas not served by public sewer. To be applied only within the urban service areas and rural hamlet areas described in the Jefferson County Agricultural Preservation and Land Use Plan. To protect residential neighborhoods by prohibiting uses which will not mix well with the homes. (Amended 2-8-00, Ord. No. 99-28.)

**Principal Uses.** (12-21-82, Ord. No. 11)

- a. single family detached home.
- b. Parks, conservancy areas.
- c. Group homes in single family dwellings, 8 or fewer occupants.

**Accessory Uses.** (12-21-82, Ord. No. 11)

- a. Garage, residential.
- b. Residential accessory uses.
- c. Home occupations and professional home office.
- d. Child care provided in a residence.
- e. Local utilities.
- f. Household pets. (Kennels separately defined, not included here.)
- g. Growing of field crops.

**Conditional Uses.** (12-21-82, Ord. No. 11)

- a. Church.
- b. School.
- c. Mobile home on foundation.
- d. Mobile home park (including sales of mobile homes associated with park operation).
- e. Multiple dwelling unit structures, established as a planned development, with overall density not exceeding five dwelling units per acre.
- f. Duplex.
- g. Rest home; nursing home.
- h. Day care centers.
- i. Group homes, 9 or more occupants.
- j. Extensive on-site parking or storage.
- k. Non-local utilities.
- l. Public and semi-public uses.
- m. Keeping of dogs as household pets on a non-commercial basis in excess of two per premises.
- n. Raising/keeping of farm animals provided that parcels are at least 2 acres and provided that the number of animals will not exceed one animal unit per one acre. (Amended 2-8-00, Ord. No. 99-28.)
- o. Private airstrips when lands are adjacent to an FAA-approved airport.

**Minimum Lot Area.** Appendix A.