

8. Unenclosed porches may project into the required front and rear yard three (3) feet.

ARTICLE III
Zoning Districts — Use and Regulations

Section 405.100. "AG" Agricultural District.

[CC 2006 §405.100; CC 2000 §405.100; Code 1980 §410.010; Ord. No. 386 §4, 10-5-1976]

A. Within the "AG" Agricultural District, the following regulations shall apply:

1. *Permitted uses.*
 - a. Farms and other agricultural uses including the sale and distribution of agricultural products raised on the farm.
 - b. Farm homes.
 - c. Churches.
 - d. Public schools.
 - e. Cemeteries.
 - f. Public parks or recreation areas provided it is non-commercial in nature.
2. *Area and height regulations.* In District "AG", the minimum dimensions of the yards and the minimum lot area per family permitted on any lot shall be as follows. Exceptions to these regulations are contained in Height, Yard and Lot Area Modifications and Variations, Section 405.090.
 - a. *Front yards.* The front yards for all buildings in this district shall have a minimum depth of fifty (50) feet.
 - b. *Side yards.* There shall be a side yard on each side of every building on an interior lot of ten (10) feet. A side yard on the street side of a corner lot shall be the same as the requirements of an interior lot.
 - c. *Rear yards.* The rear yards in this district shall have a minimum depth of fifty (50) feet. Accessory buildings may be built in the rear yard provided that the buildings do not occupy over thirty percent (30%) of the required rear yard.
 - d. *Height.* The height of all buildings shall not exceed thirty (30) feet except those buildings or structures outlined in the Height, Yard and Lot Area Modifications and Variations, Section 405.090.
 - e. *Lot area.* The minimum lot area shall be one (1) acre with at least a one hundred fifty (150) foot frontage.
3. *Parking regulations.*

- a. The off-street parking required for uses of land and buildings in this district shall be of a sufficient number to meet the needs of the land use. At no time shall public rights-of-way be considered part of the necessary off-street parking areas.
- b. Off-street parking spaces required in this district shall not be provided within the required front yard unless upon a drive providing access to a garage, carport or parking area in back of the required front yard.

Section 405.110. "R-1" Residential District.

[CC 2006 §405.110; CC 2000 §405.110; Code 1980 §410.020; Ord. No. 386 §5, 10-5-1976]

A. Within the "R-1" Residential District, the following regulations shall apply:

1. *Permitted uses.*
 - a. One-family dwellings.
 - b. Two-family dwellings.
 - c. Multi-family dwellings.
 - d. Churches.
 - e. Schools.
 - f. Parks.
 - g. Cemeteries.
 - h. Group homes, so long as the exterior appearance of the home and property is in reasonable conformance with the general neighborhood standards and no group home is located within five hundred (500) feet of another group home.
 - i. Community buildings.
 - j. Home occupations.
2. *Area and height regulations.* In the "R-1" Residential District, the minimum dimensions of yards and minimum lot area per family permitted on any lot shall be as follows. Exceptions to these regulations are contained in the Height, Yard and Lot Area Modifications and Variations, Section 405.090.
 - a. *Front yards.* The front yards for all buildings in this district shall have a minimum depth of twenty-five (25) feet.
 - b. *Side yards.* There shall be a side yard on each side of every building of fifteen (15) feet.
 - c. *Rear yards.* The rear yards shall have a minimum depth of twenty-five (25) feet.

d. *Lot area.* The minimum lot area for a one-family dwelling shall be nine thousand six hundred (9,600) square feet. The minimum lot area for a two-family dwelling shall be fourteen thousand four hundred (14,400) square feet per each additional unit. A minimum lot width of eighty (80) feet shall be required.

e. *Height of buildings.* No buildings shall exceed thirty (30) feet in height.

Exceptions to these regulations are contained in the Height, Yard and Lot Area Modifications and Variations, Section 405.090.

3. *Parking regulation.* The off-street parking required for uses of land and buildings in this district are as follows:

a. *One-family dwelling.* One (1) space for each dwelling unit.

b. *Two (2) or more family dwelling.* One and one-half (1½) spaces per dwelling unit.

c. *Churches.* Same as in the "AG" Agricultural District.

d. *Schools.* Same as in the "AG" Agricultural District.

Off-street parking spaces required in this district shall not be permitted within the required front yard unless upon a drive providing access to a required garage, carport or parking area in back of the required front yard.

Section 405.120. "R-2" Residential District.

[CC 2006 §405.120; CC 2000 §405.120; Code 1980 §410.030; Ord. No. 386 §6, 10-5-1976]

A. Within the "R-2" Residential District, the following regulations shall apply:

1. *Permitted uses.* Same uses as permitted in the "R-1" Residential District. One (1) mobile home per lot subject to the area and height regulations in this district.

2. *Area and height regulations.* In the "R-2" Residential District, the minimum dimensions of yards and minimum lot area per family permitted on any lot shall be as follows. Exceptions to these regulations are contained in the Height, Yard and Lot Area Modifications and Variations, Section 405.090.

a. *Front yards.* The front yards for all buildings in this district shall be a minimum depth of fifteen (15) feet.

b. *Side yards.* There shall be a side yard on each side of every building of ten (10) feet.

c. *Rear yards.* The rear yards shall have a minimum depth of twenty-five (25) feet.

d. *Lot area.* The minimum lot area for a one-family dwelling shall be seven thousand two hundred (7,200) square feet. The minimum lot area for a

two-family dwelling shall be ten thousand eight hundred (10,800) square feet and an additional two thousand four hundred (2,400) square feet for each additional dwelling unit.

A minimum lot width of sixty (60) feet shall be required.

- e. *Height of buildings.* No building shall exceed thirty (30) feet in height.

Exceptions to these regulations are contained in the Height, Yard and Lot Area Modifications and Variations, Section 405.090.

3. *Parking regulations.* The off-street parking required for uses of land and buildings in this district are as follows:
- a. *One-family dwelling.* One (1) space for each dwelling unit.
 - b. *Two (2) or more family dwelling.* One and one-half (1½) spaces per dwelling unit.
 - c. *Churches.* Same as in the "AG" Agricultural District.
 - d. *Schools.* Same as in the "AG" Agricultural District.

Off-street parking spaces required in this district shall not be permitted within the required front yard unless upon a drive providing access to a required garage, carport or parking area in back of the required front yard.

Section 405.130. "C-1" Commercial District.

[CC 2006 §405.130; CC 2000 §405.130; Code 1980 §410.040; Ord. No. 386 §7, 10-5-1976]

- A. Within the "C-1" Commercial District, the following regulations shall apply:
1. *Permitted uses.* Any business that provides a service and offers for sale goods that are displayed entirely within the confines of an enclosed building. The only exceptions shall be bank drive-up windows, fast-food establishment drive-up lanes, gasoline service stations, and any dwelling permitted in the residential districts, however such residential use shall be subject to the height and area regulations of Section 405.120 hereof.
 2. *Area and height regulations.* In the "C-1" Commercial District, the minimum dimensions of yards and minimum lot area permitted on any lot shall be as follows:
 - a. *Front yard.* A front yard of twenty-five (25) feet is required for commercial buildings.
 - b. *Side yard.* No side yard is required for commercial buildings unless a commercially zoned tract of land adjoins an "R" Residential District in which case a side yard equal to the side yard of the adjoining "R" District requirements shall be required.