

ARTICLE 43 - RD 6,000 ZONE (RESIDENTIAL SINGLE FAMILY)

SECTION 43.001 - INTENT

This zone is intended to provide for single family dwellings, not more than one permitted on any lot to insure an environment conducive to single family residential living. Additional uses necessary and incidental to a single family residential dwelling unit are also permitted.

SECTION 43.002 - PRINCIPAL USES

Buildings, structures and lands shall be used and structures shall hereafter be erected, altered or enlarged only for the following uses, plus such other uses as the Board of County Commissioners, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Those uses permitted in the RD 5,000 zone contained in Section 42.002

SECTION 43.003 - USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT

The following uses may be permitted subject to a conditional use permit as provided for in Section 114.001:

Those uses permitted in the RD 5,000 zone contained in Section 42.003.

SECTION 43.004 - USES EXPRESSLY PROHIBITED.

The following uses shall be expressly prohibited:

Those uses prohibited in the RD 5,000 Zone contained in Section 42.004.

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SECTION 43.005 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land and buildings except that any lot held under separate ownership or of record on the effective date of this Ordinance which is substandard in area or dimensions, may be used subject to all other standards.

A. Lot area - Each lot shall have a minimum of 6,000 square feet.

B. Lot dimensions - All lots hereafter created shall comply with the minimum standards and lots now held under separate ownership or of record may not be reduced to below the following standards:

1. Width

a. Interior lots shall have a minimum width of sixty (60) feet;

b. Corner lots shall have a minimum width of sixty-five (65) feet;

c. Reverse corner lots shall have a minimum width of seventy (70) feet;

d. Lots siding major or secondary arterials, educational institutions, recreation areas, churches, railroad rights-of-way and canals or irrigation ditches shall have a minimum width of eighty (80) feet.

2. Depth

a. Lots facing on a local street or access road shall have a minimum depth of one hundred (100) feet;

b. Lots facing or backing on major or secondary arterials shall have a minimum depth of one hundred ten (110) feet; and

c. Lots backing on educational institutions, recreation areas, churches, railroad rights-

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of-way and canals or drainage ditches shall have a minimum depth of one hundred twenty-five (125) feet.

- C. Yards - The "Yard" provisions of the RD 5,000 Zone, Section 42.005, C., shall apply.
- D. Building Heights - The "Building Height" provisions of the RD 5,000 Zone, Section 42.005, D., shall apply.
- E. Distance between buildings - The "Distance between buildings" provisions of the RD 5,000 Zone, Section 42.005, E., shall apply.
- F. Fences, hedges and walls - The "Fences, hedges and walls" provisions of the RD 5,000 Zone, Section 42.005, F., shall apply.
- G. Signs - The "Signs" provisions of the RD 5,000 Zone, Section 42.005, G., shall apply.
- H. Access - The "Access" provisions of the RD 5,000 Zone, Section 42.005, H., shall apply.
- I. Off-street parking - The "Off-street parking" provisions of the RD 5,000 Zone, Section 42.005, I., shall apply.

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ARTICLE 44 - RD 7,000 ZONE (RESIDENTIAL SINGLE FAMILY)

SECTION 44.001 - INTENT

This zone is intended to provide for single family dwellings, not more than one permitted to any lot to insure an environment conducive to single family residential living. Additional uses necessary and incidental to a single family residential dwelling are also permitted.

SECTION 44.002 - PRINCIPAL USES

Buildings, structures and lands shall be used and structures shall hereafter be erected, altered or enlarged only for the following uses, plus such other uses as the Board of County Commissioners, by resolution, may deem to be similar to those uses listed and not detrimental to the public health, safety and welfare:

Those uses permitted in the RD 5,000 Zone contained in Section 42.002

SECTION 44.003 - USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT

The following uses may be permitted subject to a conditional use permit as provided for in Section 114.001:

Those uses permitted in the RD 5,000 Zone contained in Section 42.003

SECTION 44.004 - USES EXPRESSLY PROHIBITED

The following uses shall be expressly prohibited:

Those uses prohibited in the RD 5,000 Zone contained in Section 42.004

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SECTION 44.005 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land and buildings except that any lot held under separate ownership or of record on the effective date of this Ordinance which is substandard in area or dimensions, may be used subject to all other standards.

- A. Lot area - Each lot shall have a minimum area of 7,000 square feet.
- B. Lot dimensions - All lots hereafter created shall comply with the minimum standards and lots now held under separate ownership or of record may not be reduced to below the following standards:
  1. Width
    - a. Interior lots shall have a minimum width of seventy (70) feet;
    - b. Corner lots shall have a minimum width of seventy-five (75) feet;
    - c. Reverse corner lots shall have a minimum width of eighty (80) feet; and
    - d. Lots siding major or secondary arterials, educational institutions, recreation areas, churches, railroad rights-of-way and canals or irrigation ditches shall have a minimum width of ninety (90) feet.
  2. Depth
    - a. Lots facing on a local street or access road shall have a minimum depth of one hundred (100) feet;
    - b. Lots facing or backing on major or secondary arterials shall have a minimum depth of one hundred ten (110) feet; and

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- c. Lots backing on educational institutions, recreation areas, churches, railroad rights-of-way and canals or drainage ditches shall have a minimum depth of one hundred twenty-five (125) feet.
- C. Yards - The "Yard" provisions of the RD 5,000 Zone, Section 42.005, C., shall apply except that the required front yard and rear yard shall not be less than twenty-five (25) feet in depth.
- D. Building Heights - The "Building Height" provisions of the RD 5,000 Zone, Section 42.005, D., shall apply.
- E. Distance between buildings - The "Distance between buildings" provisions of the RD 5,000 Zone, Section 42.005, E., shall apply.
- F. Fences, hedges and walls - The "Fences, hedges and walls" provisions of the RD 5,000 Zone, Section 42.005, F., shall apply.
- G. Signs - The "Signs" provisions of the RD 5,000 Zone, Section 42.005, G., shall apply.
- H. Access - The "Access" provisions of the RD 5,000 Zone Section 42.005, H., shall apply.
- I. Off-street parking - The "Off-street parking" provisions of the RD 5,000 Zone, Section 42.005, I., shall apply.

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ARTICLE 45 - RD 8,000 ZONE (RESIDENTIAL SINGLE FAMILY)

SECTION 45.001 - INTENT

This zone is intended to provide for single family dwellings, not more than one permitted on any lot to insure an environment conducive to single family residential living. Additional uses necessary and incidental to a single family residential dwelling are also permitted.

SECTION 45.002 - PRINCIPAL USES

Buildings, structures and lands shall be used and structures shall hereafter be erected, altered or enlarged only for the following uses, plus such other uses as the Board of County Commissioners, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Those uses permitted in the RD 5,000 Zone contained in Section 42.002

SECTION 45.003 - USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT

The following uses may be permitted subject to a conditional use permit as provided for in Section 114.001:

Those uses permitted in the RD 5,000 Zone contained in Section 42.003

SECTION 45.004 - USES EXPRESSLY PROHIBITED

The following uses shall be expressly prohibited:

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Those uses prohibited in the RD 5,000 Zone  
contained in Section 42.004

SECTION 45.005 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land and buildings except that any lot held under separate ownership or of record on the effective date of this Ordinance which is substandard in area or dimensions, may be used subject to all other standards:

- A. Lot area - Each lot shall have a minimum area of 8,000 square feet.
- B. Lot dimensions - All lots hereafter created shall comply with the minimum standards and lots now held under separate ownership or of record may not be reduced to below the following standards:
  1. Width
    - a. Interior lots shall have a minimum width of seventy (70) feet;
    - b. Corner lots shall have a minimum width of seventy-five (75) feet;
    - c. Reverse corner lots shall have a minimum width of eighty (80) feet; and
    - d. Lots siding major or secondary arterials, educational institutions, recreation areas, churches, railroad rights-of-way and canals or irrigation ditches shall have a minimum width of ninety (90) feet.
  2. Depth
    - a. Lots facing on a local street or access road shall have a minimum depth of one hundred (100) feet;
    - b. Lots facing or backing on major or secondary arterials shall have a minimum depth of one hundred ten (110) feet; and

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- c. Lots backing on educational institutions, recreation areas, churches, railroad rights-of-way and canals or drainage ditches shall have a minimum depth of one hundred twenty-five (125) feet.
- C. Yards - The "Yard" provisions of the RD 5,000 Zone, Section 42.005, C., shall apply except that the required front yard and rear yard shall not be less than twenty-five (25) feet in depth.
- D. Building heights - The Building Height provisions of the RD 5,000 Zone, Section 42.005, D., shall apply.
- E. Distance between buildings - The distance between buildings provisions of the RD 5,000 Zone, Section 42.005, E., shall apply.
- F. Fences, hedges and walls - The "Fences, hedges and walls" provisions of the RD 5,000 Zone, Section 42.005, F., shall apply.
- G. Signs - The "Signs" provisions of the RD 5,000 Zone, Section 42.005, G., shall apply.
- H. Access - The "Access" provisions of the RD 5,000 Zone, Section 42.005, H., shall apply.
- I. Off-street parking - The "Off-street parking" provisions of the RD 5,000 Zone, Section 42.005, I., shall apply.

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ARTICLE 46 - RD 10,000 ZONE (RESIDENTIAL SINGLE FAMILY)

SECTION 46.001 - INTENT

This zone is intended to provide for single family dwellings, not more than one permitted on any lot to insure an environment conducive to single family residential living. Additional uses necessary and incidental to a single family residential dwelling are also permitted.

SECTION 46.002 - PRINCIPAL USES

Buildings, structures and lands shall be used and structures shall hereafter be erected, altered or enlarged only for the following uses, plus such other uses as the Board of County Commissioners, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare.

Those uses permitted in the RD 5,000 Zone contained in Section 42.002

SECTION 46.003 - USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT

The following uses may be permitted subject to a conditional use permit as provided for in Section 114.001:

Churches

Day Nurseries, nursery schools, boarding of children provided that such shall be in accordance with applicable state and local laws

Educational institutions

Flood control facilities and irrigation projects

Golf courses

Home occupation

Keeping of horses, sheep, goats, cattle and similar animals within a pen or corral subject to the following conditions: (1) The lot area is not less than 20,000 square feet; (2) There shall be not more than two (2) such animals on any one lot.

Keeping of poultry, fowl, rabbits, chinchilla, and the like subject to the following conditions: (1) The lot area is not less than 20,000 square feet; (2) There shall be not more than 10 kept per lot.

Mobile home dwelling

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Parks, playgrounds or community centers  
Public utility facilities  
Raising of crops, including field, bush, berry and  
the like, so long as such are grown for consump-  
tion by occupants of property  
Sewage treatment plants  
Temporary carnivals and bazaars in conjunction with  
churches, educational institutions or service  
clubs

SECTION 46.004 - USES EXPRESSLY PROHIBITED

The following uses shall be expressly prohibited:

Those uses prohibited in the RD 5,000 Zone contained  
in Section 42.004

SECTION 46.005 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to  
all land and buildings except that any lot held under separate  
ownership or of record on the effective date of this Ordinance  
which is substandard in area or dimensions, may be used subject  
to all other standards:

- A. Lot area - Each lot shall have a minimum area  
of 10,000 square feet.
- B. Lot dimensions - All lots hereafter created  
shall comply with the minimum standards and  
lots now held under separate ownership or of  
record may not be reduced to below the following  
standards:
  1. Width
    - a. Interior lots shall have a minimum  
width of eighty (80) feet;
    - b. Corner lots shall have a minimum width  
of eighty-five (85) feet;
    - c. Reverse corner lots shall have a mini-  
mum width of ninety (90) feet; and

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- d. Lots siding major or secondary arterials, educational institutions, recreation areas, churches, railroad rights-of-way and canals or irrigation ditches shall have a minimum width of one hundred (100) feet.

## 2. Depth

- a. Lots facing on a local street or access road shall have a minimum depth of one hundred ten (110) feet;
  - b. Lots facing or backing on major or secondary arterials shall have a minimum depth of one hundred twenty-five (125) feet; and
  - c. Lots backing on educational institutions, recreation areas, churches, railroad rights-of-way and canals or drainage ditches shall have a minimum depth of one hundred twenty-five (125) feet.
- C. Yards - The "Yard" provisions of the RD 5,000 Zone, Section 42.005, C., shall apply except that the required front yard and rear yard shall be not less than twenty-five (25) feet and in the case of a corner lot the required side yard shall be not less than fifteen (15) feet.
- D. Building Heights - The "Building Height" provisions of the RD 5,000 Zone, Section 42.005, D., shall apply.
- E. Distance between buildings - The minimum distance between accessory and main buildings shall be not less than six (6) feet. The minimum distance between accessory buildings shall be not less than six (6) feet unless said buildings have a common or party wall.

No stable, barn, pen or corral shall be located within fifty (50) feet of any dwelling or other building used for human habitation and shall not be closer than ten (10) feet to a property line abutting a street or highway.

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F. Fences, hedges and walls - The "Fences, hedges and walls" provisions of the RD 5,000 Zone, Section 42.005, F., shall apply.

G. Signs - The "Signs" provisions of the RD 5,000 Zone, Section 42.005, G., shall apply.

H. Access - The "Access" provisions of the RD 5,000 Zone, Section 42.005, H., shall apply.

I. Off-street parking - The "Off-street parking" provisions of the RD 5,000 Zone, Section 42.005, I., shall apply.

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ARTICLE 47 - RD 20,000 ZONE (RESIDENTIAL SINGLE FAMILY ZONE)

SECTION 47.001 - INTENT

This zone is intended to provide for single family dwellings, not more than one permitted on any lot to insure an environment conducive to single family residential living. Additional uses necessary and incidental to a single family residential dwelling are also permitted.

SECTION 47.002 - PRINCIPAL USES

Buildings, structures and lands shall be used and structures shall hereafter be erected, altered or enlarged only for the following uses, plus such other uses as the Board of County Commissioners, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare;

Those uses permitted in the RD 5,000 Zone contained in Section 42.002

SECTION 47.003 - USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT

The following uses may be permitted subject to a conditional use permit as provided for in Section 114.001:

Those uses permitted in the RD 10,000 Zone contained in Section 46.003

SECTION 47.004 - USES EXPRESSLY PROHIBITED

The following uses shall be expressly prohibited:

Those uses prohibited in the RD 5,000 Zone contained in Section 42.004

SECTION 47.005 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land and buildings except that any lot held under separate ownership or of record on the effective date of this Ordinance, which is substandard in area or dimensions, may be used subject to all other standards;

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- A. Lot area - Each lot shall have a minimum of 20,000 square feet.
- B. Lot dimensions - All lots hereafter created shall comply with the minimum standards and lots now held under separate ownership or of record may not be reduced to below the following standards:
1. Width
    - a. Interior lots shall have a minimum width of one hundred (100) feet;
    - b. Corner lots shall have a minimum width of one hundred ten (110) feet;
    - c. Reverse corner lots shall have a minimum width of one hundred fifteen (115) feet; and
    - d. Lots siding major or secondary arterials, educational institutions, recreation areas, churches, railroad rights-of-way and canals or irrigation ditches shall have a minimum width of one hundred (100) feet.
  2. Depth
    - a. Lots facing on a local street or access road shall have a minimum depth of one hundred twenty (120) feet;
    - b. Lots facing or backing on major or secondary arterials shall have a minimum depth of one hundred twenty-five (125) feet; and
    - c. Lots backing on educational institutions, recreation areas, churches, railroad rights-of-way and canals or irrigation ditches shall have a minimum depth of one hundred twenty-five (125) feet.
- C. Yards - The "Yard" provisions of the RD 5,000 Zone, Section 42.005, C., shall apply except that the required front yard and rear yard shall be not less than twenty-five (25) feet and in the case of a corner lot the required side yard shall be not less than fifteen (15) feet.

