

**ARTICLE IX
RECREATIONAL/RESIDENTIAL DISTRICT (R-5)**

The Recreational/Residential District recognizes the need for organized large scale outdoor recreational activities and their compatibility with residential uses, which, when combined with environmental concerns, such as soils, slopes, etc., which dictate only minimum density, lays the groundwork for clustered residential development in concert with said recreational uses.

Sec. 9.1 Permitted Principal Uses

- A. Single Family Dwellings
- B. Two Family Dwellings

Sec. 9.2 Permitted Accessory Uses

- A. Private Garage
- B. Green House
- C. Tool Shed
- D. Solar Collector
- E. Agriculture – Crops

Sec. 9.3 Permitted Conditional Uses

- A. Mobile Homes (Sec. 15.5)
- B. Model Homes (Sec. 15.4)
- C. Home Occupations (Sec. 15.2)
- D. Non-Commercial Storage (Sec. 15.7)
- E. Livestock and Pets (Sec. 15.6)
- F. Swimming Pools, Private (Sec. 15.3)
- G. Antennas and Satellite Dishes (Sec. 15.8)

Sec. 9.4 Permitted Special Land Uses

- A. Institutional Structures (Sec. 16.12)
 - 1. Religious Institutions
 - 2. Educational and Social Institutions
 - 3. Human Care Institutions
 - 4. Animal Care Institutions
- B. Bed and Breakfast (Sec. 16.3)
- C. Golf Courses (Sec. 16.9)
- D. PRD (Sec. 16.19)
- E. WECS (Sec. 16.26)
- F. Boarding Houses (Sec. 16.4)

Sec. 9.5 Lot and Building Requirements

All buildings and structures in this district shall be located on a building lot or parcel of land having a width of not less than one

hundred (100) feet at the building line and contain not less than one-half acre (21,780 square feet) of area unbroken by a public road or right-of-way, however this shall not prevent the use of a building lot or parcel of land of lesser size that was a lot of record prior to adoption of this Ordinance (See Sec. 3.2).

Any dwelling or other structure or part thereof shall have a minimum front yard setback of forty (40) feet from the front property line, or seventy-three (73) feet from the centerline of the traveled surface of the roadway, except for State or Federal highways, in which case the minimum setback shall be fifty (50) feet from the Highway right-of-way, whether it be for a front, side, or rear yard.

Minimum rear yard setback shall be fifteen (15) feet from the rear property line or twenty-five (25) feet from the high water mark when the property abuts a lake or stream. Minimum side yard setback shall be ten (10) feet from the side property lines.

Maximum structure height is twenty-eight (28) feet and maximum lot coverage is thirty (30) percent.