

ARTICLE 5
DISTRICT REGULATIONS

500. R-1 RESIDENTIAL DISTRICT (SINGLE FAMILY).

500.1. Intent. To establish low density residential districts and to protect property in the district from the depreciating effects of incompatible land uses.

500.2. Permitted Principal Uses And Structures.

500.2.1. Single family dwellings, excluding mobile homes.

500.2.2. Noncommercial horticulture or agriculture.

500.3. Permitted Special Exceptions.

500.3.1. Parks, playgrounds and playfields.

500.3.2. Daycare facilities, subject to the provisions of Section 409.

500.3.3. Utility substations.

500.3.4. Mobile homes, subject to the provisions of Article 4, Sections 400 and 414.

500.4. Permitted Accessory Uses And Structures.

500.4.1. Noncommercial greenhouses and plant nurseries, private garages, garden sheds, tool houses, and private swimming pools.

500.4.2. Home occupations, subject to the provisions of Sections 408.

500.4.3. Garage sales, subject to the provisions of Section 410.

500.4.4. Other structures and uses which:

- (1) are customarily accessory and clearly incidental and subordinate to permitted principal uses and structure;
- (2) do not involve the conduct of trade on the premises; and
- (3) are located on the same lot as the permitted principal uses or structures, or on a contiguous lot in the same ownership.

500.4.5. Signs in accordance with Section 605.

500.4.6. Portable Storage Units, subject to the provisions of Section 420.

501. R-2 RESIDENTIAL DISTRICT (TWO FAMILY).

501.1. Intent. To establish a medium density residential district, prohibiting any use which would substantially interfere with the development or the continuation of residential development, which will protect property in the district from the depreciating effects of incompatible land uses.

501.2. Permitted Principal Uses And Structures.

501.2.1. Single and two family dwellings.

501.2.2. Mobile homes on individual lots, subject to the provisions of Section 414.

501.2.3. Bed and breakfast inns.

501.2.4. Noncommercial horticulture or agriculture.

501.3. Permitted Special Exceptions.

501.3.1. Parks, playgrounds and playfields.

501.3.2. Daycare facilities, subject to the provisions of Section 409.

501.3.3. Utility substations.

501.4. Permitted Accessory Uses And Structures.

501.4.1. Noncommercial greenhouses and plant nurseries, private garages, garden sheds, tool houses, and private swimming pools.

501.4.2. Home occupations, subject to the provisions of Section 408.

501.4.3. Garage sales, subject to the provisions of Section 410.

501.4.4. Other structures and uses which:

- (1) are customarily accessory and clearly incidental and subordinate to permitted principal uses and structures;
- (2) do not involve the conduct of trade on the premises; and
- (3) are located on the same lot as the permitted principal uses or structures, or on a contiguous lot in the same ownership.

501.4.5. Signs in accordance with Section 605.

501.4.6. Portable Storage Units, subject to the provisions of Section 420.

502. R-3 RESIDENTIAL DISTRICT (MULTI-FAMILY).

502.1. Intent. To establish a medium density residential district, prohibiting any use which would substantially interfere with the development or the continuation of residential development, which will protect property in the district from the depreciating effects of incompatible land uses.

502.2. Permitted Principal Uses And Structures.

502.2.1. Single and two family dwellings.

502.2.2. Mobile home parks.

502.2.3. Multi-family residential units.

502.2.4. Garage apartments.

502.2.5. Mobile homes on individual lots, subject to the provisions of Sections 414.

502.2.6. Bed and breakfast inns.

502.2.7. Rooming and boarding houses.

502.2.8. Noncommercial horticulture or agriculture.

502.3. Permitted Special Exceptions.

502.3.1. Parks, playgrounds and playfields.

502.3.2. Daycare facilities, subject to the provisions of Section 409.

502.3.3. Utility substations.

502.4. Permitted Accessory Uses And Structures.

502.4.1. Noncommercial greenhouses and plant nurseries, private garages, garden sheds, tool houses, and private swimming pools.