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- D. Building heights - The "Building heights" provisions of the RD 5,000 Zone, Section 42.005, D., shall apply.
- E. Distance between buildings - The "Distance between buildings" provisions of the RD 5,000 Zone, Section 42.005, E., shall apply.
- F. Fences, hedges and walls - The "Fences, hedges and walls" provisions of the RD 5,000 Zone, Section 42.005, F., shall apply.
- G. Signs - The "Signs" provisions of the RD 5,000 Zone, Section 42.005, G., shall apply.
- H. Access - The "Access" provisions of the RD 5,000 Zone, Section 42.005, H., shall apply.
- I. Off-street parking - The "Off-street parking" provisions of the RD 5,000 Zone, Section 42.005, I., shall apply.

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ARTICLE 48 - RD 40,000 ZONE (RESIDENTIAL SINGLE FAMILY ZONE)

SECTION 48.001 - INTENT

This zone is intended to provide for single family dwellings, not more than one permitted on any lot to insure an environment conducive to single family residential living. Additional uses necessary and incidental to a single family residential dwelling are also permitted.

SECTION 48.002 - PRINCIPAL USES

Buildings, structures and lands shall be used and structures shall hereafter be erected, altered or enlarged only for the following uses, plus such other uses as the Board of County Commissioners, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Those uses permitted in the RD 5,000 Zone contained in Section 42.002

SECTION 48.003 - USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT

The following uses may be permitted subject to a conditional use permit as provided for in Section 114.001:

Those uses permitted in the RD 10,000 Zone contained in Section 46.003

SECTION 48.004 - USES EXPRESSLY PROHIBITED

The following uses shall be expressly prohibited:

Those uses prohibited in the RD 5,000 Zone contained in Section 42.004

SECTION 48.005 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land and buildings except that any lot held under separate ownership or of record on the effective date of this Ordinance

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which is substandard in area or dimensions, may be used subject to all other standards:

- A. Lot area - Each lot shall have a minimum area of 40,000 square feet.
- B. Lot dimensions - All lots hereafter created shall comply with the minimum standards and lots now held under separate ownership or of record and may not be reduced to below the following standards:

1. Width

- a. Interior lots shall have a minimum width of one hundred ten (110) feet;
- b. Corner lots shall have a minimum width of one hundred twenty (120) feet;
- c. Reverse corner lots shall have a minimum width of one hundred twenty-five (125) feet; and
- d. Lots siding major or secondary arterials, educational institutions, recreation areas, churches, railroad rights-of-way and canals or irrigation ditches shall have a minimum width of one hundred ten (110) feet.

2. Depth

- a. Lots facing on a local street or access road shall have a minimum depth of one hundred twenty-five (125) feet;
- b. Lots facing or backing on major or secondary arterials shall have a minimum depth of one hundred thirty (130) feet; and
- c. Lots backing on educational institutions, recreation areas, churches, railroad rights-of-way and canals or drainage ditches shall have a minimum depth of one hundred thirty (130) feet.

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- C. Yards - The "Yards" provisions of the RD 10,000 Zone, Section 46.005, C., shall apply.
- D. Building height - The "Building height" provisions of the RD 5,000 Zone, Section 42.005, D., shall apply.
- E. Distance between buildings - The "Distance between buildings" provisions of the RD 10,000 Zone, Section 46.005, E., shall apply.
- F. Fences, hedges and walls - The "Fences, hedges and walls" provisions of the RD 5,000 Zone, Section 42.005, F., shall apply.
- G. Signs - The "Signs" provisions of the RD 5,000 Zone, Section 42.005, G., shall apply.
- H. Access - The "Access" provision of the RD 5,000 Zone, Section 42.005, H., shall apply.
- I. Off-street parking - The "Off-street parking" provisions of the RD 5,000 Zone, Section 42.005, I., shall apply.

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CHAPTER 5

ARTICLE 50 - MULTIPLE FAMILY RESIDENTIAL ZONES

SECTION 50.001 - DESIGNATION OF MULTIPLE FAMILY RESIDENTIAL ZONES

As used in this Ordinance, multiple family residential zones include the following:

RD 3,000	Multiple Family Residential Zone
RD 1,500	Multiple Family Residential Zone
RD 500	Multiple Family Residential Zone
MHP	Mobile Home Park Zone

SECTION 50.002 - PURPOSE

The multiple family residential zones are intended to provide for low, medium and high density multiple family residential development in urban areas where low to high population concentrations are desirable. The zones include those uses that are determined appropriate to the multiple family environ and serve the convenient needs thereof.

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ARTICLE 51 - RD 3,000 ZONE (RESIDENTIAL MULTIPLE FAMILY ZONE)

SECTION 51.001 - INTENT

This zone is intended to provide for low density multiple family living allowing one dwelling unit for each 3,000 square feet of lot area in urban areas where low concentrations of population is desirable and the related needs are available. Additional uses necessary and incidental to multiple family residential dwelling units are also permitted.

SECTION 51.002 - PRINCIPAL USES

Buildings, structures and lands shall be used and structures shall hereafter be erected, altered or enlarged only for the following uses, plus such other uses as the Board of County Commissioners, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Accessory buildings and appurtenances normally required in conjunction with the conduct of a permitted use

Multiple dwellings, including apartment houses, rooming and boarding houses and similar multiple residential facilities however, commercial housing facilities reserved for transients

Parks, playgrounds or community centers owned and operated by a governmental agency

Single family dwellings

SECTION 51.003 - USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT

The following uses may be permitted subject to a conditional use permit as provided for in Section 114.001:

Churches  
Day nurseries, nursery schools, boarding of children provided that such shall be in accordance with applicable state and local laws

Educational institutions

Golf courses

Home for the aged

Libraries

Mobile home dwelling

Nursing homes

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- Public utility facilities
- Recreational facilities such as community recreation rooms, and community outdoor game areas, so long as such are restricted to occupants of permitted multiple family dwellings
- Temporary carnivals and bazaars in conjunction with churches, educational institutions or service clubs

SECTION 51.004 - USES EXPRESSLY PROHIBITED

The following uses shall be expressly prohibited:

- Agricultural, commercial and industrial, unless otherwise provided for herein.

SECTION 51.005 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land and buildings except that any lot held under separate ownership or of record on the effective date of this Ordinance which is substandard in area or dimensions, may be used subject to all other standards:

- A. Lot area - Each lot shall have a minimum area of 9,000 square feet.
- B. Lot dimensions - All lots hereafter created shall comply with the minimum standards and lots now held under separate ownership or of record may not be reduced to below the following standards:
  - 1. Width
    - a. Interior lots shall have a minimum width of eighty-five (85) feet;
    - b. Corner lots shall have a minimum width of one hundred (100) feet;
    - c. Reverse corner lots shall have a minimum width of one hundred five (105) feet; and
    - d. Lots siding major or secondary arterials, educational institutions, recreation areas,

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churches, railroad rights-of-way and canals or irrigation ditches shall have a minimum width of one hundred twenty-five (125) feet.

## 2. Depth

- a. Lots facing on a local street or access road shall have a minimum depth of one hundred (100) feet;
- b. Lots facing or backing on major or secondary arterials shall have a minimum depth of one hundred twenty-five (125) feet; and
- c. Lots backing on educational institutions, recreation areas, churches, railroad rights-of-way and canals or drainage ditches shall have a minimum depth of one hundred twenty-five (125) feet.

## C. Yards

1. Front yard - Each lot shall have a front yard of not less than twenty-five (25) feet extending the full width of the lot except for permitted architectural projections.

Where lots comprising of fifty (50) percent or more of the block frontage are developed with a front yard of in excess or less than the depth required herein, the average of such existing front yards shall establish the front yard of the remaining lots in the block frontage; however, in no case shall such front yard be less than fifteen (15) feet and existing front yards of more than forty (40) shall be determined as forty (40) feet in depth.

2. Side yard - Each lot shall have a side yard of not less than ten (10) feet except as follows:

- a. Corner lots shall have a minimum side yard of not less than fifteen (15) feet. No accessory buildings shall be located in said required side yard abutting a street.

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- b. Reverse corner lots shall have a minimum side yard abutting the street of not less than twenty-five (25) feet. No accessory buildings shall be located in said required side yard.
  - c. An accessory building used for garage purposes, whether attached or detached to the main dwelling unit having direct access from a side street shall be located not less than twenty-five (25) feet from a side property line abutting a street.
  - d. An accessory building used for garage purposes whether attached or detached to the main dwelling unit having direct access from a side alley shall be located not less than twenty-five (25) feet from the opposite side of said alley.
  - e. Buildings greater than one story in height shall have side yards increased two and one-half (2-1/2) feet for each story or fraction thereof above the first story.
3. Rear yard - Each lot shall have a rear yard of not less than twenty (20) feet except as follows:
- a. Accessory buildings as herein permitted may be located in the required rear yard; however, an accessory building used for garage purposes having direct vehicular access from an alley shall be located not less than twenty-five (25) feet from the opposite side of the alley.
  - b. An accessory building located in a required rear yard of a reverse corner lot shall be located not less than twenty (20) feet from the side property line abutting a street and not less than five (5) feet from the rear property line.

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4. Permitted projections in required yards:

- a. Architectural features may be located in any required front, side or rear yard so long as they do not project more than four (4) feet into a required yard.
  - b. Open, unenclosed stairways or balconies, porches and stoops may extend or project into the required front yard not more than four (4) feet, the required side yard not more than two (2) feet and the required rear yard not more than four (4) feet.
- D. Building height - No buildings or structure shall have a height greater than thirty-five (35) feet except such height may be increased pursuant to the granting of a Conditional Use Permit as provided in Section 51.003.
- E. Distance between buildings - The minimum distance between accessory and main buildings shall be not less than six (6) feet.

The minimum distance between accessory buildings shall not be less than six (6) feet unless said buildings have a common or party wall.

The minimum distance between main buildings shall be not less than ten (10) feet.

- F. Fences, hedges and walls - Required: Swimming pools shall be entirely enclosed by building or by fences or by walls not less than six (6) feet in height. Any openings into the swimming pool area shall be equipped with a self-closing and self-latching device.

Permitted: Fences, hedges and retaining walls not greater than six (6) feet in height shall be permitted on or within all rear and side property lines on interior and corner lots and not closer than ten (10) feet to the side property line on a reverse corner lot.

No fence, hedge or wall shall be placed to create a visual obstruction to vehicular traffic and the provisions relative to "Corner Cutback Area" Section 103.003 shall apply.

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- G. Signs - A "for rent" or "for sale" sign may be permitted and an identification sign denoting the name of the permitted use so long as such signs do not exceed thirty-six (36) square feet.
- H. Access - Vehicular access shall be provided to all lots from a dedicated street or alley. Vehicular access to lots fronting on major or secondary arterials shall be via an alley or service road.
- I. Off-street parking - Off-street parking shall be provided in accordance with the provisions of Section 109.001.

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ARTICLE 52 - RD 1,500 ZONE (RESIDENTIAL MULTIPLE FAMILY ZONE)

SECTION 52.001 - INTENT

This zone is intended to provide for medium density multiple family living allowing one dwelling unit for each 1,500 square feet of lot area in urban areas where medium concentration of population is desirable and the related needs are available. Additional uses necessary and incidental to multiple family residential dwellings are also permitted.

SECTION 52.002 - PRINCIPAL USES

Buildings, structures and lands shall be used and structures shall hereafter be erected, altered or enlarged only for the following uses, plus such other uses as the Board of County Commissioners, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare.

Accessory buildings and appurtenances normally required in conjunction with the conduct of a permitted use  
Multiple dwellings, including apartment houses, rooming and boarding houses and similar permanent multiple housing facilities excluding, however, commercial housing facilities reserved for transients  
Single family dwellings

SECTION 52.003 - USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT

The following uses may be permitted subject to a conditional use permit as provided for in Section 114.001:

Apartment hotels  
Churches  
Day nurseries, nursery schools, and boarding of children  
Educational institutions  
Fraternity and sorority houses  
Golf courses  
Governmental buildings and facilities  
Homes for the aged  
Hospitals  
Mobile home dwelling

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Nursery schools  
Nursing homes  
Private clubs  
Public utility facilities  
Recreational facilities such as community recreation rooms and community outdoor game areas, so long as such are restricted to and conducted in conjunction with permitted multiple family development.  
Temporary carnivals and bazaars in conjunction with churches, educational institutions or service clubs

SECTION 52.004 - USES EXPRESSLY PROHIBITED

The following uses shall be expressly prohibited:

Agricultural, commercial and industrial, unless otherwise provided for herein

SECTION 52.005 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land and buildings except that any lot held under separate ownership or of record on the effective date of this Ordinance which is substandard in area or dimensions, may be used subject to all other standards:

- A. Lot area - The provisions of the RD 3,000 Zone, Section 51.005, A., shall apply.
- B. Lot dimensions - The provisions of the RD 3,000 Zone, Section 51.005, B., shall apply.
- C. Yards - The provisions of the RD 3,000 Zone, Section 51.005, C., shall apply.
- D. Building heights - The provisions of the RD 3,000 Zone, Section 51.005, D., shall apply.
- E. Distance between buildings - The provisions of the RD 3,000 Zone, Section 51.005, E., shall apply.

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- F. Fences, hedges and walls - The provisions of the RD 3,000 Zone, Section 51.005, F., shall apply.
- G. Signs - The provisions of the RD 3,000 Zone, Section 51.005, G., shall apply.
- H. Access - The provisions of the RD 3,000 Zone, Section 51.005, H., shall apply.
- I. Off-street parking - The provisions of the RD 3,000 Zone, Section 51.005, I., shall apply.

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ARTICLE 53 - RD 500 ZONE (RESIDENTIAL MULTIPLE FAMILY ZONE)

SECTION 53.001 - INTENT

This zone is intended to provide for high density multiple family living allowing one dwelling unit for each 500 square feet of lot area in urban areas where high concentration of population is desirable and the related needs are available. Additional uses necessary and incidental to multiple family residential dwellings are also permitted.

SECTION 53.002 - PRINCIPAL USES

Buildings, structures and lands shall be used and structures shall hereafter be erected, altered or enlarged only for the following uses, plus such other uses as the Board of County Commissioners, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Those uses permitted in the RD 3,000 Zone contained in Section 51.002

SECTION 53.003 - USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT

The following uses may be permitted subject to a conditional use permit as provided for in Section 114.001:

Those uses permitted in the RD 1,500 Zone contained in Section 52.003

SECTION 53.004 - USES EXPRESSLY PROHIBITED

The following uses shall be expressly prohibited:

Those uses prohibited in the RD 3,000 Zone contained in Section 51.004

SECTION 53.005 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land and buildings except that any lot held under separate ownership or of record on the effective date of this Ordinance which is substandard in area or dimensions, may be used subject to all other standards:

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- A. Lot area - The provisions of the RD 3,000 Zone, Section 51.005, A., shall apply.
- B. Lot dimensions - The provisions of the RD 3,000 Zone, Section 51.005, B., shall apply.
- C. Yards - The provisions of the RD 3,000 Zone, Section 51.005, C., shall apply.
- D. Building heights - The provisions of the RD 3,000 Zone, Section 51.005, D., shall apply.
- E. Distance between buildings - The provisions of the RD 3,000 Zone, Section 51.005, E., shall apply.
- F. Fences, hedges and walls - The provisions of the RD 3,000 Zone, Section 51.005, F., shall apply.
- G. Signs - The provisions of the RD 3,000 Zone, Section 51.005, G., shall apply.
- H. Access - The provisions of the RD 3,000 Zone, Section 51.005, H., shall apply.
- I. Off-street parking - The provisions of the RD 3,000 Zone, Section 51.005, I., shall apply.

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ARTICLE 54 - MHP ZONE (MOBILE HOME PARK)

SECTION 54.001 - INTENT

This zone is intended to provide for the creation of mobile home parks on a planned integrated residential basis making them suitable for location in close proximity to other forms of residential land use. Additional uses necessary and incidental to the operation of a mobile home park are also permitted. Mobile home parks, being a form of residential living, should not be allowed as a permitted use in commercial or industrial zones.

