

RURAL DISTRICT

Section 3. Rural (R) District

A. Purpose

This district is generally composed of those areas of the town which are settled but sparsely, are open or wooded and rural in nature and generally beyond areas that will conceivably be served by public water and sewer. Thus, it is intended that open space, agricultural and low density residential uses be encouraged since such uses tend to enhance, reinforce and protect the rural, open space atmosphere now characterizing much of the town. At the same time, it is intended to discourage the higher density development in those sections of the town that are not best suited for such development and to which it would be more difficult and expensive to provide essential services and utilities.

B. Permitted Uses

The following uses are permitted in the Rural District:

1. All permitted uses in the Farm and Forest District except commercial wood processing and sales.

C. Conditional Uses

The following uses may be permitted only upon approval as conditional uses in accordance with the appropriate provisions of this Ordinance.

1. All conditional uses in the Farm and Forest District.
2. Places of worship.
3. Schools
4. Day care centers and nursery schools.
5. Cultural facilities.
6. Neighborhood stores
7. Community buildings
8. Commercial wood processing and sales
9. Eating and drinking places
10. Personal services
11. Retail business
12. Auto service station
13. Professional, Financial, Real Estate, Business service & similar offices
14. Auto repair
15. Warehousing, Storage, Distribution
16. Light Industrial uses
17. Vehicle sales

D. Prohibited Uses

Uses not allowed as permitted uses or conditional uses are prohibited within this district.

E. Standards

1. The general and specific standards of performance of Article IX and X shall be observed.
2. The following space and bulk standards shall apply:

Minimum lot area	80,000 square feet
Minimum road frontage	200 Feet
Minimum setbacks:	
front yard	50 feet*
side yard	25 feet
back yard	50 feet
from normal high-water mark	100 feet

*From the right of way or 75 feet from the center line, whichever is greater.

3. Building Height: No structure shall exceed two and one-half stories or 35 feet in height. Features of buildings and structures, such as chimneys, towers, ventilators, and spires may exceed 35 feet in height, but shall be set back from the nearest lot line a distance not less than the height of such feature or structure, unless a greater setback is required by other provisions of this ordinance.