

## ARTICLE 4. ZONING DISTRICTS

### Sec. 4-1. A Agricultural District.

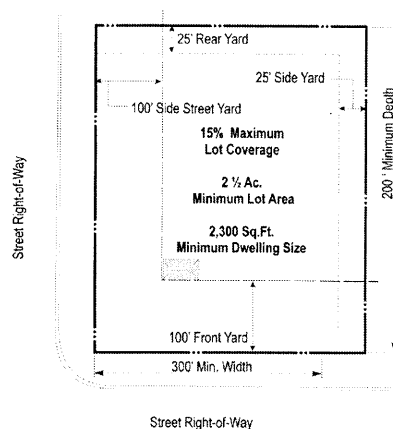
A. *General purpose and description.* This district provides for the continuance of farming, ranching, and gardening activities on land now utilized for these purposes. When land in the "A" category is needed for urban purposes, it is anticipated that zoning will be changed to the appropriate zoning categories to provide for orderly growth and development in accordance with the comprehensive plan.

Once land in the "A" category has been placed into another district, the intent of this ordinance is that such land shall not be changed back to an "A" category by any subsequent request for a change.

B. *Permitted uses.* In the "A" Agricultural District, no building or land shall be used, and no building shall be constructed, reconstructed, altered or enlarged, unless otherwise permitted in accordance with section 3-1, Use of land and buildings.

C. *Area requirements.* The requirements regulating the minimum lot size, minimum yard size (front, side, and rear), maximum building height (stories and feet), and maximum lot coverage, and minimum floor area, as it pertains to this district, shall conform with the provisions provided in the area requirements table for the "A" Zoning District (below.)

<i>A - Zoning District Area Requirements</i>	
Minimum Lot Area	2½ Acres
Minimum Lot Width	300 ft.
Minimum Lot Depth	200 ft.
Minimum Street Yard	100 ft. Front Street 75 ft. Side Street 75 ft.
Minimum Side Yard	25 ft.
Minimum Rear Yard	25 ft.
Minimum Dwelling Size	2,300 sq. ft.
Maximum Lot Coverage	15%
Maximum Building Height	45 ft.



A-Zoning District Area Requirement

D. *Off-street parking and loading requirements.* Off-street parking and loading requirements shall conform to the provisions of section 6-7, Off-street parking and loading requirements.

E. *Accessory uses and buildings.* The following accessory uses and buildings shall be considered as being an ancillary and customary to the "AG" Agricultural Zoning District.

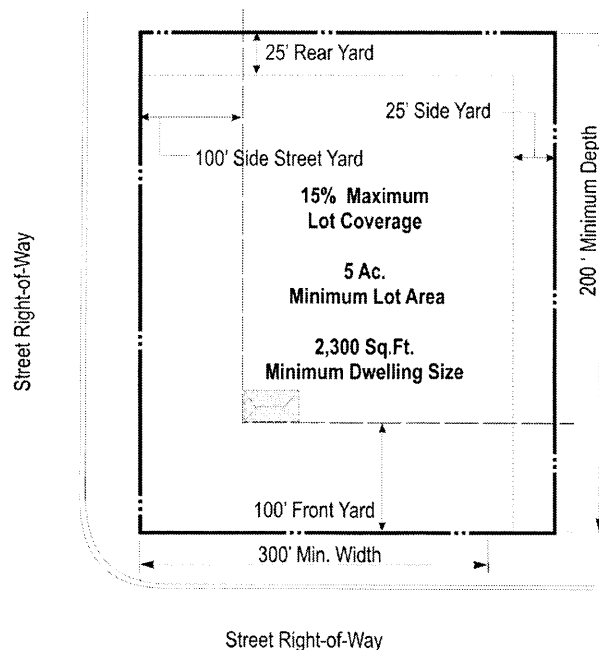
1. Accessory buildings and structures clearly incidental to the above operations including, but not limited to, barns, stables, equipment sheds, granaries, private garages, pump houses, and servants quarters not for rent, provided that the total square footage of all accessory buildings and structures shall be limited to 400 percent of the square footage of air conditioned space of the main building and, combined with such main building, shall be limited to 15 percent of the gross land area.
2. Metal buildings less than 600 square feet which are used for tool and supply storage,
3. Greenhouses, green nurseries, truck gardening and gardening activities in general, which are limited to the propagation and cultivation of plants, provided no retail business is conducted on the premises.

