

302.47.1. Flag lot. An individual lot which has a fee simple driveway strip (“pole”) providing the primary entrance from a street to the buildable area (“flag”). Flag lots are only permitted in the A-1 Agricultural Residential District.

702. Agricultural Residential District A-1.

702.01. Intent of the Agricultural Residential District A-1. This district is designed to accommodate farming, forestry and limited residential use. While it is recognized that certain rural areas may logically be expected to develop residentially, it is the intent however to discourage the random scattering of residential, commercial or industrial uses in this district.

702.02. Permitted uses. Within the A-1 district, the following uses are permitted:

1. Agriculture and forestry operations; crop production, livestock production, except no confinement facility may be closer than one thousand (1,000) feet to a property line; sale of agricultural and forestal products grown in the county.
2. Temporary sawmills, only for timber on-site or proximate to site.
3. Single-family dwellings that are built in accordance with the statewide building code.
4. Manufactured homes as provided in Section 908.
5. Accessory structures.
6. Emergency services.
7. Home occupations.
8. Reserved.
9. Camping for less than four (4) consecutive weeks in portable facilities; i.e. tent or camper or per Section 904.
10. Utilities that are for the purpose of serving the community, not merely for transferring the utility through the community; including but not limited to sewer, water, gas, electricity, cable television, telephone.
11. Bed and breakfast lodging.
12. Public streets.
13. Confined livestock facilities subject to the following conditions:

- a. Located more than one thousand five hundred (1,500) feet from any house not on the property owned by the applicant;
- b. Located more than two thousand five hundred (2,500) feet from a public place such as a school or church;
- c. Located more than one thousand (1,000) feet from a perennial stream as indicated on the 7.5 minute U.S.G.S. topographic survey maps;
- d. Located more than one thousand (1,000) feet from a state maintained road;
- e. A maximum of two hundred fifty (250) animal units may be confined per fifty (50) acres of contiguous property;
- f. The CLF must be approved by all necessary state agencies prior to county approval;
- g. The applicant for all permits must be a county resident and the property owner;
- h. It cannot be visible from a state maintained road;
- i. A zoning permit must be issued prior to any development of the CLF.

14. Flag lot as provided in Section 1301.04(6) herein.

15. Wireless communication facilities as provided in Section 914 herein.

702.03. Special exceptions (A-1 zone).

- 1. Public entertainment.
- 2. Schools.
- 3. Saw mills.
- 4. Pallet manufacturing.
- 5. Wood yards.
- 6. Feed mills.
- 7. Truck business.
- 8. Churches and related facilities.

9. Signs as provided in Section 907.
10. Planned unit developments.
11. Short-term tourist rental of dwelling.
12. Machinery sales and service.
13. Storage of biosolids as provided in Section 917.

1301.04. Lot design requirements.

1. Lot areas and dimensions and yard areas shall conform to applicable requirements [of] Articles VII and VIII, or, if applicable, Section 1301.03 herein.
2. Lots shall not contain peculiarly shaped elongations solely to provide necessary square footage of area or street footage which would be unusable for normal purposes.
3. In the case of lots for residential purposes, the lot area shall conform to the requirements of Article VIII. The lot area may be greater than the minimum specified if the commission finds that condition of health and/or safety so require, based on recommendations of the health department, or other appropriate agencies.
4. Double frontage lots should be avoided except where essential to provide separation of residential development from traffic arterials or to overcome specific disadvantages of topography and orientation. A planting screen easement of at least ten (10) feet, and across which there shall be no right of access, shall be provided along the line of lots abutting such a traffic artery or other disadvantageous use.
5. Drain fields and reserve drain fields must be located within the main body of the lot they serve. Peculiar lot configurations to accommodate drain fields located remotely from the main building site shall not be permitted.
6. The following regulations shall apply to flag lots, as defined in Section 302.047.1, of the County Zoning Ordinance:
 - a. Must have twenty-five (25) feet of frontage at the front lot line on a public or private street and shall contain the minimum area required by the zoning district without utilizing the area within the elongated portion ("pole") of the lot in such computation of the lot area.

- b. No two (2) elongated portions (“poles”) providing access to the street shall abut or adjoin.
- c. Flag lots may be used; however, no more than fifteen (15) percent of the total number of lots within a subdivision shall be flag lots. The Commission may increase the total percentage of flag lots due to topographic conditions; however, the total percentage of flag lots cannot exceed twenty (20) percent.
- d. The minimum lot width, as measured at the top of the elongated strip of land (“pole”) opposite the front lot line, must meet the requirements for the district.
- e. Front yard setbacks shall be applied at the enlarged area of the lot (“flag”) where the lot meets the minimum lot width requirement for the district.

ARTICLE VIII. OTHER REQUIREMENTS OF ZONING DISTRICTS

801. Minimum lot area and lot width.

801.01. Residential Uses. Within districts permitting single-, two-family and multi-family residential uses, the following minimum lot areas and minimum lot widths shall apply:

TABLE INSET:

District	Minimum Lot Area (sq.ft.)	Minimum Lot Frontage ^{1,2} (feet)
A-1 (Agricultural Residential)		
Single-family	43,560	100
Family divisions	43,560	None
R-1 (Limited Residential)		
Single-family (with public water and public sewerage systems)	15,000	75
(with public water and on-site sewerage systems)	22,500	75
(with non-public water and on-site sewerage systems)	25,000	75
R-2 (General Residential)		

Single-family (with public water and public sewerage systems)	10,000	75
(with public water and on-site sewerage systems)	17,500	75
(with non-public water and on-site sewerage systems)	20,000	75
Two-Family (with public water and public sewerage systems)	12,000	80
(with public water and on-site sewerage systems)	27,000	80
(with non-public water and on-site sewerage systems)	32,000	80
Three-Family (with public water and public sewerage systems)	16,000	90
(with public water and on-site sewerage systems)	38,500	90
(with non-public water and on-site sewerage systems)	46,000	90
Four-Family (with public water and public sewerage systems)	20,000	100
(with public water and on-site sewerage systems)	50,000	100
(with non-public water and on-site sewerage systems)	60,000	100

TABLE INSET:

District	Minimum Lot Area (sq. ft.)	Minimum Lot Area for Each Additional Multifamily Unit (sq. ft.)	Minimum Lot Width (feet)
R-3 (Gen. Res.)			
Multi-Family (1 thru 4 units--Same as R-2)			
5 Units (with public	24,000	4,000	110

water and public sewerage systems)			
(with public water and on-site sewerage systems)	61,500	7,500	110
V-1 (Village) Single-family (regardless of the type of water and sewerage systems)	43,560	n/a	100

¹ In the measurement of lot width, the front shall be deemed to be the shorter of the sides of a corner lot facing streets.

² Minimum frontage may be reduced when the entire lot frontage is located on the arc of a cul-de-sac, and shall be no less than fifty (50) feet. At the building set back line for the district the lot must meet the district frontage or width requirement.