

	RA5	SR 43	SR	R1	R2 MR	R3	C1	C2	LI	HI
Commercial, General								X11		
Commercial Neighborhood								X23	X23	
Congregate Care							C	X	X	
Day Care Center	C	C	C	C	C	C	X	X		
Domestic Animal	X12	X12	X12	X12	X12	X12				
Group Home	X13	X13	X13	X13	X13	X13				
Hospital						C	C	C		
Industrial Heavy										X14
Kennel	C		C						C	C
Light Industrial									X15	X15
Outdoor Storage								X24	X24	X24
Public Uses	X16	X16	X16	X16	X16	X16	X16	X16	X16	X16
Public Utility	X17	X17	X17	X17	X17	X17	X17	X17	X17	X17
Radio/TV Studio							X18	X18	X18	X18
Radio/TV Towers							C	C	C	C
Recycle Yard									C	C
Sales Office Subdivision	C19	C19	C19	C19	C19	C19				
Schools, Private	X20	X20	X20	X20	X20	X20	X20			
Shelter Care						C	X	X		
Signs	X21	X21	X21	X21	X21	X21	X21	X21	X21	X21
Swapmeet	C						X22	X22		

SECTION 2 ADDITIONAL REQUIREMENTS AND CLARIFICATIONS FOR USES PERMITTED IN EACH ZONING DISTRICT.

Paragraph 1 Dwelling Unit

- A. Limited to one single-family dwelling unit occupied exclusively by the operator or caretaker of the business on the site is allowed as an accessory use to the principle permitted use if located in the rear yard or on the second floor. The type of dwelling unit is limited to conventional, manufactured, modular or mobile. Recreational vehicles, tent trailers and tents are not allowed.

Paragraph 2 Mobile home park subject to the requirements of the mobile home park, Article VIII, of this ordinance.

Paragraph 3 Recreational vehicle park subject to the requirements of the recreational vehicle park, Article IX of this ordinance.

Paragraph 4 General Agriculture Includes:

- A. Nurseries, greenhouses, orchards, aviaries, apiaries, raising of field crops, tree crops, berry and bush crops, vegetable and herb gardening, and irrigation systems public and private.
- B. Farm animals that are maintained so as not to create or cause a nuisance that are limited to future farmers, 4-H or similar livestock projects conducted by the occupants of the premises provided three (3) animals may be kept on two acres plus two (2) animals for each additional acre and all livestock and poultry kept shall be kept confined to the premises by erection and maintenance of a stock-tight fence and necessary cattle guards and notwithstanding any other provision only one (1) hog may be kept on the premises.
- C. All other agriculture uses require a conditional use including a guest ranch.

Paragraph 5 Retail sales structures of less than one thousand (1,000) square feet which are located on the premise where the products are raised and offered for sale.

Paragraph 6 Horse riding, training and boarding stables on a minimum lot size of ten (10) acres.

Paragraph 7 Limited to fences and walls (as noted below), garage, enclosed storage, barn, satellite earth station, swimming pool, armature radio tower, game court (unlighted), home occupation (see home occupation section below), yard sales limited to not longer than seventy two (72) hours at a time and held no more frequently than one (1) time every thirty (30) days, and household pets.

- A. Fences and walls provided they are no higher than six feet six inches (6'6") and in the front yards fences or walls that are higher than three feet (3') shall be see through; for that portion of fencing that exceeds three feet (3') above grade and open wire fences exceeding the above heights are allowed around schools and other public or quasi-public uses when necessary for the safety or restraint of the occupants thereof, and no fence may contain barbed wire, electrical current, broken glass or other hazardous material, except storage areas in industrial zoning districts may use barbed wire provided the barbs are a minimum of six (6) foot above grade, and in the commercial and industrial zones a six (6) foot high approved solid wall or fence shall be constructed and maintained along the property lines adjoining a residential zone. (Ord. #97-04)
- B. Home occupations shall mean any occupation or profession customarily conducted within a dwelling unit and carried on only by a member of the family residing therein; and which is clearly incidental and subordinate to the use of the dwelling unit for dwelling purposes; and which is conducted entirely within the dwelling unit or other allowed assessorly building(s); and does not change the character thereof; and in connection with which there are no employees other than an immediate member of the family residing in the dwelling unit; and no mechanical equipment is used except for that which is customarily used for domestic, hobby, or household purposes.

