

CHAPTER 5

REGULATIONS WITHIN ZONES

5-1. COMPLIANCE WITH REGULATIONS: The regulations of each zone set forth by this Ordinance shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, except as hereinafter provided.

- A. No building, structure or land shall be used or occupied and no building or structure of a part thereof shall be erected, constructed, reconstructed, moved or structurally altered except in conformity with all the regulations herein specified for the zone in which it is located;
- B. No building or other structure shall be erected or altered:
 - 1. To provide for greater height or bulk;
 - 2. To accommodate or house a greater number of families;
 - 3. To occupy a greater percentage of lot area; or
 - 4. To have narrower or smaller rear yards, front yards, or other open spaces; than herein allowed or required, as the case may be, or any other manner contrary to the provision of this Ordinance; and
- C. No yard or lot existing at the time of passage of this Ordinance shall be reduced in dimension of area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Ordinance shall be at least the minimum requirements set forth herein.

5-2. SCHEDULE OF ZONING REGULATIONS, ADOPTED: Zoning regulations shall be as set forth in the Official Schedule of Zoning Regulations and in the performance standards, Chapter Six (6) hereof. To determine which zone a specific use is allowed, it is necessary to find the use and read across the schedule until either the letter "P", "N" or the letter "S" appears in one of the columns. If the letter "P" appears, the use is an allowed use, if the letter "S" appears, the use is only allowed upon the issuance of a special or conditional use permit and if the letter "N" appears, the use is not permitted in that zone or district. The Administrator shall interpret the appropriate zone for land uses not specifically mentioned by determining a zone in which similar uses are permitted. When several combined land uses exist, or are proposed, the most intensive land use shall be considered as the primary activity. All uses listed in the schedule will be considered public and/or commercial unless specifically designated as private, public or commercial.

5-3. SCHEDULE OF HEIGHT AND AREA REGULATIONS, ADOPTED: Zoning height, area, and setback regulations shall be set forth in the Official Schedule of Height and Area Regulations.

OFFICIAL SCHEDULE OF ZONING REGULATIONS FOR SECTION 5-2

KEY TO SYMBOLS:

ZONES	1.	AL	Agricultural Low
	2.	AM	Agricultural Medium
	3.	AH	Agricultural Heavy
	4.	RL	Residential Low
	5.	RM	Residential Medium
	6.	RH	Residential High
	7.	CL	Commercial Local
	8.	CG	Commercial General
	9.	IL	Industrial Light
	10.	IH	Industrial Heavy

ZONING REGULATIONS:

P	Permitted Use
S	Special Use
N	Not Permitted

FOOTNOTES:

1. Providing all materials and equipment are kept inside of an enclosed building and providing all work is performed inside an enclosed building.
2. Utility buildings and structures less than fifty (50) square feet in area and less than three (3) feet above the natural grade or utility buildings adjacent to and connected to an existing approved transmission tower are permitted uses.
3. Maximum of two (2) dwelling units per building
4. Maximum of four (4) dwelling units per building.
5. Offices only.
6. Must comply with separate and/or additional requirements of this ordinance and other applicable ordinances.
7. The applicable classes of manufactured homes are permitted, but may be subject to other ordinances adopted by governing body dealing with buildings or structures built outside of the jurisdiction.
8. Class C Manufactured Homes as defined in this Ordinance are permitted only in mobile home parks.
9. Non-conforming Manufactured Homes as defined in this Ordinance are permitted only in mobile home parks.
10. Manufactured (Mobile) Home Parks are permitted with approval of Special Use Permit when such park is used exclusively for the

housing of agricultural laborers and their immediate family members, and is owned by an individual farmer, farming entity, group of farmers or farming entities.

11. Application approval may be granted by Administrative Approval without a public hearing.
12. To facilitate for location of telecommunication equipment on existing towers or structures, media transfer or booster stations will be permitted uses when located immediately adjacent to such existing towers or structures.
13. Helicopter landing pads will be permitted in the zoning districts where Special Use Permits are required when associated with hospitals or other emergency related service provider.
14. Storage rental facilities developed in conjunction with the platting and approval of new subdivisions or planned unit developments may be permitted for the number of units not exceeding the number of developable lots, with the approval of a Special Use Permit.
15. Small subdivisions of ten (10) lots or less.
16. Private riding arenas are for the personal use of the owners, owners family and friends where no commercial gain realized.

