

Section 4.07 R-1 Rural Estates Residential District

4.07.01 **Intent:** R-1 Rural Residential District is intended to provide for orderly development in a subdivision format. In addition, this District allows for acreages using public or private water supply and septic systems.

4.07.02 **Permitted Principal Uses:**

The following principal uses and those found in **Section 4.16** are permitted in the R-1 District.

1. Detached single family dwelling units.
 - a. All residences shall be separated from existing CAFO's as required under IAC 567-65.
2. Churches, and associated halls and residences.
3. Public and Private elementary, junior high schools, middle schools, senior high schools and all associated uses.
4. Any use which is interpreted by the Zoning Administrator to be a use similar to the one of the above-named and section 4.16 uses and in conformance with the intent of this district

4.07.03 **Conditional Uses:**

The following uses and those found in **Section 4.16** are subject to any conditions listed in this Ordinance and are subject to other conditions relating to the placement of said use on a specific tract of ground in the R-1 District as required and approved by the Board of Adjustment.

1. Planned Unit Developments.
2. Smaller Residential development with a minimum lot size of 10,000 square feet, provided the following additional conditions are met:
 - a. The developer shall construct and install an adequate central sanitary sewer collection and disposal system that meets requirements of the Iowa Department of Natural Resources, and
 - b. The developer shall either develop an adequate well, storage, or pressurized water distribution system meeting the requirements of the State of Iowa; or each lot shall be connected to a public water supply.
 - c. All residences shall be separated from existing CAFO's as required under IAC 567-65.
3. Child Care Home.
4. Child Care Center.
5. Public sanitary sewage treatment facilities.
6. Communications and television towers, transmitters, or receivers pursuant to **Section 8.01**.
7. Country clubs, golf courses, tennis, swimming, jogging, horseback riding, and winter sports.
8. Cemeteries, including mausoleums, mortuaries, and crematories, provided the mausoleums and crematories shall be located at least 200 feet from any street, road, or highway and at least 1,000 feet from any residential use.
9. Any use which is interpreted by the Zoning Administrator to be a use similar to the one of the above-named and section 4.16 uses and in conformance with the intent of this district.

4.07.04

Accessory Uses:

The following accessory buildings and uses and those found in **Section 4.16** are permitted in this District:

1. Buildings and uses customarily incidental to the permitted principal uses.
2. Temporary buildings and uses incidental to construction work, or those necessary in the event of any emergency as determined by the Board of Adjustment, either of which shall be removed upon the completion or abandonment of the construction work or emergency condition.
3. Private recreational facilities in conjunction with the permitted use.
4. Parking pursuant to **Article 6**.
5. Signs pursuant to **Article 7**.
6. Home Occupations see **Section 8.06**
7. Any use which is interpreted by the Zoning Administrator to be a use similar to the one of the above-named and section 4.16 uses and in conformance with the intent of this district.

4.07.05

Height and Lot Requirements:

The height and minimum lot requirements shall be as found in **Section 4.15**.

4.07.06

Other Applicable Provisions:

1. A lot or parcel of land of record on or before the effective date of this Ordinance may be built on and used for a permitted principal use.
2. Dwelling units, accessory buildings or other structures shall not be constructed below detention/retention dams where a registered professional engineer determines they will be damaged by failure of the dam.
3. When two (2) lots are established immediately adjacent to one another, the two (2) lots may be served by a single driveway or one (1) access point onto any County, State and/or Federal Road, as approved by the County Engineer. Said access road shall be through a *common easement* of at least fifty (50) feet in width. Exception to this provision is when said lots are fronting upon a dedicated road/street as part of a subdivision.
4. Kennels shall not be constructed within 1,200 feet of any public use area.
5. Private stable, on property previously zoned R-1 in the previous Ordinance, provided that any structure shall be located at least two hundred (200) feet from all boundary lines of the property on which located.

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