Paragraph 8 All Items listed in paragraph 7 plus two (2) additional single-family dwelling units of any type are allowed. In addition, additional dwelling units of any type are allowed by special permit provided the following standards are met.

- A. Maximum number of permanent principal uses per parcel or lot cannot exceed three (3).
- B. Minimum lot area per principal use must meet or exceed one-third (1/3) acre (14,520 square feet).
- C. All primary lots or parcels must front on a public dedicated road or other dedication which provides legal access for occupants, visitors and emergency personnel.
- D. Sewer, water, electricity, trash collection and telephone shall be provided for each permanent principal use. Any sewer, water or electrical hookup shall be approved by the Town and/or other required agencies. In addition, each dwelling unit must meet installation requirements of the Town.
- E. All dwelling units that are not permanent principal uses will be temporary uses and will be allowed between September 1 and May 31 only, each year. All temporary dwelling units shall be removed from the site between June 1 and August 31 each year.
- F. All driveways, parking areas and access ways on the site shall be clearly marked and maintained.
- G. All temporary dwelling units shall be set back a minimum of twenty-five (25) feet from all streets and from all property lines.
- H. All temporary dwelling units shall be located no closer than fourteen (14) feet to any other dwelling unit on or adjacent to the site.
- I. All dwelling units shall confine all noise to the interior of the dwelling unit between the hours of 10:00 pm and 6:00 am.
- J. All electrical hook ups shall meet the requirements of the Town and temporary hookups shall only be allowed between September 1 and May 31, each year. Each dwelling unit shall have its own individual outlet of electricity to be used. No extension cords for the purpose of sharing outlet boxes is allowed.
- K. Sewer and water hook ups are not allowed. The source of water and sewage disposal methods shall be noted and approved by the Town.
- L. There shall be a minimum lot area per dwelling unit including permanent and temporary units of no less than one thousand (1,000) square feet.
- M. A special permit must be issued by the Zoning Administrator and is required. The permit will be issued if the property owner delivers a signed statement to the Zoning

Administrator that these standards have been reviewed and will be complied with and enforced by the property owner. Furthermore, the owner will agree if any formal written complaints are received by the Town concerning the site any violations(s) shall be corrected by the owner of the site within twenty-four hours. Failure to correct any violations in this manner will be cause for the cancellation of the special permit provided the owner is notified in writing no less than five (5) working days prior to expiration. The owner may appeal the expiration to the Board of Adjustment within five (5) working days of notice of expiration.

- N. Payment of any annual fee of \$25.00 provided that no fee is required if special permit is obtained prior to use. If the special permit is obtained after the fact and annual fee of \$25.00 will be required.

Paragraph 9 Limited to uses customary and incidental to the principal use of the property.

Paragraph 10 Churches and church schools (but not dormitories) provided that all buildings are located not less than thirty (30) feet from any lot line.

Paragraph 11 Commercial, general includes indoor and other business uses serving the daily needs of the immediate neighborhood as well as community level needs including the following and similar uses. All uses shall be operated entirely within an enclosed building unless screened from view from any residential or commercial zoning district and/or any public right of way by a solid six foot (6') screen, wall or fence. A commercial use abutting a residential zone shall be screened by a six (6') foot high wall or fence.

- A. Appliance, furniture and household equipment rentals.
- B. Assembly including assembly halls, ballrooms and theaters.
- C. Automobile service station.
- D. Automotive services including automobile service station, commercial parking lot, automotive repair but, not including body or radiator.
- E. Bank and other financial institutions such as credit unions, loan companies and savings and loan associations.
- F. Bars, taverns or other on-premises alcoholic beverage sale provided it is not within five hundred (500) feet of any residential district, a church or school and limited to the serving of food or beverages inside a building, live entertainment including music or dancing, but no adult entertainment.
- G. Billiard parlors.
- H. Bowling alleys.
- I. Business schools.