SECTION 54.002 - PRINCIPAL USES

Buildings, structures and lands shall be used and structures shall hereafter be erected, altered or enlarged only for the following uses, plus such other uses as the Board of County Commissioners, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

- Accessory buildings and appurtenances normally required in conjunction with the conduct of a permitted use
- Dwelling, one family, reserved for manager of mobile home park
- Mobile home parks
- Recreational facilities reserved for occupants of mobile home parks

SECTION 54.003 - USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT

The following uses may be permitted subject to a conditional use permit as provided for in Section 114.001:

- Public utility facilities
- Sewage treatment plants
- Those retail establishments, restaurants and service centers, such as beauty and barber shops, etc., such services being primarily designed to serve the needs of the residential tenants.

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SECTION 54.004 - USES EXPRESSLY PROHIBITED

The following uses shall be expressly prohibited:

Agricultural, commercial and industrial, unless otherwise provided for herein

SECTION 54.005 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land and buildings except that any lot held under separate ownership or of record on the effective date of this Ordinance which is substandard in area or dimensions, may be used subject to all other standards. In addition, Chapter 446 of Oregon Revised Statutes and any and all amendments thereto which are now or may hereafter be enacted, together with applicable Oregon administrative regulations adopted pursuant thereto, are hereby included and made a part of these provisions:

- A. Lot area - Each mobile home park site shall have a minimum area of not less than two (2) acres with not more than twelve (12) mobile homes on each acre.
- B. Lot dimensions
  - 1. Width - Minimum park width shall be not less than one hundred fifty (150) feet.
  - 2. Depth - Minimum park depth shall be not less than one hundred fifty (150) feet.
- C. Yards
  - 1. Front yard - Each park shall have a front yard of not less than ten (10) feet if abutting a dedicated street. Said yard shall be landscaped and maintained.
  - 2. Side yard - There shall be a side yard of not less than five (5) feet on each side of the park not abutting a street. Said side yard may be used for access or parking; however, shall not be occupied by mobile homes.

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Where a mobile home park sides on a street, there shall be a side yard abutting the street of not less than five (5) feet; however, if the mobile home park side is in the same block frontage with a residential or agricultural zone, the yard shall be the same as that required for said residential or agricultural zone.

Side yards abutting streets shall be landscaped and maintained.

An alley shall be deemed to define a block frontage.

- D. Building heights - No building or structure shall have a height greater than thirty-five (35) feet.
- E. Distance between mobile homes - Each mobile home space shall be large enough to accommodate the mobile home and maintain a minimum of fifteen (15) feet side-to-side and end-to-end between mobile homes, ten (10) feet between a mobile home and a building, five feet (5) between a mobile home and a property line, and ten (10) feet between a mobile home and awning, carport, cabana or ramada of an adjacent space. All spaces to be not less than forty (40) feet wide and sixty-five (65) feet in depth.
- F. Fences, hedges and walls - Required: Swimming pools shall be entirely enclosed by building or by fences or by walls not less than six (6) feet in height. Any openings into the swimming pool area shall be equipped with a self-closing and self-latching device.

Where the MHP Zone abuts any residential zone, a solid masonry wall, fence or hedge, not less than five (5) feet nor more than six (6) feet in height shall be erected on the zone boundary line.

Permitted: Fences, hedges and retaining walls not greater than six (6) feet in height shall be permitted on or within all rear and side property lines on interior and corner lots and not closer

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than ten (10) feet to the side property line on a reverse corner lot.

No fence, hedge or wall shall be placed to create a visual obstruction to vehicular traffic and the provisions relative to "Corner Cutback Area" Section 103.003 shall apply.

- G. Signs - Identification signs which advertise the park shall be permitted, provided they are located on the subject property. Said signs shall not exceed one hundred (100) square feet in area.

Directional signs related to the location of mobile homes and facilities on the premises, provided they are located on the subject property. Said signs shall not exceed ten (10) square feet in area.

"For rent," "for sale," "vacancy" and similar signs, provided they are posted on the subject lot or on a building thereon by the owner or his authorized agent. Said signs shall not exceed six (6) square feet in area and there shall be not more than one (1) such sign for any park.

Name plates, not exceeding one (1) square foot in area.

Signs shall in no way endanger the health and safety by causing distraction to operators of motor vehicles on the streets and highways. Location, lighting and color of signs shall be such as to cause no confusion with public signs or traffic signals.

No blinking, flashing or animated signs visible from any street or highway shall be permitted.

Signs shall not be placed in any required yard area and shall not exceed the height provisions of this zone.

Lighting shall be so arranged as to reflect the light away from adjoining premises.

- H. Access - Primary vehicular access shall be provided to all mobile home parks from a dedicated street and secondary access may be provided from an alley. Vehicular access to lots fronting on major or secondary arterials shall be subject to the approval of the County Engineer.

There shall be an accessway of not less than thirty (30) feet in width from the street or alley to each trailer space, said way to be for both pedestrian and vehicular access with not less than twenty-five (25) feet reserved for vehicular access and not less than five (5) feet reserved for pedestrian walkways. Said five-foot pedestrian walkways may be provided by two and one-half (2-1/2)-foot walkways on either side of the vehicular way. No parking shall be permitted in the required accessway.

- I. Off-street parking shall be provided within the park for at least two automobiles for each mobile home. Said parking may include a vehicle parked in a garage or carport and one parked in the driveway of said garage or carport.

- J. Other conditions

Sewer connection - Each mobile home park shall be connected to a sanitary sewer when such facilities are deemed by the County Health Department to be available. Each mobile home shall have a connection to said sanitary sewer line.

Mobile homes that cannot be connected to a public sanitary sewer line shall be connected to a waste disposal system approved by the County Health Department which shall be maintained in accordance with applicable standards and specifications as a condition to the maintenance of the mobile homes.

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C H A P T E R 6

ARTICLE 60 - COMMERCIAL ZONES

SECTION 60.001 - DESIGNATION OF COMMERCIAL ZONES

As used in this Ordinance, commercial zones shall include the following:

CP	Commercial Administrative Professional Zone
C-1	Commercial Neighborhood
C-2	Commercial Community
C-3	Commercial Regional
C-4	Commercial Central Business District
C-5	Commercial Highway
CA	Commercial Airport
CM	Commercial Manufacturing

SECTION 60.002 - INTENT

The commercial zones are intended to provide areas in which desirable types of businesses may be conducted, services provided, public facilities offered, and such other activities that are incidental and directly related thereto. The various commercial zones are established to fulfill the need for convenient shopping facilities, which range in size and composition from small neighborhood facilities to large regional shopping centers, central business districts, highway related services and activities and commercial and associated manufacturing pursuits. The property development standards are to insure compatibility of such commercial activities to the various surrounding land uses, and thereby alleviate the possibility of any detrimental effect thereto.

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ARTICLE 61 - CP ZONE (COMMERCIAL-ADMINISTRATIVE-PROFESSIONAL)

SECTION 61.001 - INTENT

This zone is intended to provide for the development of commercial administrative professional facilities, as distinguished from retail activities, which with appropriate standards, may be located in close proximity to residential property.

SECTION 61.002 - PRINCIPAL USES

Buildings, structures and lands shall be used and structures shall hereafter be erected, altered or enlarged only for the following uses, plus such other uses as the Board of County Commissioners, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Accessory buildings and appurtenances normally required in conjunction with the conduct of a permitted use

Addressograph services

Administrative or professional offices

Bank and financial institutions

Bill-paying office

Coffee shop

Credit union office

Dental clinic

Insurance brokers, adjusters and agents

Laboratories, biological, medical, dental and x-ray

Law office

Libraries

Off-street parking facilities when operated in conjunction with the permitted use

Notary public

Optometrists

Pediatrician

Pharmacy

Podiatrist

Real estate broker

Restaurant

Tax consulting services

Ticket travel agency

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SECTION 61.003 - USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT

The following uses may be permitted subject to a conditional use permit as provided for in Section 114.001:

- Apartment hotels
- Auditorium
- Barber and beauty shop
- Blueprinting and photocopying shop
- Book and stationery store
- Business college
- Church
- Cigar store
- Clubs, private
- Community social center
- Condominium
- Convalescent hospital
- Emergency Medical clinic
- Employment agency
- Florist
- Gift shop
- Ice cream parlor
- Lodges and meeting halls
- Massage parlors
- Medical equipment, sales, rental and repair
- Medical training school
- Microwave radio and/or television transmitting towers
- Mimeographing and duplicating
- Parking lot, public and private
- Temporary carnivals and bazaars in conjunction with churches, educational institutions or service clubs

SECTION 61.004 - USES EXPRESSLY PROHIBITED

The following uses shall be expressly prohibited:

Agricultural, residential and industrial, unless otherwise provided for herein

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SECTION 61.005 - PROPERTY DEVELOPMENT STANDARDS

The following development standards shall apply to all land and buildings except that any lot held under separate ownership or of record on the effective date of this Ordinance which is substandard in area or dimensions, may be used subject to all other standards.

- A. Lot area - No provisions
- B. Lot dimensions - No provisions
- C. Yards
  - 1. When the CP Zone fronts, sides or rears on a street there shall be a yard abutting the street of not less than ten (10) feet. Said required yards shall be landscaped and maintained.
  - 2. When the CP Zone abuts a residential zone there shall be a yard of not less than twenty-five (25) feet. Said required yard may be used for parking, loading, access or storage of materials, so long as such stored items do not exceed the height of a required wall. A solid masonry wall not less than five (5) feet nor more than six (6) feet in height shall be erected on the zone boundary line.
- D. Building heights - No building or structure shall have a height greater than fifty (50) feet unless otherwise permitted by a conditional use permit.
- E. Distance between buildings - The minimum distance between accessory and main buildings shall be not less than six (6) feet where the latter is used for residential purposes.
- F. Fences, hedges and walls - Required: Fences, hedges and walls shall be placed as required in Section 61.005, C (2).

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1. When abutting a residential or agricultural zone, fences, hedges and walls shall be reduced to not more than three (3) feet in height along the lot line for the depth of the required yard of the adjoining residential or agricultural zoned property.
  2. Swimming pools shall be entirely enclosed by building, fences, hedges or walls not less than six (6) feet in height. Any openings into the swimming pool area shall be equipped with a self-closing and self-latching device.
  3. Permitted: Fences, hedges and/or retaining walls not greater than six (6) feet in height shall be permitted on or within all property lines not abutting a street and on or to the rear of all yard setback lines of yards abutting a street. Fences, hedges and walls shall be reduced to not more than three (3) feet in height in all required yards abutting a street.
- G. Signs - Identification signs indicating the name and nature of the occupancy and/or the name and address of the building shall be permitted, provided they are located on the subject property. Said signs shall not exceed ten (10) square feet in area.

Directional signs related to the location of facilities on the premises, provided they are located on the subject property; said signs shall not exceed ten (10) square feet in area.

"For rent", "for sale", "vacancy" and similar signs, provided they are posted on the subject lot or on a building thereon by the owner or his authorized agent. Said signs shall not exceed six (6) square feet in area and there shall be not more than one (1) such sign for any unit.

Signs shall in no way endanger the health and safety by causing distraction to operators of motor-vehicles on the streets and highways.

Location, lighting, and color of signs shall be such as to cause no confusion with public signs or traffic signals.

No blinking, flashing or animated signs visible from any street or highway shall be permitted.

Signs shall not exceed the height provisions of this zone and shall be so arranged to reflect the light away from adjoining premises.

- H. Access - Vehicular access shall be provided from a dedicated street or alley.
- I. Off-street parking - Off-street parking shall be provided in accordance with the provisions of Section 109.001.

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ARTICLE 62 - C-1 ZONE (COMMERCIAL NEIGHBORHOOD)

SECTION 62.001 - INTENT

This zone is intended to provide for the establishment of a highly restricted commercial facility, to serve the conveniences and needs of the immediate neighborhood and must be architecturally compatible to the residential character and environment of the neighborhood.

SECTION 62.002 - PRINCIPAL USES

Buildings, structures, and lands shall be used and structures shall hereafter be erected, altered or enlarged only for the following uses, plus such other uses as the Board of County Commissioners, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

- Bakery sales
- Barber and beauty shop
- Coffee shop
- Delicatessen
- Drug store or pharmacy
- Florist
- Food stores, including poultry, meat, dairy products, eggs, ice cream, fruits, canned goods, health foods, beer and wine, confectionery and the like, providing all products are sold on the premises and provided there shall be no slaughtering or plucking of meat products on the premises
- Off-street parking facilities when operated in conjunction with the permitted use
- Public utility customer service office

SECTION 62.003 - USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT

The following uses may be permitted subject to a conditional use permit as provided for in Section 114.001:

None

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SECTION 62.004 - USES EXPRESSLY PROHIBITED

The following uses shall be expressly prohibited:

Agricultural, residential and industrial, unless otherwise provided for herein

SECTION 62.005 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land and buildings except that any lot held under separate ownership or of record on the effective date of this Ordinance which is substandard in area or dimensions, may be used subject to all other standards.

- A. Lot area may be determined in conformance with the Comprehensive Land Use Plan, and if not specified therein, shall be determined by the Planning Commission after careful study of the needs of the local area.
- B. Lot dimensions
  1. Width - Minimum lot width shall be not less than one hundred (100) feet.
  2. Depth - Minimum lot depth shall be not less than one hundred fifty (150) feet.
- C. Yards
  1. When the C-1 Zone fronts, sides or rears on a street there shall be a yard abutting the street of not less than twenty (20) feet. Said required yards shall be landscaped and maintained.
  2. When the C-1 Zone abuts a residential or agricultural zone there shall be a yard of not less than twenty-five (25) feet, except when such residential or agricultural land is used as a park, the yard may be reduced to ten (10) feet. Said required yard may be used for parking, loading, access or storage of materials, so long as such stored items do

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not exceed the height of a required wall.  
A solid masonry wall not less than five (5)  
feet nor more than six (6) feet in height  
shall be erected on the zone boundary line.

- D. Building heights - No building or structure shall have a height greater than twenty (20) feet unless otherwise permitted by a conditional use permit.
- E. Distance between buildings - No provisions.
- F. Fences, hedges and walls - Fences, hedges and walls shall be placed as required in Section 62.005, C., (2), and as required or permitted in the CP Zone, Section 61.005, F.
- G. Signs - Identification signs indicating the name and nature of any occupancy and/or the name and address of the building shall be permitted, provided they are located on the subject property. Said signs shall not exceed eighty (80) square feet in area.  
  
The provisions of Section 61.005, G., shall apply in the case of other signs.
- H. Access - The provisions of the CP Zone, Section 61.005, H., shall apply.
- I. Off-street parking - Off-street parking shall be provided in accordance with the provisions of Section 109.001.

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ARTICLE 63 - C-2 ZONE (COMMERCIAL COMMUNITY ZONE)

SECTION 63.001 - INTENT

This zone is intended to provide for the establishment of commercial facilities to serve the needs of community neighborhoods containing markets, service shops and variety, hardware, drug stores and the like.

