

CHAPTER 7

DISTRICT REGULATIONS

- 10-7-1: Compliance with Regulations
10-7-2: Official Schedule of District Regulations Adopted
10-7-3: Official Schedule of District Regulations

10-7-1: COMPLIANCE WITH REGULATIONS: The regulations for each district as set forth by this Ordinance shall be minimum requirements and shall apply uniformly to each class or kind of structure or land, specifically:

(A) No building, structure or land shall be used or occupied and no building or structure or part thereof shall be erected, constructed, reconstructed, moved or structurally altered except in conformity with all the regulations herein specified for the district in which it is located and until the property permits have been obtained.

(B) No building or other structure shall be erected or altered to:

- (1) Provide for greater height or bulk;
- (2) Accommodate or house a greater number of families;
- (3) Occupy a greater percentage of lot area; or
- (4) Have narrower or smaller rear yards, front yards or other open spaces; other than herein required or in any other manner contrary to the provisions of this Ordinance; and

(C) No yard or lot existing at the time of passage of the 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 set forth herein.

10-7-2: OFFICIAL SCHEDULE OF DISTRICT REGULATIONS ADOPTED: District regulations shall be as set forth in the Official Schedule of District Regulations, the official Height and Area Regulations and the Performance Standards. Observance of these regulations does not eliminate compliance with all other provisions of this Ordinance.

The Official Schedule of District Regulations is divided into five (5) use groups: Agricultural, Residential, Commercial, Industrial and Public.

LAND USES	DISTRICTS											
	A	R/A	RE	R1	R2	RM	RO	CB	HC	M	R1/A	R2/A
Broadcast Facility	S	S		N	N	N	S	P	P	S	N	N
Broadcast Tower	S	S	S	S	S	S	S	S	S	S	S	S
Building Supply	N	N	N	N	N	N	N	P	P	S	N	N
Cabinet Shop	N	N	N	N	N	N	N	P	P	S	N	N
Car Wash	N	N	N	N	N	N	N	P	P	N	N	N
Clinic, Medical	N	N	N	N	N	N	P	P	P	N	N	N
Contractor Shop/Yard	N	N	N	N	N	N	N	N	P	P	N	N
Convenience Store	S	S	N	S	S	S	S	S	S	N	S	S
Drive-In Cafe	N	N	N	N	N	N	N	P	P	S	N	N
Greenhouse	P	S	N	N	N	N	N	S	P	N	N	N
Heavy Equipment Sales	N	N	N	N	N	N	N	S	P	P	N	N
Heavy Equipment Service	N	N	N	N	N	N	N	S	P	P	N	N
Kennel	P	S	N	N	N	N	N	N	P	N	N	N
Livestock Auction	N	N	N	N	N	N	N	N	S	P	N	N
Motel	N	N	N	N	N	N	S	S	P	N	N	N
Mortuary	N	N	N	N	N	N	S	P	S	N	N	N
Nursery, Children	S	S	S	S	S	P	P	S	S	N	S	S
Nursing Home (9 or more)	S	N	N	N	S	S	S	S	S	N	S	S
Office, Professional	N	N	N	N	N	N	P	P	P	N	N	N
Parking Lot	N	N	N	S	N	N	S	P	P	N	N	N
Restaurant	N	N	N	N	N	N	S	P	P	S	N	N
Retail Outlet	N	N	N	N	N	N	S	P	P	N	N	N

LAND USES	DISTRICTS											
	A	R/A	RE	R1	R2	RM	RO	CB	HC	M	R1/A	R2/A
Roadside Stand	S	S	N	N	N	N	N	S	P	N	N	N
Shelter Home (9 or more)	S	S	S	S	S	S	S	S	S	N	S	S
School, Private	P	S	S	S	S	P	P	S	S	N	S	S
School, Studio	P	S	S	S	S	P	P	P	P	N	S	S
Sheet Metal Shop	N	N	N	N	N	N	N	S	P	P	N	N
Sign Painting Shop	N	N	N	N	N	N	S	P	P	P	N	N
Storage Units	S	N	N	N	N	N	N	S	P	P	N	N
Tavern, Lounge, Bar	N	N	N	N	N	N	S	P	P	S	N	N
Terminal Yard, Trucking	N	N	N	N	N	N	N	N	P	P	N	N
Trailer Sales/Service	N	N	N	N	N	N	N	N	P	S	N	N
Travel Trailer Park	S	N	N	N	N	N	N	N	P	S	N	N
INDUSTRIAL:												
Asphalt Plant	N	N	N	N	N	N	N	N	N	P	N	N
Bottling Plant	N	N	N	N	N	N	N	N	P	P	N	N
Cement Products Mfg.	N	N	N	N	N	N	N	N	N	P	N	N
Chemical Storage/Dist.	S	N	N	N	N	N	N	N	P	P	N	N
Concrete Batch Plant	N	N	N	N	N	N	N	N	N	P	N	N

LAND USES	DISTRICTS											
	A	R/A	RE	R1	R2	RM	RO	CB	HC	M	R1/A	R2/A
Cemetery	S	S	N	N	N	N	N	N	N	N	N	N
Church	P	P	P	P	P	P	P	P	S	N	S	S
Recreation Facility	S	S	S	S	S	S	S	S	N	N	S	S
Sanitary Land Fill	S	N	N	N	N	N	N	N	N	S	N	N
School, Public	P	P	P	P	P	P	P	S	N	N	S	S
Waste Treatment Plant	S	S	S	N	N	N	N	N	S	P	N	N
Utility Facility	S	S	S	N	N	N	N	N	P	P	N	N

(Ordinance 441 11/00)(Ordinance 588 February 28, 2017)(Ordinance 600 February 11, 2020)(Ordinance 614 4/27/21)