- J. Charitable organizations.
- K. Churches.
- L. Day care center.
- M. Emergency medical care facility.
- N. Golf driving range.
- O. Governmental services, public utility offices and exchanges, excluding storage or repair services.
- P. Hotels and motels.
- Q. Indoor recreation facilities such as gymnasiums and health clubs.
- R. Live entertainment including music or dancing, but no adult entertainment.
- S. Lodges or fraternal associations.
- T. Miniature golf course.
- U. Office including: accounting, administrative, blue print, business, clerical, dental, executive, medical, newspaper, professional, real estate, stenographic, stock brokerage firms, veterinarians, writing.
- V. Parking garages.
- W. Personal services including: appliance repair shop, barber shop and beauty parlor, custom dressmaker, dry cleaning outlet, dry cleaning, interior decorator, laundry establishments, locksmith, milliner, minor household appliance repair, mortuaries, photographer, self service laundry, shoe repair shop tailor.
- X. Plant nursery, including wholesale and retail sales.
- Y. Recreational vehicle storage facilities.
- Z. Restaurant.
- AA. Retail store including: apparel, appliance sales and rentals, bakery, books, clothes, confections, drugs, dry goods, florist shop, food, furniture sales and rentals, garden supplies, gift shop, glass, graphic art, grocery store, hardware store, hobby supplies, home and office furnishings, household equipment rental, household supplies, jewelry, liquor, magazines, music supplies, novelties, office supplies, paint, pawn shop,

rummage sales, second hand stores, shoes, specialty store, sporting goods, stationery, thrift stores, tobacco, toys, used furniture store, variety store, wallpaper.

BB. Self storage warehouse.

CC. Shelter care facilities.

DD. Skating rinks.

EE. Slenderizing Salons.

FF. Theaters

GG. Truck stop.

HH. Vehicle including: automobile, truck, trailer and recreational vehicle sales and/or leasing facilities where all vehicles are displayed and stored within an enclosed building.

II. Vehicle services including: automobile service station, commercial parking lot, vehicle repair; new or used automobile, motorcycle, boat, truck and recreation vehicle sales and repair; vehicle repair garage provided the storage or parking of wrecked motor vehicle shall be within an enclosed building or a compound yard enclosed by a six (6) foot high solid wall, except for driveway openings.

JJ. Y.M.C.A.

KK. Y.W.C.A.

Paragraph 12 Provided that such animals are household pets and that kennels are not maintained.

Paragraph 13 Group homes and supervisory care facilities are permitted provided that no exterior change altering the residential character shall be made to the exterior of the building(s) and the grounds except those require to meet the requirements of the Americans Disability Act.

Paragraph 14 Heavy Industrial uses including any kind of scientific research, manufacturing, compounding, assembling, processing, treatment, provided that:

A. All uses shall be operated entirely within an enclosed building, unless screened from view from any residential or commercial zoning district and/or any public right of way by a solid six (6) foot screen wall or fence, except that a recycle yard operation shall be completely enclosed with a solid masonry wall and not material or other storage items are stacked higher than the height of the wall.

- B. Dust, fumes, odors, refuse matter, smoke, vapor, noise, lights and vibrations shall be confined to the heavy industrial zone or otherwise controlled in accordance with Town, County, State and Federal environmental laws.

Paragraph 15 Light industrial uses as listed below including any kind of scientific research, manufacturing, compounding, assembling, processing, treatment, provided that all uses shall be operated entirely within an enclosed building unless screened from view from any residential or commercial zoning district and/or any public right of way by a solid six (6) foot screen wall or fence; and dust, fumes, odors, refuse matter, smoke, vapor, noise, lights and vibrations shall be confined to the premises or otherwise controlled in accordance with Town, County, State and Federal environmental laws; and travel and parking portions of the lot shall be dust proof.

- A. Auction yard.
- B. Bakery for the wholesale distribution of baked goods such as breads and other dough or pastry items.
- C. Printing and newspaper office.
- D. Blacksmith shop.
- E. Bottling works.
- F. Builders supply yard.
- G. Cabinet making shop.
- H. Carpenter shop.
- I. Commercial dairy.
- J. Commercial laundry.
- K. Dairy processing and distribution plant.
- L. Dry cleaning plant.
- M. Electric shop.
- N. Frozen food locker (no slaughtering on the premises).
- O. Furniture upholstering where the cover of existing furniture is removed and/or replaced with a new cover.
- P. Greenhouses and plant nurseries for wholesale and retail distribution of plants grown on the premises.