502.4.2. Home occupations, subject to the provisions of Section 408.

502.4.3. Garage sales, subject to the provisions of Section 410.

502.4.4. Other structures and uses which:

- (1) are customarily accessory and clearly incidental;
- (2) subordinate to permitted uses and structures;
- (3) do not involve the conduct of trade on the premises; and
- (4) are located on the same lot as the permitted principal use or structure, or on a contiguous lot in the same ownership.

502.4.5. Signs in accordance with Section 605.

502.4.6. Portable Storage Units, subject to the provisions of Section 420.

503. AG AGRICULTURAL DISTRICT.

503.1. Intent. This district is intended to provide a zone where agricultural, horticultural, and animal husbandry production and sales can exist alongside large lot residential areas exclusive of commercial, wholesale and industrial uses.

503.2. Permitted Principal Uses And Structures.

- 503.2.1. Agriculture, horticulture, animal husbandry, aquaculture, forestry and similar agriculturally related uses.
- 503.2.2. Single family detached dwellings or modular building units located on individual lots.
- 503.2.3. Daycare facilities, subject to the provisions of Section 409.
- 503.2.4. Single family mobile home located on individual lots, subject to the provisions of Section 414.

503.3. Permitted Special Exceptions.

- 503.3.1. Outdoor recreation uses provided that the Zoning Administrator shall find that the characteristics of such uses and the site design thereof will not be incompatible with nearby uses, and further provided that motor vehicle raceways shall be specifically excluded.
- 503.3.2. Utility substations.

503.4. Permitted Accessory Uses And Structures.

- 503.4.1. Dwellings, barns, sheds, maintenance buildings, storage buildings and similar structures and uses in connection with agriculturally related uses.
- 503.4.2. Commercial and noncommercial greenhouses and plant nurseries, private garages, garden sheds, tool houses, and swimming pools.
- 503.4.3. Home occupations, subject to the provisions of Section 408.
- 503.4.4. Garage sales, subject to the provisions of Section 410.
- 503.4.5. Other structures and uses which:
 - (1) are customarily accessory and clearly incidental and subordinate to permitted principal uses and structures;
 - (2) do not involve the conduct of trade on the premises other than permitted as a principal use; and
 - (3) are located on the same lot as the permitted principal use or structure, or on a contiguous lot in the same ownership.
- 503.4.6. Signs in accordance with Section 605.
- 503.4.7. Portable Storage Units, subject to the provisions of Section 420.

503.5. Prohibited Uses and Structures.

- 503.5.1. Retail trade, service or manufacturing uses.
- 503.5.2. Storage in connection with trade, service or manufacturing activities outside the district.

504. GC GENERAL COMMERCIAL DISTRICT.

504.1. Intent. This district is intended to provide areas within the community for business uses primarily engaged in retail and service. It is the intent of this Ordinance that this district be located along major traffic ways.

504.2. Permitted Principal Uses And Structures.

- 504.2.1. Professional, governmental and business offices, and offices of civic and non-profit organizations.
- 504.2.2. Financial institutions.

- 504.2.3. Retail establishments limited to five thousand (5000) square feet.
- 504.2.4. Photography studios, art studios, art galleries, art sales, interior design studios, craft studios, craft sales, antique shops, establishments for the teaching of music, dancing or other performing arts.
- 504.2.5. Auditoriums, libraries, museums, and theaters.
- 504.2.6. Personal service establishments limited to the following uses:
- (1) barber shops and beauty shops;
 - (2) shoe repair shops;
 - (3) dry cleaning and laundries;
 - (4) tailoring and dressmaking shops; and
 - (5) fitness centers and spas.
- 504.2.7. Service and repair establishments for computers, mobile computing devices, and household appliances without gasoline engines.
- 504.2.8. Utility substations.
- 504.2.9. Buildings and land uses by federal, state, county or municipal governments, not including those uses specifically listed in this Ordinance.
- 504.2.10. Coin operated laundries with less than five thousand (5000) square feet.
- 504.2.11. Medical and dental clinics.
- 504.2.12. Veterinary offices offering medical care for animals excluding any outside kennels, and allowing only temporary inside facilities for boarding, treatment, and recovery.
- 504.2.13. Funeral homes.
- 504.2.14. Civic and social organizations.
- 504.2.15. Printing establishments.

