

Chapter 6. Residential Zoning District R-1.

- 6.1 Purpose. The R-1 Residential Zoning District is intended to allow suitable areas of the Town to be retained as sensitive natural areas, to protect and preserve open spaces and to allow scattered development.
- 6.2 Lot Area Regulations. There shall be a maximum of two (2) Lots per Quarter Quarter with a minimum Lot Area of five (5) acres.
- 6.3 Lot Width Regulations. Every Lot or Parcel of land upon which a Single Family Dwelling is constructed shall have a minimum Lot Width of not less than 300 feet on an existing Public Road.
- 6.4 Permitted Uses. The following uses shall be permitted within the R-1 Zoning District.
- a) Agricultural Land Uses, including Farm Buildings and one (1) Farm Dwelling per Lot.
 - b) Farm production including:
 - 1) Farming, general and dairy, providing Animal Unit Density is not greater than one (1) unit per Useable Acre;
 - 2) Raising Livestock, Livestock products and other domesticated animals kept for use on the Farm or raised for sale or profit;
 - 3) Domestically raised fowl;
 - 4) Field and specialty crops;
 - 5) Fruit growing;
 - 6) Landscape Nursery stock and tree farms;
 - 7) Garden vegetables; and
 - 8) Bee keeping;
 - c) Forestry and Landscape Nurseries.
 - d) Essential Services and necessary appurtenant Structures.
 - e) Historic sites and areas.
 - f) Churches and cemeteries.

PLEASE BE ADVISED THAT THIS IS A DRAFT OF THIS CHAPTER OF THE ORDINANCE AND IS SUBJECT TO FURTHER MODIFICATIONS, REVISIONS AND FINAL APPROVAL BY THE FORD TOWNSHIP BOARD OF SUPERVISORS AND PLANNING COMMISSION

- g) Horticulture Uses and Structures designed for storage of products and machinery pertaining and necessary thereto.
- h) Recreational Land Uses pursuant to Chapter 4 of these Ordinances.

6.5 Single Family Dwellings. Single Family Dwellings are permitted in the R-1 Zoning District, subject to the following regulations:

- a) No more than two (2) Single Family Dwelling units shall be permitted per Quarter Quarter (consisting of approximately forty (40) acres).
- b) All Single Family Dwelling units must be situated on a Lot with a Lot Area of at least five (5) acre.
 - 1) Each Lot upon which a Single Family Dwelling is erected shall have a minimum Buildable Area;
 - 2) No Dwelling may be located upon soil which shall create erosion problems;
 - 3) Each Lot shall be of sufficient size and shall contain soils to support an on-site sewer system in accordance with the regulations of the Kanabec County Sewer Ordinance;
 - 4) Subdivision of any Lot of Record shall comply with the requirements of Section X of this Ordinance;
 - 5) Each Single Family Dwelling shall have a minimum of eight-hundred-forty (840) square feet of Livable Space in the Principal Structure; Basements, walk-outs, Carports, Overhangs, Garages and such Structures shall not qualify in meeting these requirements;
 - 6) Each Single Family Dwelling, including the entire perimeter thereof, shall be constructed or erected upon a permanent foundation no less than eight-hundred forty (840) square foot; and
 - 7) There shall not exist or be constructed on any Lot more than one (1) Single Family Dwelling.

6.6 Permitted Accessory Uses.

- a) The following Accessory Uses are permitted in the R-1 Zoning District:

PLEASE BE ADVISED THAT THIS IS A DRAFT OF THIS CHAPTER OF THE ORDINANCE AND IS SUBJECT TO FURTHER MODIFICATIONS, REVISIONS AND FINAL APPROVAL BY THE FORD TOWNSHIP BOARD OF SUPERVISORS AND PLANNING COMMISSION

- 1) Private Garages, Parking Spaces and Carports;
 - 2) Decorative Landscaping features;
 - 3) Signs; and
 - 4) Private swimming pools and tennis courts.
- b) No Accessory Building or Use shall be constructed or developed on a Residential Lot prior to the time of obtaining a Land Use Permit for the Principal Building to which it is accessory.
 - c) An Accessory Building shall be construed as an integral part of the Principal Building if it is located less than six (6) feet from the Principal Building.
 - d) No Accessory Building in a Residential District shall be located nearer the Front Lot Line than the Principal Building on that Lot and/or Parcel.

6.7 Conditional Uses. The following uses may be allowed in the R-1 Zoning District, subject to the provisions for issuing a Conditional Use Permit:

- a) Roadside stands for the sale of crafts or Horticulture products, provided off-street parking is available; and
- b) Home Occupations. Max standard: (1) No outside employees (family allowed). (2) Enterprise for commerce. (3) No more than 25% of the Livable Space of the Dwelling (may be used in Accessory Structure) not to exceed 500 square feet; (4) If greater than \$5,000 gross sales annually. (5) Home Occupation sign allowed per signage permit.

Home Occupation if: (1) If greater than \$5,000 gross sales annually OR (2) Home Occupation sign allowed per signage permit. (any of the elements above)

6.8 Non-Permitted Uses. The following uses will not be allowed in the R-1 Zoning District:

- a) Hazardous Waste facilities;
- b) Chemical storage facilities; and/or
- c) Junkyards.

6.9 Setbacks.

PLEASE BE ADVISED THAT THIS IS A DRAFT OF THIS CHAPTER OF THE ORDINANCE AND IS SUBJECT TO FURTHER MODIFICATIONS, REVISIONS AND FINAL APPROVAL BY THE FORD TOWNSHIP BOARD OF SUPERVISORS AND PLANNING COMMISSION

- a) Front Yard. Not less than one hundred ten (110) feet from the center line of any road, Street, or highway.
- b) Side Yard. If the land has not been surveyed by a Licensed Land Surveyor, the Side Yard must be no less than fifty (50) feet from the non-surveyed Lot Line. If the land has been surveyed by a Licensed Land Surveyor, the Side Yard must be at least thirty (30) feet from the surveyed Lot Line.
- c) Rear Yard. If the land has not been surveyed by a Licensed Land Surveyor, the Rear Yard must be no less than fifty (50) feet from the non-surveyed Rear Lot Line. If the land has been surveyed by a Licensed Land Surveyor, the Rear Yard must be a least thirty (30) feet from the surveyed Rear Lot Line.

DRAFT