SECTION 63.002 - PRINCIPAL USES

Buildings, structures and lands shall be used and structures shall hereafter be erected, altered or enlarged only for the following uses, plus such other uses as the Board of County Commissioners, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Any use permitted within the C-1 Zone as contained in Section 62.002

Accessory buildings and appurtenances normally required in conjunction with the conduct of a permitted use

Addressograph services

Administrative or professional offices

Antique home furnishings

Appliance sales and service

Art shop

Bakery

Bank and financial institutions

Bicycle sales and service

Bill-paying office

Book and stationery store

Cafe

Carpet and rug sales and repair

Cigar store

Cleaners

Clothing and wearing apparel

Confectionery shop

Cosmetic shop

Craft shop

Credit union office

Dairy products, sales

Day nursery

Electrical appliance sales, rental, service

Employment agency, private

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Fix-it shop  
Food store  
Frozen food locker  
Fruit store  
Furniture cleaning  
Furniture sales  
Furriers  
Garden supply and tools  
Gift shop  
Haberdashery  
Hardware  
Health food store  
Hobby shop and supply  
Ice cream parlor  
Jewelry sales and repair  
Laundry or dry cleaning  
Libraries  
Linoleum stores  
Liquor, off-sale  
Locksmith  
Luggage shop  
Mail-order house  
Maternity shop  
Meat market  
Medical equipment, sales, rental and repair  
Millinery shop  
Mimeographing and duplicating  
Music instructions  
Music shop  
Newsstand  
Notary public  
Office furniture, machine sales, rental and repair  
Office supply store  
Optometrists  
Orthopedic equipment, sales, rental and service  
Pawnshop  
Pet shop and food store  
Pharmacy  
Phonographic supplies  
Photocopying  
Photographer's studio  
Photography supplies  
Piano sales, rental and service  
Picture framing  
Paint and wallpaper sales

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Plant nursery  
Playground equipment, sales, rental and service  
Post office  
Reading room  
Real estate broker  
Redemption center  
Reducing salon  
Restaurant  
Sewing machine sales, rental and service  
Shoe sales and repair  
Soda fountain  
Sporting goods and equipment sales, rentals  
Stationery store  
Stenographers, public  
Tailor  
Tax consulting services  
Telegraph office  
Thrift shop  
Ticket travel agency  
Toiletries  
Toy store  
Vacuum cleaner sales, rentals  
Variety store  
Western store  
Yardage shops  
Yarn shop  
Upholstery shop

SECTION 63.003 - USES PERMITTED SUBJECT TO CONDITIONAL USE  
PERMIT

The following uses may be permitted subject to a conditional use permit as provided for in Section 114.001:

Any uses permitted within the C-1 Zone  
Administrative or professional offices  
Auto service station  
Billiard parlor  
Bowling alley  
Business colleges  
Cocktail lounges  
Dancing academy  
Dancing, public  
Fire station  
Liquor, on-sale  
Massage parlors  
Mechanical auto wash  
Temporary carnivals and bazaars

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SECTION 63.004 - USES EXPRESSLY PROHIBITED

The following uses shall be expressly prohibited:

Agricultural, residences not in conjunction with a permitted use, and industrial, unless otherwise provided for herein

SECTION 63.005 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land and buildings except that any lot held under separate ownership or of record on the effective date of this Ordinance which is substandard in area or dimensions, may be used subject to all other standards:

- A. Lot area may be determined in conformance with the Comprehensive Land Use Plan, and if not specified therein, shall be determined by the Planning Commission after careful study of the needs of the local area.
- B. Lot dimensions
  1. Width - No provisions
  2. Depth - No provisions
- C. Yards
  1. Where the C-2 Zone fronts, sides or rears on a major or secondary arterial, which is the boundary between the C-2 Zone and any manufacturing or other commercial zone, there shall be a yard abutting the highway of not less than ten (10) feet. Said required yard may be landscaped or used for parking; however, shall not be used for loading or storage.
  2. Where the C-2 Zone fronts, sides or rears on a local street which is the boundary between the C-2 Zone and any manufacturing or other commercial zone, there shall be a yard abutting the street of not less than ten (10) feet. Said

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required yard may be landscaped or used for parking; however, shall not be used for loading or storage.

3. Where the C-2 Zone fronts, sides or rears on a major or secondary arterial, which is the boundary between the C-2 Zone and any residential or agricultural zone, there shall be a yard abutting the highway of not less than twenty-five (25) feet. Said required yard may be landscaped or used for parking; however, shall not be used for loading or storage.
4. Where the C-2 Zone fronts, sides or rears on a local street which is the boundary between the C-2 Zone and any residential or agricultural zone there shall be a yard abutting the street of not less than twenty-five (25) feet. Said required yard shall be landscaped and maintained.
5. Where the C-2 Zone sides or rears on an alley which is the boundary between the C-2 Zone and any residential or agricultural zone, there shall be a yard abutting the alley of not less than seventy (70) feet measured from the side of the alley opposite the C-2 property.

The required yard may be used for parking or storage provided the items are not stacked higher than the required yard. Single objects, each having a height greater than six (6) feet, shall not be stored in said required yard.

A solid masonry wall not less than five (5) nor more than six (6) feet in height shall be erected on the property line abutting the alley except where the alley is used for access for servicing.

6. Where the C-2 Zone sides or rears on a railroad right-of-way which is the boundary between the C-2 Zone and any residential or agricultural zone, there shall be a yard of not less than

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fifty (50) feet, measured from the opposite side of the railroad right-of-way, except, however, in no case shall said yard be less than twenty (20) feet in depth measured from the property line which is a common line between the railroad right-of-way and the C-2 Zone property.

Said required yard may be used for parking, loading or storage provided items are not stacked higher than six (6) feet. Single objects, each having a height greater than six (6) feet, shall not be stored on said required yard. A railroad loading dock shall be the only structure permitted in the required yard abutting the railroad right-of-way.

7. Where the C-2 Zone sides or rears on an irrigation ditch or drainage channel right-of-way which is the boundary between the C-2 Zone and any residential or agricultural zone, there shall be a yard of not less than seventy (70) feet measured from the opposite side of the ditch or channel right-of-way, except, however, in no case shall said yard be less than twenty (20) feet in depth measured from the property line which is a common line between the ditch or channel right-of-way and the C-2 Zone property.

Said required yard may be used for parking, loading, or storage providing items are not stacked higher than six (6) feet. Single objects, each having a height greater than six (6) feet, shall not be stored on said required yard.

8. Where the C-2 Zone sides or rears directly on a residential or agricultural zone with no street, highway, alley, irrigation ditch, drainage channel right-of-way, or railroad right-of-way, there shall be a yard of not less than seventy (70) feet. Said required yard may be used for parking or storage provided items are not stored higher than the required wall. Single objects, each

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having a height greater than six (6) feet, shall not be stored on said required yard.

A solid masonry wall not less than five (5), nor more than six (6) feet in height, shall be erected on the zone boundary line.

9. Where the C-2 Zone fronts directly on a street which is the boundary with the public park, there shall be a yard abutting the street of not less than twenty-five (25) feet. Said required yard shall be landscaped and maintained.

When the C-2 Zone sides or rears on a public park or sides or rears on a major or secondary arterial, local street, alley, railroad right-of-way, or irrigation ditch, drainage channel right-of-way which is the boundary with the public park, no yard shall be required.

A solid masonry wall not less than five (5), nor more than six (6) feet in height, shall be erected on the side or rear property line when the C-2 Zone sides or rears directly on a public park.

- D. Building heights - No building or structure shall have a height greater than thirty-five (35) feet unless otherwise permitted by a conditional use permit.

- E. Distance between buildings - No provisions.

- F. Fences, hedges and walls - Fences, hedges and walls shall be placed as required in Section 63.005, C., (5), (8), and (9).

1. When abutting a residential or agricultural zone, fences, hedges and walls shall be reduced to not more than three (3) feet in height along the lot line for the depth of the required yard of the adjoining residential or agricultural zoned property.

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2. Swimming pools shall be entirely enclosed by building, fences, hedges or walls not less than six (6) feet in height. Any openings into the swimming pool area shall be equipped with a self-closing and self-latching device.
3. Permitted: Fences, hedges and/or retaining walls not greater than six (6) feet in height shall be permitted on or within all property lines not abutting a street and on or to the rear of all yard setback lines of yards abutting a street. Fences, hedges and walls shall be reduced to not more than three (3) feet in height in all required yards abutting a street.

- G. Signs - Identification signs indicating the name and nature of any occupancy and/or the name and address of the building shall be permitted, provided they are located on the subject property. Said signs shall not exceed three hundred (300) square feet in area.

Directional signs, related to the location of facilities on the premises, provided they are located on the subject property. Said signs shall not exceed twenty (20) square feet in area.

Name plates, not exceeding three (3) square feet in area.

The provisions of Section 61.005, G., shall apply in the case of other signs.

- H. Access - The provisions of the CP Zone, Section 61.005, H., shall apply.
- I. Off-street parking - Off-street parking shall be provided in accordance with the provisions of Section 109.001.

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ARTICLE 64 - C-3 ZONE (COMMERCIAL REGIONAL)

SECTION 64.001 - INTENT

This zone is intended to provide for the establishment of commercial facilities to serve the needs of large regional areas offering a variety of general merchandise and all personal services.

SECTION 64.002 - PRINCIPAL USES

Buildings, structures and lands shall be used and structures shall hereafter be erected, altered or enlarged only for the following uses, plus such other uses as the Board of County Commissioners, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Any use permitted within the C-2 Zone as contained in Section 63.002

Accessory buildings and appurtenances normally required in conjunction with the conduct of a permitted use

Administrative or professional offices

Advertising agencies

Art gallery

Auto parts sales, new

Auto rental

Auto service station

Awning sales

Department store

Discount house

Insurance brokers, adjusters and agents

Interior decorating shop

Law office

Stock exchange and brokers

Tire sales, new

SECTION 64.003 - USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT

The following uses may be permitted subject to a conditional use permit as provided for in Section 114.001:

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Any uses permitted within the C-2 Zone as contained  
in Section 63.003

Auto repair garage

Bath, turkish, etc.

Billiard parlor

Clubs and lodges

Drive-in food dispenser

Drive-in restaurant

Model home

Nursery, plant

Microwave radio and/or television stations and  
transmitting towers, commercial

Mortuary

Museum

Outdoor advertising

Public utility substation and/or transfer station

Taxidermist

Temporary carnivals and bazaars in conjunction with  
churches, educational institutions or service  
clubs

Theater, theatrical and motion picture

#### SECTION 64.004 - USES EXPRESSLY PROHIBITED

The following uses shall be expressly prohibited:

Agricultural, residential and industrial, unless  
otherwise provided for herein

#### SECTION 64.005 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to  
all land and buildings except that any lot held under separate  
ownership or of record on the effective date of this Ordinance  
which is substandard in area or dimensions, may be used subject  
to all other standards:

- A. Lot area may be determined in conformance with the  
Comprehensive Land Use Plan, and if not specified  
therein, shall be determined by the Planning  
Commission after careful study of the needs of  
the local area.

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B. Lot dimensions

1. Width - No provisions
2. Depth - No provisions

C. Yards

1. Where the C-3 Zone fronts, sides or rears on a major or secondary arterial, which is the boundary between the C-3 Zone and any manufacturing or other commercial zone, there shall be a yard abutting the highway of not less than ten (10) feet. Said required yard may be landscaped or used for parking; however, shall not be used for loading or storage.
2. Where the C-3 Zone fronts, sides or rears on a local street which is the boundary between the C-3 Zone and any manufacturing or other commercial zone, there shall be a yard abutting the street of not less than ten (10) feet. Said required yard may be landscaped or used for parking; however, shall not be used for loading or storage.
3. Where the C-3 Zone fronts, sides or rears on a major or secondary arterial, which is the boundary between the C-3 Zone and any residential or agricultural zone there shall be a yard abutting the highway of not less than fifty (50) feet. Said required yard may be landscaped or used for parking; however, shall not be used for loading or storage.
4. Where the C-3 Zone fronts, sides or rears on a local street, which is the boundary between the C-3 Zone and any residential or agricultural zone, there shall be a yard abutting the street of not less than one hundred (100) feet. The front twenty-five (25) feet adjacent to said street shall be landscaped and maintained. The remainder of said required yard may be used for parking; however, shall not be used for loading or storage.

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5. Where the C-3 Zone sides or rears on an alley which is the boundary between the C-3 Zone and any residential or agricultural zone, there shall be a yard abutting the alley of not less than one hundred (100) feet measured from the side of the alley opposite the C-3 property.

The required yard may be used for parking or storage provided the items are not stacked higher than the required wall. Single objects each having a height greater than six (6) feet shall not be stored in said required yard.

A solid masonry wall not less than five (5) feet, nor more than six (6) feet in height shall be erected on the property line abutting the alley except where the alley is used for access for servicing.

6. Where the C-3 Zone sides or rears on a railroad right-of-way which is the boundary between the C-3 Zone and any residential or agricultural zone, there shall be a yard of not less than fifty (50) feet, measured from the opposite side of the railroad right-of-way, except, however, in no case shall said yard be less than twenty (20) feet in depth measured from the property line which is a common line between the railroad right-of-way and the C-3 Zone property.

Said required yard may be used for parking, loading or storage provided items are not stacked higher than six (6) feet. Single objects, each having a height greater than six (6) feet, shall not be stored on said required yard. A railroad loading dock shall be the only structure permitted in the required yard abutting the railroad right-of-way.

7. Where the C-3 Zone sides or rears on an irrigation ditch or drainage channel right-of-way which is the boundary between the C-3 Zone and any residential or agricultural zone, there shall be a yard of not less than one hundred

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(100) feet measured from the opposite side of the ditch or channel right-of-way, except, however, in no case shall said yard be less than twenty (20) feet in depth measured from the property line which is a common line between the ditch or channel right-of-way and the C-2 Zone property.

Said required yard may be used for parking, loading or storage providing items are not stacked higher than six (6) feet. Single objects, each having a height greater than six (6) feet, shall not be stored on said required yard.

8. Where the C-3 Zone sides or rears directly on a residential or agricultural zone with no street, highway, alley, irrigation ditch, drainage channel right-of-way, there shall be a yard of not less than one hundred (100) feet. Said required yard may be used for parking or storage provided items are not stored higher than the required wall. Single objects, each having a height greater than six (6) feet, shall not be stored on said required yard.

A solid masonry wall not less than five (5) nor more than six (6) feet in height shall be erected on the zone boundary line.

9. Where the C-3 Zone fronts directly on a street which is the boundary with the public park, there shall be a yard abutting the street of not less than twenty-five (25) feet. Said required yard shall be landscaped and maintained.

When the C-3 Zone sides or rears on a public park or sides or rears on a major or secondary arterial, local street, alley, railroad right-of-way, or irrigation ditch, drainage channel right-of-way, which is the boundary with the public park, no yard shall be required.

A solid masonry wall not less than five (5) nor more than six (6) feet in height shall be erected on the side or rear property line when the C-3 Zone sides or rears directly on a public park.

- D. Building height - No building or structure shall have a height greater than fifty (50) feet unless otherwise permitted by a conditional use permit.
- E. Distance between buildings - No provisions.
- F. Fences, hedges and walls - Fences, hedges and walls shall be placed as required in Section 64.005, C., (5), (8) and (9).  
  
The provisions of the C-2 Zone, Section 63.005, F., (1), (2) and (3) shall also apply.
- G. Signs - The provisions of the C-2 Zone, Section 63.005, G., shall apply.
- H. Access - The provisions of the CP Zone, Section 61.005, H., shall apply.
- I. Off-street parking - Off-street parking shall be provided in accordance with the provisions of Section 109.001.

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**ARTICLE 65 - C-4 ZONE (COMMERCIAL CENTRAL BUSINESS DISTRICT)**

**SECTION 65.001 - INTENT**

This zone is intended to provide for the intense commercial activities of the central business district or central trading area of a city.

