

**ARTICLE V**  
**CR Country Residential District**

**§ 220-5-1. Purpose of District.**

This zoning district is derived from the Country Residential future land use classification in the Master Plan. This District is designed for large lot single-family residential use, and associated recreational, agricultural, religious and educational facilities. The purpose of this District is to provide for low density development of such uses in areas not served by public utilities, while protecting the natural features of those areas with as little disturbance as possible. This District may also serve as a transitional district between agricultural areas and areas platted or otherwise intended for residential development with greater density.

**§ 220-5-2. Permitted uses.**

The following uses are designated as permitted uses in this District:

- A. Single-family dwelling.
- B. Home occupation, in a lawful single-family dwelling.
- C. Family day care home, in a lawful single-family dwelling.
- D. Foster care (small group) home.
- E. Farm and agricultural activities, including the sale of farm or agricultural products raised on the premises; provided the keeping of livestock on a non-commercial basis is only allowed as a special land use pursuant §220-5-3.H., and the keeping or raising of livestock for commercial production or non-commercial purposes is also subject to §220-16-13.B.
- F. Essential services.
- G. Library, museum, and similar use owned and operated by a governmental agency or non-profit organization.
- H. On-farm biofuel production facility (Type I).
- I. Roadside stand.
- J. Accessory uses/buildings/structures (except the non-commercial keeping of livestock as an accessory use is designated herein as a special land use pursuant to §220-5-3.H).
- K. Signs, in accordance with the applicable provisions of Article XVIII.
- L. Qualified Residential Treatment Program.

### **§ 220-5-3. Special land uses.**

The following uses are designated as special land uses in this District, subject to special land use approval and site plan approval in accordance with this Chapter:

- A. Cemetery.
- B. Church/worship facility.
- C. Family business, on the premises of a lawful single-family dwelling.
- D. Farm market.
- E. Foster care (large group) home.
- F. Golf course and country club.
- G. Group day care home, in a lawful single-family dwelling.
- H. Keeping of livestock on a non-commercial basis is allowable accessory to an existing dwelling on the premises, subject to all applicable provisions of this Chapter, including the generally applicable special land use approval standards specified in § 220-20-3, and also the following density, setback, and other requirements:
  - 1. The minimum lot area for the keeping of any such animals is three acres.
  - 2. There shall be at least two acres of lot area per animal unit kept on the premises. (See definition of "Animal Unit" in § 220-2-2)
  - 3. All areas in which the animals are confined shall be located at least 100 feet from all existing residences on adjacent properties.
  - 4. All areas in which the animals are confined shall be located at least 200 feet from any wellhead, and shall not include any drain field.
  - 5. Roosters are prohibited. Otherwise permissible chickens shall at all times be confined to a chicken coop or otherwise enclosed structure and not allowed to free range.
- I. Kennel, on a lot with an area of at least five acres.
- J. On-farm biofuel production facility (Type II or Type II).
- K. Open space preservation development.
- L. Park/playground, and recreation area.
- M. Public or private school.
- N. Small wind energy conversion system.

- O. Veterinarian office/animal hospital, on a lot with an area of at least five acres.
- P. Winery, including tasting and retail sales room accessory to an on-premises vineyard, subject to the following limitation on tasting and retail sales rooms:
  - 1. On parcels with a lot area of at least 2.3 acres but less than 5 acres, the building in which the tasting and retail sales room is located shall not exceed a building area of 1,500 square feet.
  - 2. On parcels with a lot area of at least 5 acres but less than 10 acres, the building in which the tasting and retail sales room is located shall not exceed a building area of 5,000 square feet.
  - 3. On parcels with a lot area of 10 acres or more, the building in which the tasting and retail sales room is located shall not exceed a building area of 10,000 square feet.
- Q. Utility-Scale Solar Energy Electricity Generating Facility.
- R. Other uses similar in character, nature and intensity to a designated permitted use or special land use in this district, and therefore compatible with such uses, as determined by the Zoning Administrator.

**§ 220-5-4. Density, area, height, bulk and placement regulations.**

In accordance with Article XV, except as otherwise specified in this Chapter.

**§ 220-5-5. Site plan review.**

Site plan review is required for all special land uses, and for other uses as specified in § 220-21-1.B.