

**An Ordinance to Amend Section 38-38 of the Town Code entitled:
R1-A Residential District**

Sec. 38-38 is written as follows:

Sec. 38-38. - R-1-A Residential District.

The R-1-A Residential District is a low-density residential district for single-family dwellings with customary accessory outbuildings and other related uses that contribute to the district's residential character. All of the permitted and conditional uses and restrictions listed for the R-1 Residential District shall also apply to the R-1-A Residential District. The R-1-A Residential District shall have four additional categories for Conditional Use Permits as follows:

- (1) Churches and cemeteries.
- (2) Tourist homes and bed and breakfast inns.
- (3) Government facilities for schools, libraries, fire protection and emergency medical services.
- (4) Daycare facilities.

(Ord. of 5-1-1998, § 202; Ord. of 08-10-2017(1); Ord. of 10-12-2017(1))

The ordinance is now after discussion and affirmative vote amended to state the following.

Sec. 38-38. - R-1-A Residential District.

The R-1-A Residential District is a low-density residential district for single-family dwellings with customary accessory outbuildings and other related uses that contribute to the district's residential character. All of the permitted and conditional uses and restrictions, other than setback requirements, listed for the R-1 Residential District shall also apply to the R-1-A Residential District.

1. Setbacks.

- (a) No building within the R-1A Residential District shall be erected within ten feet of the property line of an adjoining ownership nor within ten (10) feet of the right-of-way line of any public or private road that the front of the main structure faces.
- (b) Where the State or Town road right of way is clearly defined, for lots that are fronted on two sides by a defined right of way, there is no setback requirement from the right-of-way line, ingress/egress easement or any other easement line for the back or side yard.
- (c) If no right-of-way width is defined among the public records of Jackson County, no building shall be erected within forty-five feet of the road centerline.

2. The R-1-A Residential District shall have four additional categories for Conditional Use Permits as follows:

- (a) Churches and cemeteries.
- (b) Tourist homes and bed and breakfast inns.
- (c) Government facilities for schools, libraries, fire protection and emergency medical services.
- (d) Daycare facilities.

(Ord. of 5-1-1998, § 202; Ord. of 08-10-2017(1); Ord. of 10-12-2017(1))

This ordinance shall be in full force and effect upon its adoption on October 10, 2019.



Mayor Sossamon

Attest:



Town Clerk

Approved as to form:



Town Attorney