**SECTION 65.002 - PRINCIPAL USES**

Buildings, structures and lands shall be used and structures shall hereafter be erected, altered or enlarged only for the following uses, plus such other uses as the Board of County Commissioners, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

- Accessory buildings and appurtenances normally required in conjunction with the conduct of a permitted use
- Addressograph services
- Administrative or professional offices
- Advertising agencies
- Antique home furnishings
- Appliance sales and service
- Art gallery
- Art shop
- Artist studio
- Auto parts sales, new
- Auto rental
- Auto repair garage
- Awning sales
- Bank and financial institutions
- Barber and beauty college
- Barber and beauty shop
- Bath, turkish, etc.
- Bicycle sales and service
- Bill-paying office
- Blueprinting and copying shop
- Book and stationery store
- Cafe
- Carpet and rug sales and repair
- Cigar store
- Cleaners

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Clothing and wearing apparel  
Clubs and lodges  
Clubs, private  
Cocktail lounge  
Coffee shop  
Community social center  
Confectionery shop  
Cosmetic shop  
Craft shop  
Credit union office  
Dairy products, sales  
Delicatessen  
Dental clinic  
Department store  
Discount house  
Dispensary  
Electrical appliance, sales, rental, service  
Employment agency, private  
Fire station  
Fix-it shop  
Florist  
Food stores  
Furniture sales  
Furriers  
Garden supply and tools  
Gift shop  
Gunsmith  
Haberdashery  
Hardware  
Health food store  
Hobby shop and supply  
Hotels  
Ice cream parlor  
Import and export sales  
Insurance brokers, adjusters and agents  
Interior decorating shop  
Jewelry sales and repair  
Labor halls  
Laboratories, biological, medical, dental, x-ray  
Laundry or dry cleaning  
Law office  
Libraries  
Linoleum stores  
Liquor, off-sale  
Liquor, on-sale  
Locksmith

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Lodges and meeting halls  
Luggage shop  
Mail order house  
Massage parlors  
Maternity shop  
Medical, dental, therapeutic clinic  
Medical equipment, sales, rental and repair  
Medical training school  
Millinery shop  
Mimeographing and duplicating  
Modeling school  
Museum  
Music instruction  
Music shop  
Newsstand  
Notary public  
Office furniture, machine sale, rental and repair  
Office supply store  
Off-street parking facilities  
Optometrists  
Orthodontic laboratory  
Orthopedic equipment, sales, rental and service  
Paint and wallpaper, sales  
Parking lot, public and private  
Pawnshop  
Pet shop and food store  
Pharmacy  
Phonographic supplies  
Photocopying  
Photographer's studio  
Photography supplies  
Piano sales, rental and service  
Picture framing  
Playground equipment sales, rental and service  
Podiatrist  
Police station  
Post office  
Public utility customer service office  
Radio stations  
Reading rooms  
Real estate broker  
Redemption center  
Reducing salon  
Restaurant  
Sewing machine sales, rental and service

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Shoe sales and repair  
Soda fountain  
Sporting goods and equipment sales, rentals  
Stationery store  
Stenographers, public  
Stock exchange and brokers  
Store fixture store  
Tailor  
Tax consulting services  
Taxi  
Taxidermist  
Telegraph office  
Theater, theatrical and motion picture  
Thrift store  
Ticket store  
Ticket travel agency  
Toiletries  
Toy store  
Vacuum cleaner sales, rentals and service  
Variety store  
Western store  
Yardage shops  
Yarn shop

SECTION 65.003 - USES PERMITTED SUBJECT TO CONDITIONAL USE  
PERMIT

The following uses may be permitted subject to a conditional use permit as provided for in Section 114.001:

Apartment hotels  
Auditoriums  
Auto repair garage  
Billiard parlor  
Bus storage and terminal  
Business colleges  
Condominium  
Dancing academy  
Dance hall  
Dancing, public  
Furniture storage  
Garage, public  
Gunsmith

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Microwave stations  
Mortuary  
Outdoor advertising  
Printing and publishing  
Private clubs  
Public parks  
Public utility substation and/or transfer station  
Schools, business  
Schools, vocational  
Sports arena  
Teen center  
Temporary carnivals and bazaars

SECTION 65.004 - USES EXPRESSLY PROHIBITED

The following uses shall be expressly prohibited:

Agricultural, residential and industrial, unless otherwise provided for herein

SECTION 65.005 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land and buildings except that any lot held under separate ownership or of record on the effective date of this Ordinance which is substandard in area or dimensions, may be used subject to all other standards:

- A. Lot area - No provisions
- B. Lot dimensions
  - 1. Width - No provisions
  - 2. Depth - No provisions
- C. Yards
  - 1. Where the C-4 Zone sides or rears directly on a residential or agricultural zone, there shall be a yard of not less than seventy (70) feet. Said required yard may be used for

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parking or storage provided items are not stored higher than the required wall. Single objects, each having a height greater than six (6) feet, shall not be stored in said required yard.

A solid masonry wall not less than five (5) nor more than six (6) feet in height shall be erected on the zone boundary line.

- D. Building heights - No building or structure shall have a height greater than seventy-five (75) feet unless otherwise permitted by a conditional use permit.
- E. Distance between buildings - No provisions.
- F. Fences, hedges and walls - Fences, hedges and walls shall be placed as required in Section 65.005, C., (1).
- G. Signs - Identification signs indicating the name and nature of any occupancy and/or the name and address of the building shall be permitted, provided they are located on the subject property. Said signs shall not exceed two hundred (200) square feet in area.

Directional signs related to the location of facilities on the premises, provided they are located on the subject property. Said signs shall not exceed twenty (20) square feet in area.

"For rent," "for sale," "vacancy" and similar signs provided they are posted on the subject lot or on a building thereon by the owner or his authorized agent. Said signs shall not exceed twenty (20) square feet in area and there shall be not more than one (1) such sign for each unit development.

The provisions of Section 63.005, G. shall apply in case of other signs.

- H. Access - The provisions of the CP Zone, Section 61.005, H., shall apply.
- I. Off-street parking - Off-street parking shall be provided in accordance with the provisions of Section 109.001.

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ARTICLE 66 - C-5 ZONE (COMMERCIAL HIGHWAY ZONE)

SECTION 66.001 - INTENT

This zone is intended to provide for highway related businesses and services

SECTION 66.002 - PRINCIPAL USES

Buildings, structures and lands shall be used and structures shall hereafter be erected, altered or enlarged only for the following uses, plus such other uses as the Board of County Commissioners, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Accessory buildings and appurtenances normally required in conjunction with the conduct of a permitted use

Auto parts sales, new

Auto rental

Auto repair garage

Auto sales and service

Auto service station

Auto top, glass and upholstery shop

Beauty and barber shop

Body and fender shop

Bowling alley

Building materials

Bus storage and terminal

Cafe

Coffee shop

Drive-in restaurant

Drive-in food dispenser

Emergency medical clinic

Equipment rental

Farm equipment sales, rental and service

Fire station

Fix-it shop

Florist

Food stores

Garage, public

Labor halls

Landscape service

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Laundromat  
Lawnmower sales and service  
Libraries  
Liquor, off sale  
Liquor, on sale  
Lodges and meeting halls  
Maintenance service  
Mechanical auto wash  
Mobile home sales and service  
Motels  
Motor motels  
Motorcycle sales and service  
Motor scooter sales and service  
Offices  
Off-street parking facilities  
Pet shop and food store  
Pharmacy  
Playground equipment sales, rental and service  
Police station  
Post office  
Printing and publishing  
Public utility customer service office  
Radio stations  
Real estate broker  
Repair garage  
Restaurant  
Swimming pool sales and service  
Taxi  
Telegraph office  
Tire sales, new  
Truck rentals  
Trailer, travel, sales, rental and service  
Veterinarian

**SECTION 66.003 - USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT**

The following uses may be permitted subject to a conditional use permit as provided for in Section 114.001:

Agricultural equipment, sales, rental and service  
Church  
Cocktail lounge  
Drive-in theater  
Gunsmith

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Miniature golf course  
Model home  
Outdoor advertising  
Paint booth  
Paint shop  
Public parks  
Public utility substation and/or transfer station  
Skating rink  
Temporary carnivals and bazaars  
Truck repairing.

SECTION 66.004 - USES EXPRESSLY PROHIBITED

The following uses shall be expressly prohibited:

Agricultural, residences not in conjunction with a permitted use and industrial unless otherwise provided for herein

SECTION 66.005 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land and buildings except that any lot held under separate ownership or of record on the effective date of this Ordinance which is substandard in area or dimensions, may be used subject to all other standards:

- A. Lot area - No provisions.
- B. Lot dimensions
  - 1. Width - No provisions.
  - 2. Depth - No provisions.
- C. Yards
  - 1. Where the C-5 Zone fronts, sides or rears on a

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local street, which is the boundary between the C-5 Zone and any residential or agricultural zone there shall be a yard abutting the highway of not less than twenty-five (25) feet. Said required yard shall be landscaped and maintained.

2. Where the C-5 Zone sides or rears on an alley, which is the boundary between the C-5 Zone and any residential or agricultural zone, there shall be a yard abutting the alley of not less than seventy (70) feet located from the side of the alley opposite the C-5 property.

The required yard may be used for parking or storage provided the items are not stacked higher than the required wall. Single objects each having a height greater than six (6) feet shall not be stored in said required yard.

A solid masonry wall not less than five (5) feet nor more than six (6) feet in height shall be erected on the property line abutting the alley except where the alley is used for access for servicing.

3. Where the C-5 Zone sides or rears on a railroad right-of-way which is the boundary between the C-5 Zone and any residential or agricultural zone, there shall be a yard of not less than fifty (50) feet, measured from the opposite side of the railroad right-of-way, except, however, in no case shall said yard be less than twenty (20) feet in depth measured from the property line which is a common line between the railroad right-of-way and the C-5 Zone property.

Said required yard may be used for parking, loading or storage provided items are not stacked higher than six (6) feet. Single objects, each having a height greater than six (6) feet, shall not be stored on said required yard. A railroad loading dock shall be the only structure permitted in the required yard abutting the railroad right-of-way.

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4. Where the C-5 Zone sides or rears on an irrigation ditch or drainage channel right-of-way which is the boundary between the C-5 Zone and any residential or agricultural zone, there shall be a yard of not less than seventy (70) feet measured from the opposite side of the ditch or channel right-of-way, except, however, in no case shall said yard be less than twenty (20) feet in depth measured from the property line, which is a common line between the ditch or channel right-of-way and the C-5 Zone property.

Said required yard may be used for parking, loading, or storage providing items are not stacked higher than six (6) feet. Single objects each having a height greater than six (6) feet shall not be stored on said required yard.

5. Where the C-5 Zone sides or rears directly on a residential or agricultural zone with no street, highway, alley, irrigation ditch, drainage channel right-of-way, or railroad right-of-way, there shall be a yard of not less than seventy (70) feet. Said required yard may be used for parking or storage provided items are not stored higher than the required wall. Single objects each having a height greater than six (6) feet shall not be stored on the said required yard.
6. Where the C-5 Zone fronts directly on a street, which is the boundary with the public park, there shall be a yard abutting the street of not less than twenty-five (25) feet. Said required yard shall be landscaped and maintained.

When the C-5 Zone sides or rears on a public park or sides or rears on a major or secondary arterial, local street, alley, railroad right-of-way, or irrigation ditch, drainage channel right-of-way, which is the boundary with the public park, no yard shall be required.

A solid masonry wall not less than five (5) nor more than six (6) feet in height shall be erected on the side or rear property line when the C-5 Zone sides or rears directly on a public park.

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D. Building heights - No building or structure shall have a height greater than fifty (50) feet unless otherwise permitted by a conditional use permit.

E. Distance between buildings - No provisions.

F. Fences, hedges and walls - Fences, hedges and walls shall be placed as required in Section 66.005, C., (2), (4), (5), and (6).

The provisions of the C-2 Zone, Section 63.005, F., (1), (2) and (3) shall also apply.

G. Signs - The provisions of the C-2 Zone, Section 63.005, G., shall apply.

H. Access - The provisions of the CP Zone, Section 61.005, H. shall apply.

I. Off-street parking - Off-street parking shall be provided in accordance with the provisions of Section 109.001.

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ARTICLE 67 - CA ZONE (COMMERCIAL AIRPORT)

SECTION 67.001 - INTENT

This zone is intended to provide for large commercial and military airport facilities and related commercial and industrial activities, as distinguished from public or private airports, reserved for landing, taking off and servicing of aircraft.

SECTION 67.002 - PRINCIPAL USES

Buildings, structures and lands shall be used and structures shall hereafter be erected, altered or enlarged only for the following uses, plus such other uses as the Board of County Commissioners, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Accessory buildings and appurtenances normally required  
in conjunction with the conduct of a permitted use  
Aerial photography and survey service  
Aircraft sales, rental and service  
Airports  
Auto rental  
Cafe  
Communication equipment buildings  
Dwelling units reserved for manager of airport  
facilities or employees whose employment is  
restricted to direct operation of airport or  
related activities  
Gift shop  
Hangars  
Heliport or helispot  
Newsstand  
Notary public  
Off-street parking facilities  
Post office  
Radio stations  
Restaurants  
Runways  
Stenographers, public  
Taxi  
Telegraph office  
Ticket travel agency

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SECTION 67.003 - USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT

The following uses may be permitted subject to a conditional use permit as provided for in Section 114.001:

Barber and beauty college  
Book and stationery store  
Cocktail lounge  
Dancing, public  
Florist  
Garage, public  
General research  
Hotels  
Manufacturing limited, including processing, assembling, when incidental to and directly related to the conduct of airport facilities  
Mechanical auto wash  
Microwave radio or television stations and transmitting towers, commercial  
Missile tracking station  
Motels  
Museum  
Pharmacy  
Private clubs  
Public utility substation and/or transfer station  
Schools, vocational  
Sewage treatment plant  
Temporary carnivals and bazaars  
Theater  
Truck rentals  
Warehousing

SECTION 67.004 - USES EXPRESSLY PROHIBITED

The following uses shall be expressly prohibited:

Agricultural, residential and industrial, unless otherwise provided for herein

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SECTION 67.005 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land and buildings except that any lot held under separate ownership or of record on the effective date of this Ordinance which is substandard in area or dimensions, may be used subject to all other standards:

- A. Lot area - No provisions
- B. Lot dimensions
  - 1. Width - No provisions
  - 2. Depth - No provisions
- C. Yards
  - 1. Front yard - No provisions
  - 2. Side yard - No provisions
  - 3. Rear yard - No provisions
- D. Building heights - No building or structure shall have a height which penetrates airport approach zone or a height greater than fifty (50) feet unless otherwise permitted by a conditional use permit except that airport approach zone shall not be penetrated by structures.
- E. Distance between buildings - No provisions
- F. Fences, hedges and walls - Fences, hedges and walls shall be provided as may be required to insure necessary security.
- G. Signs - The provisions of C-2 Zone, Section 63.005, G., shall apply.
- H. Access - The provisions of the CP Zone, Section 61.005, H., shall apply.

ARTICLE 68 - CM ZONE (COMMERCIAL MANUFACTURING)

SECTION 68.001 - INTENT

This zone is intended to provide for a compatible range of commercial activities and restricted manufacturing and wholesale facilities generally limiting uses to those essential and incidental to one another.

SECTION 68.002 - PRINCIPAL USES

Buildings, structures and lands shall be used and structures shall hereafter be erected, altered or enlarged only for the following uses, plus such other uses as the Board of County Commissioners, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare.

Accessory buildings and appurtenances normally required in conjunction with the conduct of a permitted use

Addressograph services  
Auto parts sales  
Auto service station  
Auto top, glass and upholstery shop  
Bakery  
Bakery goods distributors  
Blueprint shop  
Boat and other marine sales and service  
Body and fender shop  
Building materials  
Bus storage and terminal  
Cafe  
Catering services  
Cleaners  
Coffee shop  
Communication equipment buildings  
Electronic equipment, manufacturing, assembly and sales  
Equipment rental  
Frozen food locker  
Fire station  
Food stores  
Furniture cleaning  
Furniture sales and service  
Ice plant  
Laboratories, research and testing

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Labor halls  
Laundry and dry cleaning  
Lodges and meeting halls  
Maintenance service  
Mechanical auto wash  
Mimeographing and duplicating  
Mobile home sales and services  
Motor scooter sales and service  
Off-street parking facilities  
Parcel delivery terminal  
Playground equipment sales, rental and service  
Police station  
Printing and publishing  
Repair garage  
Swimming pool sales and service  
Trailer, travel, sales, rental and service  
Upholstery shop  
Wholesaling and warehousing

**SECTION 68.003 - USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT**

The following uses may be permitted subject to a conditional use permit as provided in Section 114.001:

Auction sales not including animals  
Caretaker's residence  
College, vocational  
Lumber yard  
Outdoor advertising  
Paint booth  
Paint shop  
Public utility substation and/or transfer station  
Restaurant  
Sewage treatment plant  
Temporary carnivals and bazaars  
Truck repairing  
Vending machine servicing

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SECTION 68.004 - USES EXPRESSLY PROHIBITED

The following uses shall be expressly prohibited:

Agricultural, residential and industrial, unless otherwise provided for herein

SECTION 68.005 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land and buildings except that any lot held under separate ownership or of record on the effective date of this Ordinance which is substandard in area or dimensions, may be used subject to all other standards:

A. Lot area - No provisions.

B. Lot dimensions

1. Width - No provisions.

2. Depth - No provisions.

C. Yards

1. Where the CM Zone fronts, sides or rears on a local street, which is the boundary between the CM Zone and any residential or agricultural zone, there shall be a yard abutting the highway of not less than twenty-five (25) feet. Said required yard shall be landscaped and maintained.