- Q. Heavy equipment sales and service.
- R. Ice and cold storage plants.
- S. Lumber yards.
- T. Machine shops.
- U. Plumbing shops.
- V. Propane storage and sales.
- W. Public utility facilities.
- X. Publishing plant.
- Y. Roofing shops.
- Z. Sheet metal shops.
- AA. Tire vulcanizing where existing tires are retreaded and sold for reuse.
- BB. Transportation depots.
- CC. Veterinary clinic including kennels and boarding.
- DD. Veterinary hospitals.
- EE. Warehouse but not including storage of explosive, corrosive or noxious materials that could be dangerous to man or property.

Paragraph 16 Limited to:

- A. Public schools (limited to elementary, junior high and high school – other public schools are a conditional use).
- B. Public parks and playgrounds.
- C. Public golf courses including clubhouses and practice driving tees.
- D. Other publicly owned and operated buildings or properties require a conditional use in all zoning districts other than the commercial and industrial zoning districts.
- E. All publicly owned and operated buildings or properties are allowed as a use by right in the commercial and industrial zoning districts provided all outdoor storage or operations are screened from all residential zoning districts and public rights of way.

Paragraph 17 Public utility facilities required for local service, provided that there are no offices, no repair or storage facilities, no outdoor storage or full time employees related to the site.

Paragraph 18 Radio and TV studios, provided that no mast or towers used for transmission or broadcasting purposes are erected on the premises.

Paragraph 19 Including model home(s), temporary sales office and construction trailer.

Paragraph 20 Limited to elementary, junior high and high school but not dormitories. Other private schools are a conditional use.

Paragraph 21 Signs are subject to the sign article, Article XIII, of this ordinance.

Paragraph 22 Swap meets are allowed subject to review and approval by the Town consistent with administrative rules and procedures adopted by the Town Council.

Paragraph 23 Commercial, Neighborhood includes indoor and other business uses serving the daily needs of the immediate neighborhood including the following and similar uses. All uses shall be operated entirely with an enclosed building unless screened from view from any residential or commercial zoning district and/or any public right of way by a solid six (6) foot high wall or fence.

- A. Appliance, furniture and household equipment rentals.
- B. Automobile service station.
- C. Bank and other financial institutions such as credit unions, loan companies and loan associations.
- D. Charitable organizations.
- E. Churches.
- F. Day care center.
- G. Governmental services, public utility offices and exchanges, excluding storage and repair services.
- H. Indoor recreation facilities such as gymnasiums and health clubs.
- I. Lodges or fraternal associations.
- J. Miniature golf courses.
- K. Office including: accounting, administrative, blue printer, business, clerical, dental, executive, medical, newspapers, professional, real estate, stenographic, stock brokerage firms, veterinarians, writing.

- L. Personal services including: appliance repair shop, barber shop and beauty parlor, custom dressmaker, dry cleaning outlet, dry cleaning, interior decorator, laundry establishments, locksmith, milliner, minor household appliance repair, mortuaries, photographer, self service laundry, shoe repair shop, tailor.
- M. Restaurant.
- N. Retail store containing a maximum of one thousand two hundred fifty square feet (1,250 sq. ft.) including: apparel, appliance sales and rentals, bakery, books, clothes, confections, drugs, dry goods, florist shop, food, furniture sales and rentals, garden supplies, gift shop, glass, graphic art, grocery store, hardware store, hobby supplies, home and office furnishings, household equipment rental, household supplies, jewelry, liquor, magazines, music supplies, novelties, office supplies, paint, pawn shop, rummage sales, second hand stores, shoes, specialty store, sporting foods, stationary, thrift stores, tobacco, toys, used furniture store, variety store, wallpaper.
- O. Y.M.C.A.
- P. Y.W.C.A.

Paragraph 24 Outdoor storage of boats, recreational vehicles, motor homes and other items shall be screened from any adjacent residential zoning district with a masonry wall or adequate planting or solid material fence of six (6) feet in height.

