

602. **One Acre Residential District (R-1Ac).**

Intent. This district is intended to be utilized in areas where, due to its remoteness, the impermeability of soil or other soil characteristics and the absence of the necessary urban services, development of higher density is undesirable or infeasible. A primary objective of this district is to prevent undesirable urban sprawl and to exclude land uses which demand a level of urban services which are impossible or uneconomical to provide.

602.1 **Permitted Uses.** The following uses shall be permitted in any One-Acre Residential District:

- 602.101 Single-family dwellings;
- 602.102 Unlighted, regulation-size or par three golf course;
- 602.103 Farms, nurseries or other establishments for the growing, care and handling of field crops; and,
- 602.104 Public buildings, facility or land, public utility substation or sub-installation including water towers; and,
- 602.105 Accessory uses, including telephone booths associated with non-residential uses .

602.2 **Conditional Uses.** The following uses shall be allowed in any One-Acre Residential District on a conditional basis, subject to the conditions set forth:

- 602.201 Cemetery, provided that *(Amended 2009-22)*:
 - 602.2011 Such use consists of a site of at least one (1) acre;
 - 602.2012 Such use includes no crematorium or dwelling unit other than for a caretaker; and,
 - 602.2013 Such use has a front yard setback of at least fifteen (15) feet from the street right-of-way line.
- 602.202 Facilities for the raising, care and handling of poultry and/or animals and livestock, provided that:
 - 602.2021 Such use is located on a lot of not less than two (2) acres; and,

602.2022 No building or enclosure for animals is located closer than one hundred (100) feet from any residential property line.

602.203 Amenity, subdivision provided that: *(Amended Ord. 2007-03)*

602.2031 Parking shall be provided at a rate of one half that required in Article X of the Zoning Ordinance.

602.2032 Adjacent residential properties must be buffered from any recreational amenity other than a passive park which contains no structures. Such buffer shall, at a minimum, be a Type 2 as identified in Article XX of the Zoning Ordinance.

602.2033 The amenity must be owned and maintained by a homeowners association, similar entity or developer and be primarily used by the residents of the subdivision.

602.3 Other Requirements:

602.301 All permitted uses shall be required to conform to the standards set forth in Article VII.

602.302 Uses permitted in this district shall meet all standards set forth in Article X, pertaining to off-street parking, loading and other requirements.

602.303 Signs permitted in any One-Acre Residential District, including the condition under which they may be located, are set forth in Article IX.