504.2.16. Automobile service stations and repair garages including car washes and auto parts shops provided there is no outside storage or parking of vehicles without current license plates.

504.2.17. Eating establishments.

504.2.18. Light manufacturing uses such as bakery and dairy products processing.

504.3. Permitted Special Exceptions.

504.3.1. Parks.

504.3.2. Daycare facilities, subject to the provisions of Section 409.

504.3.3. Home occupations, subject to the provisions of Section 408.

504.3.4. The sale of gasoline or diesel fuel allowed upon review by the Board of Appeals.

504.4. Permitted Accessory Uses and Structures.

504.4.1. Sheds, storage buildings, private garages, greenhouses, and similar structures and uses in connection with any permitted principal or conditional uses shall be limited to twenty-five hundred (2500) square feet.

504.4.2. Garden sheds, tool houses, and similar structures shall be limited to one thousand (1000) square feet.

504.4.3. Other structures and uses which:

- (1) are customarily accessory and clearly incidental and subordinate to permitted principal or conditional uses and structures;
- (2) are located on the same lot as the permitted use or structure; and
- (3) do not involve operations not in keeping with the character of the area or the purpose of the district.

504.4.4. Signs, subject to the provisions of Section 605.

504.4.5. Portable Storage Units, subject to the provisions of Section 420.

505. LM LIGHT MANUFACTURING DISTRICT.

505.1. Intent. This district is intended to accommodate clean industrial and research facilities and related uses established in a landscaped setting.

505.2. Permitted Principal Uses and Structures.

505.2.1. Research uses to include theoretical and applied research in all sciences, product development and testing, engineering development, and marketing development.

505.2.2. Office uses related to light manufacturing activities to include:

- (1) scientific or industrial research;
- (2) product development and testing;
- (3) engineering development and marketing development; and
- (4) administration

505.2.3. Mobile homes used for other than residential purposes provided they are skirted, tied down, have masonry steps and were built within five (5) years of date of application, subject to the provisions of Section 414.

505.3. Permitted Special Exceptions.

505.3.1. Light industrial uses to include manufacturing, fabricating, processing, concerting, altering, and assembling, and testing of products; provided however, no use shall:

- (1) cause or result in dissemination of dust, particles, smoke, gas or fumes, odor, noise, vibration or excessive light beyond the boundaries of the lot on which the use is conducted;
- (2) create any menace to adjoining properties because of processes which could result in fire, explosion, radiation or other physical hazards;
- (3) cause harmful discharge of waste materials;
- (4) create unusual traffic hazards or congestion due to type or amount of vehicles required by or attached to the use;

- (5) be incompatible with the comfort, peace, enjoyment, health or safety of the community or the adjoining areas; and
- (6) be inconsistent with the appropriate and orderly development of the area in which it is located.

505.3.2. Planned industrial and office parks which have deed restrictions and architectural review requirements which in the opinion of the Zoning Administrator are sufficient to ensure a quality of development which will be compatible with permitted uses and intent of this district.

505.4. Permitted Accessory Uses And Structures.

- 505.4.1. Signs in accordance with Section 605.
- 505.4.2. Salesrooms for the distribution of items manufactured on the premises.
- 505.4.3. Garages for storage and maintenance of company motor vehicles and for storage of gasoline and lubricating oils needed for the operation of these vehicles and for the maintenance of the company's plant and machinery located therein.
- 505.4.4. Parking facilities.
- 505.4.5. Maintenance and utility shops for the upkeep and repair of buildings and structures on the site and equipment used on the site.
- 505.4.6. Control heating and power plants for furnishing heat and energy to structures on the site.
- 505.4.7. Facilities for water, drainage, sewerage, emergency services, electrical, telephone, and other utilities.
- 505.4.8. Educational facilities for training and study.
- 505.4.9. Storage buildings.
- 505.4.10. Heliports.
- 505.4.11. Communication facilities, including antennas.
- 505.4.12. Clinics.

- 505.4.13. Cafeterias.
- 505.4.14. Recreational facilities.
- 505.4.15. Custodial facilities.
- 505.4.16. Data processing facilities.
- 505.4.17. Employee daycare facilities.
- 505.4.18. Credit unions.
- 505.4.19. Portable Storage Units, subject to the provisions of Section 420.

