

- R-R Rural Residential/Resort
- F-1 Special Flood Hazard District
- C-1 Neighborhood Commercial
- C-2 General Commercial
- I-1 Industrial
- I-2 Environmental Industrial

9.3. Agricultural-Forestry District, A-1.

A. Permitted Uses. To achieve the intent of this district, the following uses are permitted. (Resolution 2012-08)

1. Agricultural and similar activities including: general crop farming; livestock; poultry; horticulture; aquaculture; and the processing and/or sales of agricultural products raised, grown, or cultivated on the premises.
2. Residential activities including: single-family dwellings, duplexes, and mobile homes on individual lots.
3. Type B customary home occupations in accordance with section 7.1.
4. Convenience commercial activities including: gasoline service stations, convenience markets, coin operated laundries, video rental stores, restaurants, drug stores, grocery stores, lounges/bars, and florists.
5. Personal services including: barber shops, beauty shops, pedicure/manicure shops, massage therapists, and tanning salons.
6. Semi-public uses including: churches, cemeteries, lodges, and clubs.
7. Public uses including: post offices, libraries, schools, and buildings and facilities for emergency and non-emergency services.
8. Indoor recreation uses including: video game arcades and billiards/pool rooms.
9. Outdoor recreation activities including: golf courses, driving ranges, parks, athletic fields, and playgrounds.
10. Repair shops including: shops that repair watches, jewelry, clocks, shoes, guns, appliances, and small engines.

11. Micro distilleries, micro breweries, micro wineries, and farm distilleries, as regulated by Article 7, Section 7.12. (Resolution 2016-48, 11-28-2016)
12. Other uses including: marinas, travel trailer parks, veterinarian offices, flea markets, bed and breakfast inns, and cadaver research centers. (Resolution 2013-03, 6-19-2013)
13. Solar energy systems and wind energy systems as principal or accessory uses provided they respectively meet the requirements of subsections 7.9. and 7.10. (Resolution 2015-34, 1-22-2016).
14. Conditional uses including (see Article 7);, indoor firing ranges, outdoor firing ranges, skeet shooting, kennels, off-road vehicle facilities, outdoor festivals/concerts, flea markets, bed and breakfast inns, and airparks/air strips.
15. Custom Slaughterhouses. In conjunction with Article 7, Section 7.16. (Resolution 2019-24, 7-15-19)
16. Accessory Buildings.

B. Uses Prohibited. Any item not specifically noted above, unless the Jefferson County Board of Zoning Appeals deems a proposed use similar to a type listed above.

C. Setbacks. (Resolution 2019-23, 7-15-19)

1. Principal Building/ Structure: Front - thirty (30) feet; rear – ten (10 feet; side – ten (10) feet.
2. Accessory Buildings (properties less than two acres in size): rear – five (5) feet; side – five (5) feet. Not allowed in front yards.
3. Accessory Buildings (properties two acres or greater in size): front – thirty (30) feet; side – five (5) feet; rear – five (5) feet.
4. Signs: Five (5) feet from any lot line.

9.4. R-1, Rural Residential District. The intent of this district is to establish areas for medium-density residential uses that are adjacent to or convenient to municipalities and to prevent non-compatible commercial, industrial, and other uses that would interfere with the residential and aesthetic characteristics of the district. The requirements of this district are designed to promote the efficient development of the county by encouraging residential activities in areas with good roads, good utilities, and good access to commercial activities.
(Resolution 2012-09)

A. Permitted Uses. To achieve the intent of this district, the following land uses are permitted.

1. Residential activities including: single-family dwellings and duplexes.
 2. Type A customary home occupations, in accordance with section 7.1.
 3. Day care centers.
 4. Schools.
 5. Churches.
 6. Cemeteries.
 7. Solar energy systems as an accessory use provided the requirements of subsection 7.9. are met. (Resolution 2015-34, 1-22-2016).
 8. Accessory Buildings. (Resolution 2019-23, 7-15-19)
- B. Prohibited Uses. Any use not listed above unless the Jefferson County Board of Zoning Appeals determines that a proposed use is similar to one listed above and is within the intent of the zoning district.
- C. Minimum Lot Size.
1. In accordance with Section 9.1.
- D. Setbacks.
1. Principal Building/Structure: Front - thirty (30) feet; rear – twelve (12) feet; side – twelve (12) feet.
 2. Accessory Building: Not permitted in front yards. Must be located seven (7) feet from side and rear property lines.

9.5. R-2, High Density Residential District. The intent of this district is to establish areas for high density residential uses that are adjacent to municipalities and to prevent non-compatible commercial, industrial, and other uses that would interfere with the residential and aesthetic characteristics of the district. The requirements of this district are designed to promote the efficient development of the county by encouraging residential activities in areas with good roads, good utilities, and good access to commercial activities. (*Resolution 2012-09*)

- A. Permitted Uses. To achieve the intent of this district, the following land uses are permitted.
1. Residential activities including: single-family dwellings, duplexes, and multi-family dwellings.
 2. Type A customary home occupations, in accordance with section 7.1.