

SECTION 3

ZONING REGULATIONS

3-1 URBAN RESIDENTIAL ZONE (R-1)

A. INTENT

This Zone is intended for high-density development of single family dwellings, located only where public water supply is available and individual on-site wastewater treatment is permitted by the Hardin County Health Department.

B. USES FOR THE ZONE

The Permitted, Accessory and Conditional Uses for lots and structures are set forth in the Land Use Table (Table 1, Pg. 56).

C. DIMENSION AND AREA REGULATIONS

The regulations on the dimensions and area for lots and yards are set forth as follows:

1. Minimum Lot Size;
 - 12,000 square feet for property having Sewer or Wastewater Treatment Alternatives;
 - 40,000 square feet for property having on-site septic, access to a government maintained roadway with a 16 foot paved surface or greater and with public water available at the site; or
 - 3.0 acres for property having access to a government maintained roadway with a 16 foot paved surface or greater, but without public water available at the site; or
 - 5.0 acres for property having access to a government maintained roadway with less than 16 foot paved surface.
2. Minimum Lot Frontage – 100'
3. Minimum Width to Length Ratio – 1:4 until 300' of frontage;
4. Minimum Front Yard Setback - 40';
5. Minimum Side Yard Setback - 10'; 100' for Subdivision lots platted after the adoption of this ordinance and adjoining A-1, I-1, I-2 zones
6. Minimum Rear Yard Setback - 15'; 100' for Subdivision lots platted after the adoption of this ordinance and adjoining A-1, I-1, I-2 zones
7. Street Construction – New subdivision streets must intersect with government maintained roads with a minimum of 40 foot dedicated right-of-way and a minimum 18-foot paved road surface. To achieve street connectivity the Commission may approve secondary streets to intersect with other government maintained roads.

ADDITIONAL STANDARDS THAT MAY APPLY

Planned Unit Development, Pg. 46
Site Plan Requirements, Pg. 85
Signage Standards, Pg. 97

Building and Electric Permits, Pg. 117
Special Provisions, Pg. 143

- Open Space Subdivision Design, Pg. 146
- Sewer or Wastewater Treatment Alternatives, Pg. 149