505.5. Prohibited Uses And Structures. The permitted uses enumerated above shall not be construed to include, either as a principal or accessory use, any of the following uses:

- 505.5.1. Truck or trailer sales; the storage, service repair or garaging of motor vehicles other than company motor vehicles; used car lots; or auto laundries.
- 505.5.2. Mobile home or manufactured home sale lots.
- 505.5.3. Retail stores and/or wholesale outlets, except those for the sole purpose of selling items manufactured, fabricated, processed, converted or assembled on the premises.
- 505.5.4. Funeral homes.
- 505.5.5. Drive-in restaurants.
- 505.5.6. Outdoor displays.
- 505.5.7. Drive-in theaters.
- 505.5.8. Animal hospitals and veterinary clinics.
- 505.5.9. Package stores selling alcoholic beverages.

506. ID INSTITUTIONAL DISTRICT.

506.1. Intent. This district is intended to provide zones which are oriented toward public services and religious worship.

506.2. Permitted Principal Uses And Structures.

- 506.2.1. Schools.
- 506.2.2. Churches, cemeteries, and parsonages.
- 506.2.3. Public, municipal, and county utility facilities.
- 506.2.4. Post Office.
- 506.2.5. Parks.
- 506.2.6. Public auditoriums, libraries, museums, and theaters.
- 506.2.7. Municipal and county recreational facilities.
- 506.2.8. Fire department.
- 506.2.9. Hospitals and health care facilities.
- 506.2.10. Relocatable classroom.

506.3. Permitted Special Exceptions.

- 506.3.1. Outdoor recreation uses provided that the Zoning Administrator shall find that the characteristics of such uses and the site design thereof will not be incompatible with nearby uses, and further provided that motor vehicle raceways shall be specifically excluded.
- 506.3.2. Utility substations.

506.4. Permitted Accessory Uses And Structures.

- 506.4.1. Other structures and uses which:
 - (1) are customarily accessory and clearly incidental and subordinate to permitted principal or conditional uses and structures.
 - (2) are located on the same lot as the permitted use or structures; and
 - (3) do not involve operations not in keeping with the character of the area or the purpose of the district.
- 506.4.2. Signs, subject to the provisions of Section 605.

506.4.3. Portable Storage Units, subject to the provisions of Section 420.

507. LOT SIZE, COVERAGE, SETBACKS, AND HEIGHT REQUIREMENTS FOR ALL ZONING DISTRICT.

| Districts: | R-1 | R-2 | R-3 | AG | GC | LM | ID |
|--|---------|-------|-------|---------|--------|--------|--------|
| 507.1. <u>Lot Size:</u> | | | | | | | |
| 507.1.1. Minimum first unit (sq. ft.) | 1½acres | 1acre | 1acre | 2 acres | 15,000 | 15,000 | 15,000 |
| 507.1.2. Minimum second unit | N/A | ½acre | ½acre | N/A | 7,500 | 7,500 | 7,500 |
| 507.1.3. Minimum each additional | N/A | N/A | ½acre | N/A | 5,000 | 5,000 | 5,000 |
| 507.1.4. Minimum width of lot at front setback line | 90 | 75 | 75 | 200 | 75 | 75 | 75 |
| 507.2. <u>Coverage:</u> | | | | | | | |
| 507.2.1. Maximum coverage of lot by impervious surface % | 25 | 25 | 25 | 25 | 40 | 40 | 40 |
| 507.3. <u>Yard Setback Lines in Feet:</u> | | | | | | | |
| 507.3.1. Minimum Front | 30 | 30 | 30 | 30 | 30 | 30 | 30 |
| 507.3.2. Minimum Side | 20 | 20 | 20 | 20 | 15 | 15 | 15 |
| 507.3.3. Minimum Rear | 20 | 20 | 20 | 20 | 15 | 15 | 15 |
| 507.3.4. Setback From Side and Rear Property Line for Accessory Structures | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| 507.4. <u>Height Of Structures (feet):</u> | | | | | | | |
| | 35 | 35 | 35 | 35 | 35 | 35 | 35 |

No structures shall be over three (3) stories in height.

Approved May 13, 2013

