

603. **One Half Acre Residential District (R-1/2 Ac).**

**Intent.** It is the intent of this district to provide areas which are suitable for moderate to low density development. This district is particularly suitable for areas adjacent to or near urban areas, where an adequate public water supply or public sewage service is available. The principal use of land within this district is low density, single family residential.

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

- 603.101 Single-family dwellings and one accessory dwelling per parcel when the single family principal dwelling is not a mobile home and the habitable space of the accessory unit does not exceed nine hundred (900) square feet; (*Amended Ord. 2018-05*)
- 603.102 Noncommercial horticulture or agriculture, but not including the keeping of poultry or livestock;
- 603.103 Public buildings, facility or land; and,
- 603.104 Accessory uses, including telephone booths associated with non-residential uses.

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

- 603.201 Utility substations or subinstallations including water towers provided that:
  - 603.2011 Such uses shall be enclosed by a fence or wall at least six (6) feet in height above finished grade;
  - 603.2012 There is neither office nor commercial operation nor storage of vehicles or equipment on the premises; and,
  - 603.2013 A landscaped strip not less than five (5) feet in width is planted and suitably maintained around the facility.
  - 603.2014 Amenity, subdivision provided that: (*Amended Ord. 2007-03*)
    - 603.20141 Parking shall be provided at a rate of one half that required in Article XI of the Zoning Ordinance.

603.20142 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 XII of the Zoning Ordinance.

603.20142 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.

603.3 Other Requirements.

603.301 All allowed uses shall be required to conform to the standards for area, yard and height set forth in Article VII.

603.302 Uses allowed in this district shall meet all standards set forth in Article XI, pertaining to off-street parking, loading and other requirements.

603.303 Signs permitted in this district, including the conditions under which they may be located are set forth in Article X.