2. Where the CM Zone sides or rears on an alley, which is the boundary between the CM Zone and any residential or agricultural zone, there shall be a yard abutting the alley of not less than seventy (70) feet located from the side of the alley opposite the CM property.

The required yard may be used for parking or storage provided the items are not stacked higher than the required wall. Single objects each having a height greater than six (6) feet shall not be stored in said required yard.

A solid masonry wall, fence or hedge not less

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than five (5) feet nor more than six (6) feet in height shall be erected on the property line abutting the alley except where the alley is used for access for servicing.

3. Where the CM Zone sides or rears on a railroad right-of-way which is the boundary between the CM Zone and any residential or agricultural zone there shall be a yard of not less than fifty (50) feet, measured from the opposite side of the railroad right-of-way, except, however, in no case shall said yard be less than twenty (20) feet in depth measured from the property line which is a common line between the railroad right-of-way and the CM Zone property.

Said required yard may be used for parking, loading or storage provided items are not stacked higher than six (6) feet. Single objects each having a height greater than six (6) feet shall not be stored on said required yard. A railroad loading dock shall be the only structure permitted in the required yard abutting the railroad right-of-way.

4. Where the CM Zone sides or rears on an irrigation ditch or drainage channel right-of-way which is the boundary between the CM Zone and any residential or agricultural zone there shall be a yard of not less than seventy (70) feet measured from the opposite side of the ditch or channel right-of-way except, however, in no case shall said yard be less than twenty (20) feet in depth measured from the property line, which is a common line between the ditch or channel right-of-way and the CM Zone property.

Said required yard may be used for parking, loading or storage provided items are not stacked higher than six (6) feet. Single objects each having a height greater than six (6) feet shall not be stored on said required yard.

5. Where the CM Zone sides or rears directly on a residential or agricultural zone with no street,

highway, alley, irrigation ditch, drainage channel right-of-way, or railroad right-of-way, there shall be a yard of not less than seventy (70) feet. Said required yard may be used for parking or storage provided items are not stored higher than the required wall. Single objects each having a height greater than six (6) feet shall not be stored on said required yard.

6. Where the CM Zone fronts directly on a street, which is the boundary with the public park, there shall be a yard abutting the street of not less than twenty-five (25) feet. Said required yard shall be landscaped and maintained.

When the CM Zone sides or rears on a public park or sides or rears on a major or secondary arterial, local street, alley, railroad right-of-way, or irrigation ditch, drainage channel right-of-way, which is the boundary with the public park, no yard shall be required.

A solid masonry wall, fence or hedge not less than five (5) feet nor more than six (6) feet in height shall be erected on the side or rear property line when the CM Zone sides or rears directly on a public park.

- D. Building heights - No building or structure shall have a height greater than fifty (50) feet unless otherwise permitted by a conditional use permit.
- E. Distance between buildings - No provisions.
- F. Fences, hedges and walls - Fences, hedges and walls shall be placed as required in Section 68.005, C., (2) and (6).

Fences, hedges and walls or retaining walls not more than six (6) feet in height shall be permitted on or within all property lines not abutting a street and on or to the rear of all yard setback lines of yards abutting the street.

Walls shall be reduced to not more than three (3) feet

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in height, in any required yard abutting a street.

- G. Signs - The provisions of the C-2 Zone, Section 63.005, G., shall apply.
- H. Access - The provisions of the CP Zone, Section 61.005, H., shall apply.
- I. Off-street parking - Off-street parking shall be provided in accordance with the provisions of Section 109.001.

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ARTICLE 70 - MANUFACTURING-INDUSTRIAL ZONES

SECTION 70.001 - DESIGNATION OF MANUFACTURING-INDUSTRIAL ZONES

As used in this Ordinance, Manufacturing-Industrial Zones shall include the following:

- |     |                                      |
|-----|--------------------------------------|
| M-1 | Light manufacturing-industrial zone  |
| M-2 | Medium manufacturing-industrial zone |
| M-3 | Heavy manufacturing-industrial zone  |

SECTION 70.002 - INTENT

The manufacturing-industrial zones are established to provide land area upon which a wide variety and complexity of industrial and manufacturing uses and processes may be performed and function efficiently and homogeneously, including uses and public service facilities required or desirable in an area devoted to manufacturing and industrial purposes.

The property development standards prescribed are designed to assist in the placing of compatible manufacturing and industrial uses within the various areas of the community in such a manner to avoid inconsistent arrangement of land uses.

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ARTICLE 71 - M-1 ZONE (LIGHT MANUFACTURING INDUSTRIAL)

SECTION 71.001 - INTENT

This zone is intended to provide for the development of industrial uses involving fabrication, manufacturing, assembly or processing of materials that are already in processed form and warehousing. The uses permitted are restricted, limiting objectionable or obnoxious influence or activities, thereby permitting the location of such uses in reasonable proximity to other forms of land use without any detrimental effect.

SECTION 71.002 - PRINCIPAL USES

Buildings, structures and lands shall be used and structures shall hereafter be erected, altered or enlarged only for the following uses, plus such other uses as the Board of County Commissioners, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Any use except residential uses permitted within the C-2, C-3, and C-5 Zones, Sections 63.002, 64.002, and 66.002 respectively

Accessory buildings and appurtenances normally required in conjunction with the conduct of a permitted use

Addressograph services

Aerial photograph and survey service

Advertising agencies

Auto top, glass and upholstery shop

Bakery

Blueprinting and photocopying

Bus storage and terminal

Carpet and rug cleaning plant

Cleaners

Electrical equipment, manufacturing or assembly

Equipment rental, light

Fire station

Frozen food locker

Furniture cleaning

Furniture upholstery

Labor halls

Laundry and dry cleaning

Manufacturing, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feather, felt fiber, fur glass, hair, horn, lacquer, leather, paper,

plastics, precious or semi-precious metals or stones.  
shell, textile, wood (excluding planing mill), dairy  
products, fruits or vegetables, synthetics, and paint  
(not employing a boiling process) and all metals

Masonry sales  
Mimeographing and duplicating  
Office furniture and machine sale, rental and repair  
Off-street parking facilities  
Parcel delivery terminal  
Parking lot, public and private  
Photocopying  
Printing and publishing  
Public utility customer's service office  
Public utility substations and/or transfer station  
Tinsmith  
Veterinarian  
Warehousing and Wholesaling

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SECTION 71.003 - USES PERMITTED SUBJECT TO CONDITIONAL USE  
PERMIT

The following uses may be permitted subject to conditional use  
permit as provided for in Section 114.001:

Aircraft sales rental and service  
Apartment hotels  
Auction, public or private  
Auditoriums  
Auto parts and sales  
Auto service station  
Billboard, outdoor advertising structure  
Cafe  
Caretaker's residence and servant quarters  
Churches  
Coffee shop  
Day Nursery  
Emergency medical clinic  
Employment agency  
Golf courses  
Hospitals  
Lodges and meeting halls  
Lumber yard including millwork manufacturing  
Mechanical auto wash  
Microwave radio or television stations and  
transmitting towers  
Offices  
Poultry and rabbit slaughtering  
Pounds  
Public parks  
Reservoirs  
Restaurants

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Schools, vocational  
Sewage treatment plant  
Silos  
Stone monument works  
Storage yard  
Vending machine licensing and servicing

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SECTION 71.004 - USES EXPRESSLY PROHIBITED

The following uses shall be expressly prohibited:

Agricultural, residential and commercial, unless  
otherwise provided for herein

SECTION 71.005 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land and buildings except that any lot held under separate ownership or of record on the effective date of this Ordinance which is substandard in area or dimensions, may be used subject to all other standards:

- A. Lot area - No provisions.
- B. Lot dimensions
  - 1. Width - No provisions.
  - 2. Depth - Each lot shall have a minimum depth of one hundred fifty (150) feet.
- C. Yards
  - 1. Where the M-1 Zone fronts, sides or rears on a major or secondary arterial which is a boundary between the M-1 and any commercial or other manufacturing zone, there shall be a yard abutting the highway of not less than twenty-five (25) feet. Said required yard may be landscaped or used for parking, however, shall not be used for loading or storage.
  - 2. Where the M-1 Zone fronts, sides or rears on a local street, which is a boundary between any M-1 Zone and any commercial or other manufacturing zone, there shall be a yard abutting said street of not less than ten (10) feet. Said required yard may be landscaped or used for parking, however, shall not be used for loading or storage.

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3. Where the M-1 Zone fronts, sides or rears on a major or secondary arterial which is a boundary between the M-1 and any residential or agricultural zone, there shall be a yard abutting the highway of not less than fifty (50) feet.

A solid masonry wall and/or fence or hedge not less than three (3) feet nor more than four (4) feet in height shall be provided twenty-five (25) feet from and parallel with the front, side or rear property line abutting the highway; the space between the required wall and the property line shall be landscaped and maintained, the remainder of the required yard may be used for parking, but shall not be used for loading or storage.

4. Where the M-1 Zone fronts, sides or rears on a local street which is a boundary between the M-1 Zone and any residential or agricultural zone, there shall be a yard abutting the street of not less than eighty-five (85) feet.

A solid masonry wall and/or fence or hedge not less than three (3) feet nor more than four (4) feet in height shall be provided fifty (50) feet from and parallel with the front, side or rear property line and shall be landscaped and maintained; the remainder of the required yard may be used for parking, but shall not be used for loading or storage.

5. Where the M-1 Zone sides or rears on any alley which is a boundary between the M-1 Zone and any residential or agricultural zone, there shall be a yard abutting the alley of not less than eighty (80) feet measured from the side of the alley opposite the M-1 property.

The required yard may be used for parking or storage, provided that items are not stacked higher than the required wall. Single objects, not stacked or piled each having a height greater than six (6) feet may be stored in said required yard provided that an unobstructed aisle not less than six (6) feet in width is maintained between such storage area and any side or rear property line.

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A solid masonry wall and/or fence or hedge not less than five (5) feet nor more than six (6) feet in height shall be erected on the property line abutting the alley, excepting where the alley is used as access for servicing.

6. Where the M-1 Zone sides or rears on a railroad right-of-way which is the boundary between the M-1 and any residential or agricultural zone, there shall be a yard of not less than fifty (50) feet measured from the opposite side of the railroad right-of-way.

Said required yard may be used for parking, loading or storage, provided items are not stacked higher than six (6) feet. Single objects, not stacked or piled, each having a height greater than six (6) feet may be stored in said required yard provided that an unobstructed aisle not less than six (6) feet in width is maintained between such storage area and any side or rear property line. A railroad loading dock shall be the only structure permitted in the required yard abutting a railroad right-of-way.

7. Where the M-1 Zone sides or rears on an irrigation ditch or drainage channel right-of-way which is the boundary between the M-1 and any residential or agricultural zone, there shall be a yard of not less than eighty (80) feet measured from the opposite side of the ditch or channel right-of-way.

Said required yard may be used for parking, loading or storage, provided items are not stacked higher than six (6) feet. Single objects, not stacked or piled, each having a height greater than six (6) feet may be stored in said required yard provided that an unobstructed aisle not less than six (6) feet in width is maintained between such storage area and any side or rear property line.

8. Where the M-1 Zone sides or rears directly on a residential or agricultural zone with no street, highway, alley, irrigation ditch, drainage channel right-of-way or railroad right-of-way between, there shall be a yard of not less than eighty (80) feet.

A solid masonry wall and/or fence or hedge not less than five (5) feet nor more than six (6) feet in

Height shall be erected on the zone boundary line.

Said wall shall be reduced to not more than three (3) feet in height in any required yard abutting a street. Said required yard may be used for parking or storage provided items are not stored higher than the required wall.

9. Where the M-1 Zone fronts directly on a public park or fronts on a street which is a boundary with a public park, there shall be a yard abutting the street of not less than twenty-five (25) feet. Said required yard may be landscaped or used for parking, however, shall not be used for loading or storage.

Where the M-1 Zone sides or rears on a public park, or sides or rears on a major or secondary highway, local street, alley, railroad right-of-way or irrigation ditch, drainage channel right-of-way, which is a boundary with a public park, no yard shall be required. A solid masonry wall and/or fence or hedge of not less than five (5) feet nor more than six (6) feet in height shall be erected on the side or rear property line where there is no building on said line.

D. Building heights - No building or structure shall have a height greater than fifty (50) feet.

E. Distance between buildings - No provisions.

F. Fences, hedges and walls - Fences, hedges and walls shall be placed as required in Section 71.005, C., (3), (4), (5), (6), (7), (8) and (9).

1. Fences, hedges and walls and retaining walls on or within all property lines not abutting a street and on or to the rear of all yard set-back lines of yards abutting the street not more than six (6) feet in height, shall be permitted.
2. Walls shall be reduced to not more than three (3) feet in height in any required yard abutting a street.

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- G. Signs - Identification signs indicating the name and nature of the occupancy and/or the name and address of the building shall be permitted, provided they are located on the subject property. Said signs shall not exceed one hundred (100) square feet in area.

Directional signs related to the location of facilities on the premises, provided they are located on the subject property. Said signs shall not exceed twenty (20) square feet in area.

For sale, for rent and similar signs, provided they are posted on the subject lot or building by the owner or his authorized agent.

Name plates not exceeding three (3) square feet in area.

Window signs and A-frame signs advertising sale of products available from the premises shall be permitted so long as such are located on the subject property.

Signs shall in no way endanger the health and safety by causing distraction to operators of motor vehicles on the streets and highways.

Location, lighting, and color of signs shall be such as to cause no confusion with public signs or traffic signals.

No blinking, flashing or animated signs visible from any street or highway shall be permitted.

Signs shall not exceed the height provisions of this zone and shall be so arranged to reflect the light away from adjoining premises.

- H. Access - Vehicular access shall be provided from a dedicated street or alley. Vehicular access to lots fronting a major or secondary arterial shall be subject to the approval of the County Engineer.

- I. Off-street parking - Off-street parking shall be provided for in accordance with the provisions of Section 109.001.

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ARTICLE 72 - M-2 ZONE (MEDIUM MANUFACTURING-INDUSTRIAL)

SECTION 72.001 - INTENT

This zone is intended to allow the establishment of intermediate industrial uses permitting the processing or producing of materials which may produce smoke, noise, vibration, lights, heat, glare or fumes, provided measures are taken from the specified development standards to minimize such beyond the boundaries of the property upon which the use is located.

SECTION 72.002 - PRINCIPAL USES

Buildings, structures, and lands shall be used and structures shall hereafter be erected, altered or enlarged only for the following uses, plus such other uses as the Board of County Commissioners, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Any use permitted within the M-1 Zone as contained in Section 71.002

Agricultural equipment, sales, rental and service

Automotive assembly and rebuilding

Auto repair garage

Blacksmith shop

Boat building

Body and fender shop

Bottling plant

Brewery

Cannery

Cold storage plant

Contractor storage yard

Creamery

Docking facilities

Draying and freight yard

Food processing and packing

Furniture storage

Lumber yard including millwork manufacturing

Machine shop

Machinery rental and equipment rental

Mixing plants, asphaltic and/or concrete

Public utility service yards

Repair garage

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Research and development  
Rock crushing plants and aggregate dryers  
Sheet metal shop  
Tire recapping, retreading and rebuilding  
Trucking yard terminal  
Wearing apparel  
Wineries

SECTION 72.003 - USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT

The following uses may be permitted subject to a conditional use permit as provided in Section 114.001:

Any use permitted within the M-1 Zone  
Automobile dismantling yard  
Impound yard  
Feed and fuel  
Grain elevators  
Heliport or helistop.

