

627. **Three-Quarter Acre Residential District (R-3/4 Ac).** *(Amended Ord. 2008-78)*

**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.

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

627.101 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)*

627.102 Farms, nurseries or other establishments for the growing, care and handling of field crops; and

627.103 Public buildings, facility or land, public utility substation or sub-installation including water towers; and,

627.104 Accessory uses, including telephone booths associated with non-residential uses.

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

627.201 Cemetery, provided that:

627.2011 Such use consists of a site of at least one (1) acre;

627.2012 Such use includes no crematorium or dwelling unit other than for a caretaker, and,

627.2013 Such use has a front yard setback of at least fifteen (15) feet from the street right-of-way line.

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

627.2021 Parking shall be provided at a rate of one half that required in Article XI of the Zoning Ordinance.

627.2022 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.

627.2023 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.

627.3 Other Requirements.

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

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

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