#### **Sec. 4-2. SF5 Single-Family Residential District.**

A. *General purpose and description.* The SF5 Single-Family Residential District is designed to accommodate single-family residential development on lots having a minimum size of five acres.

B. *Permitted uses.* In the SF5 Single-Family Residential District, no building or land shall be used, and no building shall be constructed, reconstructed, altered or enlarged, unless otherwise permitted in accordance with section 3-1, Use of land and buildings.

C. *Area requirements.* The requirements regulating the minimum lot size, minimum yard size (front, side, and rear), maximum building height (stories and feet), and maximum lot coverage, and minimum floor area, as it pertains to this district, shall conform with the provisions provided in the area requirements table for the SF1 Zoning District (below).



#### **SF5-Zoning District Area Requirement**

<i>SF5 - Zoning District Area Requirements</i>	
Minimum Lot Area	5 Acres
Minimum Lot Width	300 ft.
Minimum Lot Depth	200 ft.
Minimum Street Yard	<del>100</del> ft. Front Street <i>75ft+</i> <del>100</del> ft. Side Street <i>75ft+</i>
Minimum Side Yard	25 ft. Interior
Minimum Rear Yard	25 ft.
Minimum Dwelling Size	2,300 sq. ft.
Maximum Lot Coverage	15 %
Maximum Building Height	45 ft.

D. *Off-street parking and loading requirements.* Off-street parking and loading requirements shall conform to the provisions of section 6-7, Off-street parking and loading requirements.

E. *Accessory building and structure regulations.* In addition to the following, regulations for accessory building or accessory structures shall be in compliance with section 6-3, Accessory building regulations.

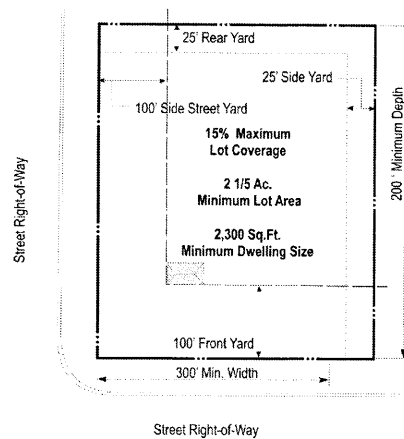
1. Accessory buildings and structures clearly incidental to the uses permitted in the SF5 Zoning District and located on the same lot therewith, not involving the conduct of a retail business except such customary home occupations as herein defined, including a private garage and bona fide servants quarters, not for rent but for the use of servants employed on the premises, when located not less than 100 feet from the front line, nor less than 25 feet from either side line; provided, accessory building when combined with the single-family dwelling and all other accessory buildings, shall not occupy more than 15 percent of the gross land area.
2. When the accessory building is directly attached to the main building, it shall be considered as an integral part of the main building. When the accessory building is attached to the main building by a breezeway, the breezeway is considered part of the accessory building.
3. Temporary metal buildings less than 400 square feet in size which are used for tool and supply storage are also permitted.

#### **Sec. 4-3 SF2.5 Single-Family Residential District.**

A. *General purpose and description.* The Single-Family Residential District-SF2.5 is designed to accommodate lots that have a minimum size of two and one-half acres. Developments under this district will have a low density and development characteristics similar to those now existing in most platted subdivisions.

B. *Permitted uses.* In the SF2.5 Single-Family Residential District, no building or land shall be used, and no building shall be constructed, reconstructed, altered or enlarged, unless otherwise permitted in accordance with section 3-1, Use of land and buildings.