SECTION 72.004 - USES EXPRESSLY PROHIBITED

The following uses shall be expressly prohibited:

Agricultural, residential and commercial, unless otherwise provided for herein

SECTION 72.005 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land and buildings except that any lot held under separate ownership or of record on the effective date of this Ordinance which is substandard in area or dimensions, may be used subject to all other standards:

A. Lot area - No provisions

B. Lot dimensions

1. Width - No provisions

2. Depth - Each lot shall have a minimum depth of three hundred (300) feet.

C. Yards

1. The provisions of the M-1 Zone Sec. 71.005 C., (1) shall apply.

2. The provisions of the M-1 Zone, Section 71.005 C, (2) shall apply.

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3. Where the M-2 Zone fronts, sides or rears on a major or secondary arterial which is a boundary between the M-2 and any residential or agricultural zone, there shall be a yard abutting the highway of not less than one hundred (100) feet.

A solid masonry wall and/or fence or hedge not less than three (3) feet nor more than four (4) feet in height shall be provided fifty (50) feet from and parallel with the front, side or rear property line abutting the highway, the space between the required wall and the property line shall be landscaped and maintained, the remainder of the required yard may be used for parking, but shall not be used for loading or storage.

4. Where the M-2 Zone fronts, sides or rears on a local street which is the boundary between the M-2 Zone and any residential or agricultural zone, there shall be a yard abutting the street of not less than one hundred (100) feet.

A solid masonry wall and/or fence or hedge not less than three (3) feet nor more than four (4) feet in height shall be provided seventy-five (75) feet from and parallel with the front, side or rear property line and shall be landscaped and maintained, the remainder of the required yard may be used for parking, but shall not be used for loading or storage.

5. Where the M-2 Zone sides or rears on any alley which is a boundary between the M-2 Zone and any residential or agricultural zone, there shall be a yard abutting the alley of not less than one hundred (100) feet measured from the side of the alley opposite the M-2 property.

The required yard may be used for parking or storage, provided that items are not stacked higher than the required wall. Single objects, not stacked or piled, each having a height

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greater than six (6) feet may be stored in said required yard provided that an unobstructed aisle not less than six (6) feet in width is maintained between such storage area and any side or rear property line.

A solid masonry wall and/or fence or hedge not less than five (5) feet nor more than six (6) feet in height shall be erected on the property line abutting the alley, excepting where the alley is used as access for servicing.

6. The provisions of the M-1 Zone, Section 71.005, C., (6) shall apply.
7. Where the M-2 Zone sides or rears on an irrigation ditch or drainage channel right-of-way which is the boundary between the M-2 and any residential or agricultural zone, there shall be a yard of not less than one hundred (100) feet measured from the opposite side of the ditch or channel right-of-way.

Said required yard may be used for parking loading or storage, provided items are not stacked higher than six (6) feet. Single objects, not stacked or piled, each having a height greater than six (6) feet may be stored in said required yard provided that an unobstructed aisle not less than six (6) feet in width is maintained between such storage area and any side or rear property line.

8. Where the M-2 Zone sides or rears directly on a residential or agricultural zone with no street, highway, alley, irrigation ditch, drainage channel right-of-way or railroad right-of-way between, there shall be a yard of not less than one hundred (100) feet.

A solid masonry wall and/or fence or hedge not less than five (5) feet nor more than six (6) feet in height shall be erected on the zone boundary line. Said wall shall be reduced to not more than three (3) feet in height in any required yard abutting a street. Said required yard may be used for parking or storage provided items are not stored higher than the required wall.

9. The provisions of the M-1 Zone, Section 71.005, C., (9) shall apply.

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- D. Building heights - No buildings or structures shall have a height greater than fifty (50) feet.
- E. Distance between buildings - No provisions.
- F. Fences, hedges and walls - Fences, hedges and walls shall be placed as required in Section 72.005, C., (3), (4), (5), (6), (7), (8), and (9), and as permitted in the M-1 Zone, Section 71.005, F., (1) and (2).
- G. Signs - The provisions of the M-1 Zone, Section 71.005, G., shall apply.
- H. Access - The provisions of the M-1 Zone, Section 71.005, H., shall apply.
- I. Off-street parking - Off-street parking shall be provided in accordance with the provisions of Section 109.001.

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ARTICLE 73 - M-3 ZONE (HEAVY MANUFACTURING-INDUSTRIAL)

SECTION 73.001 - INTENT

This zone is intended to allow heavier and more intense industrial uses in an area requiring large land area and which operations may produce objectionable qualities; however, would not exceed the degree of tolerance provided by pollution control authorities. Any uses permitted in this zone should not have a detrimental effect upon abutting properties or be injurious thereto.

SECTION 73.002 - PRINCIPAL USES

Buildings, structures and lands shall be used and structures shall hereafter be erected, altered or enlarged only for the following uses, plus such other uses as the Board of County Commissioners, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Any use permitted within the M-2 Zone as contained in Section 72.002.

Automobile dismantling yard  
Drop hammer  
Feed and fuel  
Feed mill  
Foundry  
Freight yards  
Furniture manufacturing  
Grain elevators  
Knitting mills  
Log storage and handling  
Lumber manufacturing and processing  
Masonry manufacturing  
Mixing plants, asphaltic and/or concrete  
Planing mill  
Punch press  
Quarry, commercial  
Rock crushing plants and aggregate dryers  
Wood products and processing

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SECTION 73.003 - USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT

The following uses may be permitted subject to a conditional use permit as provided for in Section 114.001:

Any use permitted within the M-2 Zone, as contained in Section 72.003

Feed lots

Fertilizer plants

Junk and salvage yard

Meat packing plant

Paper mill and pulp mill

Race track, autos

Refineries

Rendering plants

Tanneries

SECTION 73.004 - USES EXPRESSLY PROHIBITED

The following uses shall be expressly prohibited:

Agricultural, residential and commercial, unless otherwise provided for herein

SECTION 73.005 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land and buildings except that any lot held under separate ownership or of record on the effective date of this Ordinance which is substandard in area or dimensions, may be used subject to all other standards:

A. Lot area - No provisions

B. Lot dimensions

1. Width - No provisions

2. Depth - Each lot shall have a minimum depth of three hundred (300) feet.

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C. Yards

1. The provisions of the M-1 Zone, Section 71.005, C., (1) shall apply.
2. The provisions of the M-1 Zone, Section 71.005, C., (2) shall apply.
3. The provisions of the M-2 Zone, Section 72.005, C., (3) shall apply.
4. Where the M-3 Zone fronts, sides or rears on a local street which is a boundary between the M-3 Zone and any residential or agricultural zone, there shall be a yard abutting the street of not less than one hundred fifty (150) feet.

A solid masonry wall and/or fence or hedge not less than three (3) feet nor more than four (4) feet in height shall be provided one hundred (100) feet from and parallel with the front, side or rear property line and shall be landscaped and maintained, the remainder of the required yard may be used for parking, but shall not be used for loading or storage.

5. Where the M-3 Zone sides or rears on any alley which is a boundary between the M-3 Zone and any residential or agricultural zone, there shall be a yard abutting the alley of not less than one hundred fifty (150) feet measured from the side of the alley opposite the M-3 property.

The required yard may be used for parking or storage, provided that items are not stacked higher than the required wall. Single objects not stacked or piled, each having a height greater than six (6) feet may be stored in said required yard provided that an unobstructed aisle not less than six (6) feet in width is maintained between such storage area and any side or rear property line.

A solid masonry wall and/or fence or hedge not less than five (5) feet nor more than six (6)

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feet in height shall be erected on the property line abutting the alley, excepting where the alley is used as access for servicing.

6. Where the M-3 Zone sides or rears on a railroad right-of-way which is the boundary between the M-3 Zone and any residential or agricultural zone, there shall be a yard of not less than one hundred (100) feet measured from the opposite side of the railroad right-of-way.

Said required yard may be used for parking, loading or storage, provided items are not stacked higher than six (6) feet. Single objects, not stacked or piled, each having a height greater than six (6) feet may be stored in said required yard provided that an unobstructed aisle not less than six (6) feet in width is maintained between such storage area and any side or rear property line. A railroad loading dock shall be the only structure permitted in the required yard abutting a railroad right-of-way.

7. Where the M-3 Zone sides or rears on an irrigation ditch or drainage channel right-of-way which is the boundary between the M-3 and any residential or agricultural zone, there shall be a yard of not less than one hundred fifty (150) feet measured from the opposite side of the ditch or channel right-of-way.

Said required yard may be used for parking, loading or storage, provided items are not stacked higher than six (6) feet. Single objects, not stacked or piled, each having a height greater than six (6) feet may be stored in said required yard provided that an unobstructed aisle not less than six (6) feet in width is maintained between such storage area and any side or rear property line.

8. Where the M-3 Zone sides or rears directly on a residential or agricultural zone with no street,

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highway, alley, irrigation ditch, drainage channel right-of-way or railroad right-of-way between, there shall be a yard of not less than one hundred fifty (150) feet.

A solid masonry wall and/or fence or hedge not less than five (5) feet nor more than six (6) feet in height shall be erected on the zone boundary line. Said required yard may be used for parking or storage provided items are not stored higher than the required wall.

9. Provisions of the M-1 Zone, Section 71.005, C., (9) shall apply.

D. Building heights - No building or structure shall have height greater than one hundred fifty (150) feet.

E. Distance between buildings - No provisions

F. Fences, hedges and walls - Fences, hedges and walls shall be placed as required in Section 73.005, C., (3), (4), (5), (6), (7), (8), and (9), and as permitted in Section 71.005, F., (1) and (2).

G. Signs - The provisions of the M-1 Zone Section 71.005, G., shall apply.

H. Access - The provisions of the M-1 Zone, Section 71.005, H., shall apply.

I. Off-street parking - Off-street parking shall be provided in accordance with the provisions of Section 109.001.

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C H A P T E R 8

ARTICLE 80 - SPECIAL PURPOSE ZONES

SECTION 80.001 - DESIGNATION OF SPECIAL PURPOSE ZONES

As used in this Ordinance, special purpose zones shall include the following:

SP-1	Rural Residential Zone - 1 acre
SP-2	Overlying Zone - Critical Deer Winter Range
SP-3	Overlying Zone - Deer Preservation
SP-4	Reserved
SP-5	Exclusive Farm Use Zone
SP-6	Flood Plain - Watershed Zone
SP-7	Scenic Corridor Zone
SP-8	Neighborhood Recreational Zone
SP-9	Community Recreational Zone
SP-10	Regional Recreational Zone
SP-11	Marina Zone
SP-12	Quarry Zone
SP-13	Public Facilities Zone
SP-14	Public Facilities Zone
SP-15	Public Facilities Zone
SP-16	Planned Unit Development Zone

SECTION 80.002 - INTENT

The special purpose zones are designed to facilitate placing of specialized uses which may not appropriately fall into one of the basic agricultural, residential, commercial and manufacturing zones. The special purpose zones are also intended to aid in conservation of natural resources, encourage the development of recreational areas, insure needed transportation facilities, provide for public facilities desirable on a neighborhood or regional basis, and permit the development of land in a congruous manner to the benefit of the land and the area in which it may be located.

The property development standards provided, or as may be designated by the administrative or legislative authorities, are to insure the compatibility of the various uses allowed

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in the special purpose zones in such a manner that they will not be detrimental to surrounding land uses and zones.

The special purpose zones are also established in recognition of various uses presently applied to properties within established communities in the unincorporated territory of Klamath County.

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ARTICLE 81 - SP-1 ZONE (RURAL RESIDENTIAL)

SECTION 81.001 - INTENT

This zone is intended to provide for the development and maintenance of rural type residential living having a lot area of not less than one (1) acre allowing for seasonal or all-year residency, the keeping of certain domesticated animals, providing for limited agricultural pursuits, and in addition thereto, allowing certain commercial uses subject to a conditional use permit to insure the convenient needs of those persons who will reside within the area.

SECTION 81.002 - PRINCIPAL USES

Buildings, structures and land shall be used, and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses, plus such other uses as the Board of County Commissioners, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Accessory buildings, including one (1) accessory living quarter, private stables, greenhouse, lath house and the like

Accessory uses including tree and ground crops  
Dwelling, one family for each acre, placed in such a way that each residence can conform to the minimum standards of the zone

Keeping of horses, bovine, goats and sheep within a pen or corral subject to the following conditions:

- (1) The lot area is not less than one (1) acre;
- (2) There shall be not more than six (6) animals per acre

Keeping of poultry, rabbits and the like shall be permitted; however, not more than 100 per acre

Mobile home

SECTION 81.003 - USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT

The following uses may be permitted subject to a conditional use permit as provided in Section 114.001:

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Addressograph services  
Administrative or professional offices  
Antique home furnishings  
Appliance sales and service  
Automobile service station  
Auto parts sales, new  
Auto repair garage  
Bank and financial institutions  
Barber and beauty shop  
Book and stationery store  
Cafe  
Condominiums  
Church  
Clubs and lodges  
Coffee shop  
Community social center  
Dance hall  
Delicatessen  
Dude ranch  
Educational institutions  
Fix-it shop  
Flight strips and helistops  
Food stores  
Furniture sales  
Garage, public  
Gift shop  
Golf course  
Gunsmith  
Hardware store  
Hospital  
Hotel  
Hunting and fishing preserve  
Laundry or dry cleaning  
Laundromat  
Liquor, off-sale  
Liquor, on-sale  
Mail order house  
Marina, including the sale, display and repair of  
marine pleasure craft and supplies  
Market  
Medical office  
Microwave, radio and/or television transmitting towers  
Mimeographing and duplicating

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Mobile home park  
Motel  
Multiple dwellings  
Museum  
Nursery school  
Nursing homes  
Optometrist  
Park  
Pet shop and food store  
Pharmacy  
Photography supplies  
Plant nursery  
Post office  
Public utilities facilities  
Real estate office  
Restaurant  
Riding academy  
Sewage treatment plant  
Shoe sales and repair  
Sporting goods and equipment sales and rental  
Taxidermist  
Theater, theatrical and motion picture  
Trailer park, overnight  
Variety store  
Western store  
Yarn shop

SECTION 81.004 - USES EXPRESSLY PROHIBITED

The following uses shall be expressly prohibited:

Agriculture, residential, commercial and industrial  
uses unless otherwise provided for herein

SECTION 81.005 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to  
all land and buildings except that any lot held under separate  
ownership or of record on the effective date of this Ordinance  
which is substandard in area or dimension, may be used subject  
to all other standards:

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- A. Lot area - The minimum lot area shall be not less than one (1) acre.
- B. Lot dimensions - All lots hereafter created shall comply with the following minimum standards:
  1. Width - Lots shall have a minimum width of one hundred (100) feet.
  2. Depth - Lots shall have a minimum depth of two hundred (200) feet.
- C. Yards
  1. Front yard - Each lot shall have a front yard of not less than twenty-five (25) feet, extending across the full width of the lot; however, no building or structure shall be located within seventy-five (75) feet of the centerline of a street or highway upon which the lot fronts.
  2. Side yard - Each lot shall have a side yard on each side of not less than twenty (20) feet; however, no building or structure shall be located within fifty (50) feet of the centerline of a street or highway upon which the lot sides.
  3. Rear yard - Each lot shall have a rear yard of not less than twenty-five (25) feet extending across the full width of the lot.
- D. Building heights - No building or structure shall have a height greater than thirty-five (35) feet.
- E. Distance between buildings - The minimum distance between accessory and main building shall be not less than six (6) feet. The minimum distance between accessory buildings shall be not less than six (6) feet unless said buildings have a common or party wall.
- F. Fences, hedges and walls - No fence, hedge or wall shall be placed to create a visual obstruction to

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vehicular traffic and the provisions relative to "Corner Cutback Area," Section 103.003 shall apply.

