

ARTICLE VIII

HIGH DENSITY RESIDENTIAL DISTRICT

SECTION 8.01 PURPOSE

The primary purpose of this district is to provide for single and duplex housing in neighborhoods with lot areas measuring a minimum of 10,000 square feet where public sewer and water is available, or one (1) acre on parcels served by on-site well and septic systems. This district should be free of other property uses that are not accessory, supportive, compatible, or convenient to its residents. HDR areas should be designed to have on-site sanitary sewer and public water systems available and installed.

SECTION 8.02 USES PERMITTED BY RIGHT

- A. Single and two family dwellings.
- B. Existing types of agriculture land and building uses provided they meet the AR District requirements.
- C. Accessory buildings as defined.
- D. Accessory uses as defined.
- E. State licensed residential foster care facilities housing six (6) or less persons.
- F. State licensed child care centers.
- G. Public school buildings and facilities.
- H. Home occupations as conditioned by Section 18.21
- I. Private residential swimming pools as conditioned by Section 18.20
- J. Guest Houses as conditioned by Section 18.45

SECTION 8.03

PERMITTED SPECIAL USES WITH CONDITIONS

A. Permitted Special Uses subject to site plan and public hearing approval (Article XV).

1. Nursing, Convalescent, or Assisted Living facilities.
2. Public, private and non-profit recreation areas.
3. Bed and Breakfast Inn/Resort
4. Private schools & educational institutions
5. Type I & Type II Residential Planned Unit Developments subject to Article XVI and Article XVII.
6. Churches, Religious institutions, libraries, museums and community halls
7. Golf Courses and country clubs.
8. Cemeteries
9. Parks, playgrounds & recreation areas (public & non-profit)
10. Public buildings and facilities
11. Extraction of natural resources
12. Sports facilities, public & private including golf courses, ball fields, courts & diamonds
13. Micro-Housing Development

B. The above special uses are all subject to the following requirements:

1. The proposed site will have at least one (1) property line abutting on an impervious hard surface paved road, and the site will be planned to provide all access directly to this road.
2. Front, waterfront, side and rear yards will be set back at least one hundred (100) feet, and be landscaped in trees, shrubs and grass. All such landscaping will be maintained in a healthy condition. There will be no parking or structures permitted in these yards, except the required entrance drive and any walls, fences or plantings used to screen the use from abutting residential lots and parcels.
3. Shall meet off-street parking and all other applicable requirements of this Zoning Ordinance.

SECTION 8.04 DIMENSIONAL REQUIREMENTS
(chart amended 10-2023)

Minimum Lot Area	
With public sewer and water	10,000 square feet
Without public sewer and water	1 acre
Minimum Lot Width	
M-43, M-140, or Phoenix (CR388)	330 feet
M-43, M-140, or Phoenix (CR 388) - frontage access road or service drive per 18.26	66 feet, with public water and sewer 150 feet, without public water and sewer
All other roads	66 feet, with public water and sewer 150 feet, without public water and sewer
Minimum Front Yard	
M-43, M-140, Phoenix (CR 388)	50 feet from the right-of-way line
Blue Star Hwy, Ruggles Road	110 feet from centerline
all other roads	35 feet from the right-of-way line
Minimum Side Yards	10 feet 15 feet, accessory buildings
Minimum Rear Yard	25 feet 15 feet, accessory building Corner lots do not have a rear yard
Minimum Waterfront Yard	50 feet from the shore of a lake or pond, or centerline of a stream, but not within a Flood Hazard Area except as provided by law.
Minimum Dwelling Floor Area	680 square feet excluding garage & unfinished spaces with at least 500 square feet on the first floor.
Height Limit	35 feet Accessory buildings 20 feet Agricultural building 45 feet
All structures are subject to Article XIVA Airport Overlay Zone	Silo, grain elevator, Agricultural Windmill 120 feet
Maximum Lot Coverage	30%