C. *Area requirements.* The requirements regulating the minimum lot size, minimum yard size (front, side, and rear), maximum building height (stories and feet), and maximum lot coverage, and minimum floor area, as it pertains to this district, shall conform with the provisions provided in the area requirements table for the SF2.5 Zoning District (below).



### SF2.5-Zoning District Area Requirements

<i>SF2.5 - Zoning District Area Requirements</i>	
Minimum Lot Area	2½ Acres
Minimum Lot Width	300 ft.
Minimum Lot Depth	200 ft.
Minimum Front Yard	100 ft. <i>75 ft.</i>
Minimum Side Yard	25 ft. Interior 100 ft. Street <i>75 ft.</i>
Minimum Rear Yard	25 ft.
Minimum Dwelling Size	2,300 sq. ft.
Maximum Lot Coverage	15 %
Maximum Building Height	45 ft.

D. *Off-street parking and loading requirements.* Off-street parking and loading requirements shall conform to the provisions of section 6.7, Off-street parking and loading requirements.

E. *Accessory building and structure regulations.* All regulations for accessory building or accessory structures shall be in compliance with section 6.3, Accessory building regulations.

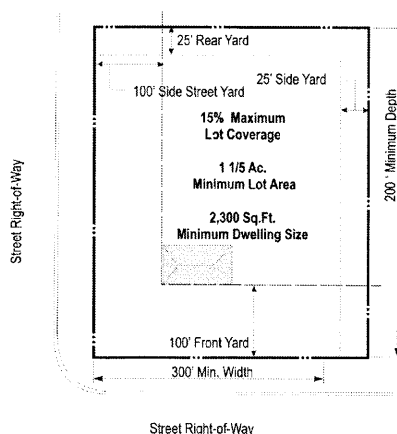
#### **Sec. 4-4. Reserved.**

#### **Sec. 4-5. SF1.5 Single-Family Residential District.**

A. *General purpose and description.* The Single-Family Residential District SF1.5 District is designed for residential lots having a minimum size of one and one-half acres when developed in connection with a subdivision development drawn from one tract consisting of at least ten dwellings.

B. *Permitted uses.* In the "SF1.5" Single-Family Residential District, no building or land shall be used, and no building shall be constructed, reconstructed, altered or enlarged, unless otherwise permitted in accordance with section 3-1, Use of land and buildings.

C. *Area requirements.* The requirements regulating the minimum lot size, minimum yard size (front, side, and rear), maximum building height (stories and feet), and maximum lot coverage, and minimum floor area, as it pertains to this district, shall conform with the provisions provided in the area requirements table for the SF1.5 Zoning District (below).



SF1.5-Zoning District Area Requirements

<i>SF1.5-Zoning District Area Requirements</i>	
Minimum Lot Area	1 1/2 Acres
Minimum Lot Width	300 ft.
Minimum Lot Depth	200 ft.
Minimum Front Yard	<del>100 ft.</del> 75 ft.
Minimum Side Yard	25 ft. Interior 15 100 ft. Street
Minimum Rear Yard	20 ft.
Minimum Dwelling Size	2,300 sq. ft.
Maximum Lot Coverage	15 %
Maximum Building Height	45 ft.

D. *Off-street parking and loading requirements.* Off-street parking and loading requirements shall conform to the provisions of section 6.7, Off-street parking and loading requirements.

E. *Accessory building and structure regulations.* All regulations for accessory building or accessory structures shall be in compliance with section 6-3, Accessory building regulations.

#### **Sec. 4-6. MH Manufactured Home District.**

A. *Purpose.* The purpose of the "MH" Manufactured Home District residential district is to provide adequate space and restrictions for the placement of HUD Code Manufactured Homes in the city within designated subdivisions. This does not include mobile homes as defined in this ordinance. The "MH" District is also established to provide housing densities compatible with existing and proposed neighborhoods by providing alternative housing types both in construction and economy within the "MH" District. It is the intent of the "MH" District to provide the maximum amount of freedom possible in the design of such developments and the grouping and layout of homes within such developments in order to provide amenities normally associated with planned residential areas.