

624. **Five Acre Residential District (R-5Ac).** (Amended Ord 2008-38)

**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. This district is utilized in rural areas that seek to preserve the existing lifestyle and reduce negative environmental and developmental impacts.

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

- 624.101 Single-family dwellings, each parcel may have one accessory dwelling unit such as a guest house;
- 624.102 Farms, nurseries or other establishments for the growing, care and handling of field crops; and,
- 624.103 Public buildings, facility or land and public utilities including substation and water towers;
- 624.104 Accessory uses, including telephone booths associated with non-residential uses; and,
- 624.105 Commercial production and harvesting of timber and any activities normally associated with such operation.

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

- 624.201 Cemetery provided that:
  - 624.2011 Such use consists of a site of at least five (5) acres;
  - 624.2012 Such use includes no crematorium or dwelling unit other than for a caretaker, and,
  - 624.2013 Such use has a front yard setback of at least fifteen (15) feet from the street right-of-way line and 50 feet from adjoining properties; and,
- 624.202 Facilities for the raising, care and handling of poultry and/or animals and livestock, provided that:

624.2021 Such use is located on a lot of not less than five acres; and,

624.2022 No building or enclosure for poultry or livestock is located closer than one hundred (100) feet from any residential property line.

624.203 Schools provided a site plan is reviewed and approved by the Planning Commission.

624.3 **Other Requirements:**

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

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

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