

of Zoning Appeals shall interpret the district boundaries.

ARTICLE 2. APPLICATION OF DISTRICT REGULATIONS

- Section 1. No building, structure, or land shall hereafter be used or occupied, and no building or part thereof shall hereafter be erected, constructed, reconstructed, moved, or structurally altered unless
- Section 2 No yard or lot existing at the time of passage of this ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this ordinance shall meet at least the minimum requirements established by this ordinance.
no part of a yard, or other open space, or off-street parking or loading space required in connection with any building for the purpose of complying with this ordinance, shall be included as part of a yard, open space, or off-street parking or loading space similarly required for any other building or use.
- Section 3 The regulations established by this ordinance are the minimum requirements for the promotion of the public health, safety, comfort, morale, convenience, and general public welfare. Whenever the requirements of this ordinance are at variance with any other lawfully adopted rules, regulations, ordinances, deed restrictions or covenants, the most restrictive, or that imposing the higher standards shall govern.

ARTICLE 3. SCHEDULE OF DISTRICT REGULATIONS

Section 1. **A - AGRICULTURE DISTRICT**

- a. Permitted Uses and Structures:
1. Agriculture, including confined feeding
 2. Single-family dwellings
 3. Public parks, playgrounds, recreation areas and public golf courses and country clubs
 4. Public elementary, junior high, and high schools and buildings for town, city, county, state and federal governmental use
 5. Churches and cemeteries
 6. Community buildings and offices for agriculture and conservation public agencies
 7. Governmental and public utility uses when located 100 feet or more from a residential lot or district boundary line
 8. Nurseries, greenhouses, and orchards. Roadside stands, provided all produce sold is produced on the premises
 9. Home occupation
 10. Temporary buildings and structures incidental to construction work only for the period of such work
 11. Storage of a continually unoccupied recreational vehicle in a private garage or rear or side yard

12. Compact homes in accordance with Article 4, Section 13, manufactured after January 1, 1981

13. Uses, buildings, and structures customarily accessible and clearly incidental to the above permitted uses

b. Uses permitted as Special Exceptions by Board of Zoning Appeals

1. Public or private airports and landing strips

2. Private clubs and religious and charitable institutions

3. Skeet or trap shooting when located 1320 feet or more from a residential lot or district boundary line

4. The following uses provided the principal building, structure, or use is 200 feet or more from a residential lot or district boundary line: dog kennels, veterinarian office and animal hospital, sanitary landfills, livestock auction barns and yards,

riding stables, sawmills, farm service centers, commercial fishing and hunting areas (unlighted), outdoor archery range, and square dance barn

5. Mobile home when located on a lot which adjoins a public thoroughfare and in accordance with Article, Section 12

6. Compact home in accordance with Article 4, Section 13, manufactured prior to January 1, 1981

7. Recreational vehicle parks in accordance with Article 4, Section 14

8. Uses, buildings and structures customarily accessory and clearly incidental to the above uses

c. Minimum Lot Size:

Lot Area - 1 acre, excluding roadways. The division of land in this agriculture district into tracts one acre (excluding roadways) or more in size, but less than ten acres, up to a maximum of two such divisions in any parcel of land is referred to as "parcelization" and is exempt from the subdivision ordinance. Any tract created by such parcelization shall meet the following criteria:

1. The tract shall have frontage of at least 150 feet on a public roadway

2. The depth shall not exceed twice the frontage on the public roadway

3. The septic system existing or proposed must be approved by the county sanitarian

4. There shall not be more than one residence on the tract

Lot Width - At least 150 feet at the building setback line

d. Minimum Yard Sizes:

Front yard - 50 feet

Rear yard - 25 feet

commercial

Side yards - 25 feet for lots of minimum size or larger, and 7 feet for any lot less than minimum size recorded in the office of the Recorder prior to the adoption of this ordinance, February 2, 1971

e. Maximum Height of Structures:

No permit shall be issued to erect, alter, or add to the height of any structure which falls within any of the categories as follows:

at

- i. Any construction or alteration of more than 200' above ground level its site, provided that within two miles of any public use airport, the height shall be not more than 125' above ground level at its site
- ii. Any construction or alteration of greater than an imaginary surface extending outward and upward of a slope of 100 (one hundred) feet to 1 (one) foot upward for a horizontal distance of 20,000 feet from the nearest runway or federally approved proposed runway at any public use airport and of a width starting at 250' either side of the extended center line of the runway and widening by 1 (one) foot for each 5 (five) feet distance from the runway or federally approved proposed runway at any public use airport

f. Minimum Off-Street Parking Requirements:

Single family dwelling and mobile homes - 1 space for each dwelling

Public elementary or junior high schools - 1 space for each 3 faculty members and other full-time employees

Public high schools - 1 space for each 7 students in accordance with design capacity of building

School and institutional auditoriums and churches - 1 space for each 2 persons employed on the premises, and 1 additional space for each 6 seats based on maximum seating capacity, including fixed and moveable seats

Gymnasiums, stadiums and grandstands - 1 space for each 6 seats based on maximum seating capacity, including fixed and moveable seats

Meeting halls and private clubs - spaces equal to 30 percent of the maximum number of people that can be accommodated in accordance with design capacity

Home occupations - 1 space in addition to residence requirements

Other permitted or special exception uses -n spaces as determined by the board

g. Limitations on Signs - For each use no sign intended to be read from off the premises shall be permitted except non-flashing signs in accordance with the following provisions:

1. Nameplate and Identification Signs

Agriculture use - Not more than 1 nameplate for each principal farm dwelling

Non-Agriculture use - Not more than 1 identification sign indicating only the

name and address of the building

On a corner lot 2 such nameplates or identification sign, one facing each street shall be permitted

No sign shall be closer than 15 feet to a lot line adjoining a street

No sign shall project higher than 2 stories or 25 feet above curb level, whichever is lower

2. For Sale and To Rent Signs

Not more than 1 sign per lot not exceeding 12 square feet in area, and no closer than 8 feet to any other lot

On a corner lot, 2 such signs, one facing each street, shall be permitted

No sign shall project beyond the property line into the public right-of-way

No sign shall project higher than 1 story or 15 feet above curb level, whichever is lower

3. Roadside Stand Signs

Not more than 2 signs, located only on the same lot as the roadside stand, not exceeding 12 square feet in area, and no closer than 50 feet to any other lot

No sign shall project beyond the property line into the public right-of-way

No sign shall project higher than 15 feet above curb level

Section 2

S-1 SUBURBAN RESIDENTIAL

a. Permitted Uses and Structures

1. The uses permitted and as regulated in numbers 1, 2, 3, 4, 5, 6, 8, 10, and 11, A-Agriculture District with the exception of a confined-feed operation, and the following uses:

2. Planned Developments, residential, on tracts of land of 5 acres or more in accordance with Article 4, Section 20

3. Mobile home when located in a mobile home park

4. Temporary real estate offices for sale or rental of real estate on the premises when located within a subdivision containing 5 acres or more in area or a planned development

5. Uses, buildings, and structures customarily accessory and clearly incidental to the above permitted uses

b. Uses permitted as Special Exceptions by Board of Zoning Appeals:

1. Private clubs and religious charitable