- G. Signs - An identification sign indicating the name, nature or operation of the premises on which it is located may be permitted so long as such sign is located not closer than fifty (50) feet to the centerline of a street or highway and is not more than twenty (20) square feet in area.
- H. Access - Access to properties fronting on a County or State highway shall be subject to the approval of the County Engineer.
- I. Off-street parking - Off-street parking shall be provided in accordance with the provisions of Section 109.001.

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ARTICLE 82 - SP-2 OVERLYING ZONE (CRITICAL DEER WINTER RANGE PROTECTION)

SECTION 82.001 - INTENT

These zones are designated on sheet numbers 5, 6, 7 and 8 of the zoning maps that are an integral part of this Ordinance. This zone designates geographical areas throughout the County where deer have a tendency to congregate during the winter months, thereby likewise creating areas where deer feed is in short supply during months of heavy snowfall.

Species and habitat-protective measures are needed. The creation of this zone is not intended to impinge in any manner whatsoever upon the property rights and privileges of any property owner, public or private, within the exterior boundaries of such areas.

This zone is to be combined with other zones and noted as a suffix. For example, AF-SP-2 designates an Agricultural Forestry Zone which also has lands identified and zoned as critical deer winter range. The provisions of the SP-2 district are added to the provisions of the AF or any other zone in which such range is found and to which the SP-2 suffix is added.

SECTION 82.002 - PRINCIPAL USES

Principal uses include all uses permitted in the districts denoted by the prefix zoning designation.

SECTION 82.003 - USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT

Uses permitted subject to conditional use permit include all uses permitted in the district denoted by the prefix zoning designation.

SECTION 82.004 - USES EXPRESSLY PROHIBITED

Uses expressly prohibited include only those expressly prohibited in the district denoted by the prefix zoning designation.

SECTION 82.005 - PROPERTY DEVELOPMENT STANDARDS

Property development standards include only those applicable in the district denoted by the prefix zoning designation.

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ARTICLE 83 - SP-3 OVERLYING ZONE (WILDLIFE CORRIDOR)

SECTION 83.001 - INTENT

This zone which borders on the Klamath-Lake County boundary line is designated on sheet number 8 of the zoning maps that are an integral part of this Ordinance. This zone designates a geographical area that deer and antelope habitually traverse each year while passing to and from their winter and summer ranges. The creation of this zone is not intended to impinge in any manner whatsoever upon the property rights of any property owner, public or private, within the exterior boundary of such area.

This zone is to be combined with other zones and noted as a suffix. For example AF-SP-3 designates an Agricultural Forestry Zone which also has lands identified and zoned as wildlife corridor. The provisions of the SP-3 district are added to the provisions of the AF or any other zone in which such range is found and to which the SP-3 suffix is added.

SECTION 83.002 - PRINCIPAL USES

Principal uses include all uses permitted in the districts denoted by the prefix zoning designation.

SECTION 83.003 - USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT

Uses permitted subject to conditional use permit include all uses permitted in the district denoted by the prefix zoning designation.

SECTION 83.004 - USES EXPRESSLY PROHIBITED

Uses expressly prohibited include only those expressly prohibited in the district denoted by the prefix zoning designation, and

hunting of deer and antelope

SECTION 83.005 - PROPERTY DEVELOPMENT STANDARDS

Property development standards include only those applicable in the district denoted by the prefix zoning designation.

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ARTICLE 84 - RESERVED

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ARTICLE 85 - SP-5 ZONE (EXCLUSIVE FARM USE)

SECTION 85.001 - INTENT

This zone is intended to provide for the continued practice of agriculture pursuits, to permit the establishment of only those new uses compatible to agriculture activities and to insure automatic farm use valuation for farms qualifying under the provisions of applicable Oregon Revised Statutes.

SECTION 85.002 - PRINCIPAL USES

Buildings, structures and land shall be used and structures shall hereafter be erected, altered or enlarged only for the following uses: 1 /

Accessory buildings and appurtenances normally required in conjunction with the conduct of a permitted use

Church

Dwelling for owners, operators and/or employees required to perform work in conjunction with the conduct of a permitted use

Farm use - Lands used exclusively for farm purposes shall be exempt from regulation under this or any section of the Zoning Ordinance

Golf Course

Park, playground or community center owned and operated by governmental agencies or non-profit organizations

Public or private schools

Public utility facilities

SECTION 85.003 - USES PERMITTED SUBJECT TO CONDITIONAL

USE PERMIT

No provisions

SECTION 85.004 - USES EXPRESSLY PROHIBITED

The following uses shall be expressly prohibited:

Residential, commercial and industrial, unless otherwise provided for herein

SECTION 85.005 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land and buildings except those used for farm purposes exclusively, and except that any lot under separate ownership or of record on the effective date of this Ordinance which is substandard in area or dimensions, may be used subject to all other standards:

- A. Lot area - Each lot shall have a minimum lot area of not less than five (5) acres
- B. Lot dimensions
  1. Width - No provisions
  2. Depth - No provisions
- C. Yards
  1. Front yard - Each lot shall have a front yard of not less than twenty-five (25) feet extending across the full width of the lot; however, no building and/or structure shall be located within seventy-five (75) feet of the centerline of a street or highway upon which the lot fronts.
  2. Side yard - Each lot shall have a side yard on each side of not less than ten (10) feet; however, no building or structure shall be located within fifty (50) feet of the centerline of a street or highway upon which the lot sides.
  3. Rear yard - Each lot shall have a rear yard of not less than twenty-five (25) feet.

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- D. Building heights - No building height restrictions shall apply except in the case of a building or structure located within one (1) mile of an area used for airport facilities in which case no such building or structure shall exceed fifty (50) feet in height, unless otherwise approved by a conditional use permit.
- E. Distance between buildings - No provisions.
- F. Fences, hedges and walls - No fence, hedge or wall shall be placed to create a visual obstruction to vehicular traffic.
- G. Signs - An identification sign indicating the name, nature or operation of the premises upon which it is located may be permitted so long as such sign is located not closer than fifty (50) feet to the centerline of a street or highway and does not exceed fifty (50) square feet in area.
- H. Access - Access to property fronting upon a County or State highway shall be subject to the approval of the County Engineer.
- I. Off-street parking - Off-street parking shall be provided in accordance with the provisions of Section 109.001.

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ARTICLE 86 - SP-6 ZONE (FLOOD PLAIN - WATERSHED)

SECTION 86.001 - INTENT

This zone is intended to prevent the development of areas that would be subject to flooding, erosion or similar hazards and provide for conservation of water and other natural resources within a watershed area while preserving certain areas for natural recreational attributes and permitting therein limited development of appropriate facilities.

SECTION 86.002 - PRINCIPAL USES

Buildings, structures and land shall be used and structures shall hereafter be erected, altered or enlarged only for the following uses, plus such other uses as the Board of County Commissioners, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Any use conducted by the Forest Service of the United States or any other governmental agency and any authorized leased use designated to be a part of the Forest Service overall recreational service

Farming

Flood control facilities and irrigation projects

Pasture and grazing

Riding and hiking trails

Reservoirs and dams, water treatment plants, pumping stations and any use incidental to storage and distribution of water

SECTION 86.003 - USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT

The following uses may be permitted subject to a conditional use permit provided for in Section 114.001:

Boat ramps, moorage, slips, etc.

Campgrounds, picnic areas, parks, overnight trailer accommodations not otherwise provided in Section 86.002

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Caretaker's residence  
Heliports  
Public and private hunting and fishing preserves  
Public utility facilities  
Quarries

SECTION 86.004 - USES EXPRESSLY PROHIBITED

The following uses shall be expressly prohibited:

The placing of any permanent structures for agriculture, residential, commercial, industrial, or recreation activities and the use of such land for such purposes unless otherwise provided for herein

SECTION 86.005 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land and buildings, except that any lot held under separate ownership or of record on the effective date of this Ordinance, which is substandard in area or dimensions, may be used subject to all other standards:

- A. Lot area - No provisions
- B. Lot dimensions
  - 1. Width - No provisions
  - 2. Depth - No provisions
- C. Yards - Yards shall be provided as may be required by the Planning Commission at the time of granting a conditional use permit.
- D. Building heights - Building heights shall be determined by the Planning Commission at the time of granting a conditional use permit.
- E. Distance between buildings - No provisions

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- F. Fences, hedges and walls - No fence, hedge or wall shall be placed to restrict normal or free flow of water or access for maintenance type vehicles to the natural water course.
- G. Signs - Signs may be provided as approved by the Planning Commission at the time of granting a conditional use permit.
- H. Access - Access to areas zoned SP-6 shall be provided as required to permit maintenance of natural resources and shall be subject to the approval of the Planning Commission at the time of granting a conditional use permit.
- I. Off-street parking - Off-street parking shall be provided as may be determined by the Planning Commission at the time of granting a conditional use permit.

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ARTICLE 87 - SP-7 OVERLYING ZONE (SCENIC CORRIDOR)

SECTION 87.001 - INTENT

This zone is intended to insure the retention of natural scenic attributes and may be applied as an overlying zone in addition to the zone applied to the property and/or properties or may be applied as a single zone.

SECTION 87.002 - PRINCIPAL USES

Buildings, structures and land shall be used and structures shall hereafter be erected, altered or enlarged only for the following uses, plus such other uses as the Board of County Commissioners, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Those uses permitted in any underlying zone, except those uses specifically listed in Section 87.003

SECTION 87.003 - USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT

The following uses may be permitted subject to a conditional use permit as provided for in Section 114.001:

Those uses permitted subject to a conditional use permit in any underlying zone.

Signs and advertising structures and the like

SECTION 87.004 - USES EXPRESSLY PROHIBITED

The following uses shall be expressly prohibited:

Residential, commercial, industrial and recreational uses unless otherwise provided for herein or as may be permitted in an underlying zone

SECTION 87.005 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land and buildings except that any lot held under separate ownership or of record on the effective date of this Ordinance which is substandard in area or dimensions, may be used subject to all other standards:

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- A. Lot area - The minimum lot area shall be as provided in any underlying zone.
- B. Lot dimensions
  - 1. Width - The minimum lot width shall be as provided in any underlying zone.
  - 2. Depth - The minimum lot depth shall be as provided in any underlying zone.
- C. Yards
  - 1. Front yard - Each lot shall have a front yard extending across the full width of the lot as may be required in the underlying zone.
  - 2. Side yard - Each lot shall have a side yard as may be required in the underlying zone.
  - 3. Rear yard - Each lot shall have a rear yard as may be required in the underlying zone.
- D. Building heights - No building or structure shall have a height greater than that provided for in the underlying zone.
- E. Distance between buildings - The minimum distance between buildings shall be as provided in the underlying zone.
- F. Fences, hedges and walls - Fences, hedges and walls may be permitted as allowed in the underlying zone.
- G. Signs - Only those signs, advertising structures and the like which may be permitted subject to Section 87.003.
- H. Access - Vehicular access may be permitted as provided in the underlying zone.
- I. Off-street parking - Off-street parking shall be provided in accordance with the provisions of the underlying zone.

ARTICLE 88 - SP-8 ZONE (NEIGHBORHOOD RECREATION)

SECTION 88.001 - INTENT

This zone is intended to provide for small neighborhood recreational areas, non-commercial in nature, and reserved for the residents of the residential areas which they are to serve. Facilities included are the basic recreational needs.

SECTION 88.002 - PRINCIPAL USES

Buildings, structures and land shall be used and structures shall hereafter be erected, altered or enlarged only for the following uses, plus such other uses as the Board of County Commissioners, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

- Clubhouse and cabana
- Lawn and court games
- Nursery school or child care center provided it is operated in conjunction with the recreational program and activities related only to the residential area which this zone is designed to serve
- Picnic and barbecue facilities
- Playground
- Restroom facilities
- Swimming pool and wading pool
- Tennis courts and badminton courts
- Vending machines for the sale of beverages, foods and cigarettes

SECTION 88.003 - USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT

The following uses may be permitted subject to a conditional use permit as provided for in Section 114.001:

Private dances conducted by residents within the immediate vicinity for which the facilities within this zone are designed to serve, the hours of operation to be limited to between the hours of 8:00 p.m. and 12:00 p.m.

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Temporary carnivals and bazaars when conducted by residents within the immediate vicinity for which the facilities within this zone are designed to serve

SECTION 88.004 - USES EXPRESSLY PROHIBITED

The following uses shall be expressly prohibited:

Agriculture, industrial, residential and commercial except as otherwise provided for herein

SECTION 88.005 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land and buildings except that any lot held under separate ownership or of record on the effective date of this Ordinance which is substandard in area or dimensions, may be used subject to all other standards:

- A. Lot area - Minimum lot area shall be not less than one (1) acre
- B. Lot dimensions
  - 1. Width - Minimum lot width shall be not less than two hundred (200) feet
  - 2. Depth - Minimum lot depth shall be not less than two hundred (200) feet
- C. Yards
  - 1. When the SP-8 Zone fronts, sides or rears on a street there shall be a yard abutting the street of not less than twenty-five (25) feet. Said required yard shall be landscaped and maintained.
  - 2. No structure or game area shall be located within fifty (50) feet of any property line abutting residential zoned property.

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3. Swimming pools, game area or structures shall not be permitted in any of the required yards.

- D. Building heights - No building or structure shall have a height greater than twenty (20) feet.
- E. Distance between buildings - With the exception of utility structures serving permitted buildings and/or structures, the minimum distance between buildings shall be not less than twenty-five (25) feet.
- F. Fences, hedges and walls - A solid masonry wall and/or fence or hedge shall be placed on the lot line where the SP-8 Zone abuts residential zoned property. Said wall, fence or hedge shall not be located within twenty-five (25) feet of any property line abutting a street.
- G. Signs - Identification signs for each street frontage shall be allowed in the required yards so long as such sign does not exceed five (5) square feet in area.
- H. Access - Access to off-street parking facilities and service type driveway shall be from a dedicated street or highway.
- I. Off-street parking - Off-street parking shall be provided in accordance with the provisions of Section 109.001.

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ARTICLE 89 - SP-9 ZONE (COMMUNITY RECREATION)

SECTION 89.001 - INTENT

This zone is intended to provide for recreation areas serving communities or segments of large community areas.

SECTION 89.002 - PRINCIPAL USES

Buildings, structures and land shall be used and structures shall hereafter be erected, altered or enlarged only for the following uses, plus such other uses as the Board of County Commissioners, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Those uses permitted in the SP-8 Zone in addition to the following uses:

Administrative offices reserved for administering of programs conducted in conjunction with uses permitted herein

Archery ranges

Arts and crafts

Art gallery

Athletic fields including baseball and football

Caretaker's residence

Community centers owned and operated by governmental agencies

Family and group picnic and barbecue areas

Fishing and casting ponds

Golf courses and necessary appurtenant facilities

Museum

Nature and science hobby area

Outdoor theater, not including drive-in

Private dances

Skating rink, outdoor

Stadium

Zoo

SECTION 89.003 - USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT

The following uses may be permitted subject to conditional use permit as provided in Section 114.001:

None

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SECTION 89.004 - USES EXPRESSLY PROHIBITED

The following uses shall be expressly prohibited:

Agriculture, commercial, residential and industrial,  
except as otherwise provided for herein

SECTION 89.005 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land and buildings except that any lot under separate ownership or of record on the effective date of this Ordinance is substandard in area or dimensions, may be used subject to all other standards:

- A. Lot area - Each lot shall have a minimum area of six (6) acres
- B. Lot dimensions
  - 1. Width - No provisions
  - 2. Depth - No provisions
- C. Yards
  - 1. When the SP-9 Zone fronts, sides or rears on a street there shall be a yard abutting the street of not less than fifty (50) feet. Said required yard shall be landscaped and maintained.
  - 2. No structure or game area shall be located within fifty (50) feet of any property abutting residential-zoned property
  - 3. Swimming pools, game area or structures shall not be permitted in any of the required yards.
- D. Building heights - No building or structure shall have a height greater than thirty-five (35) feet except as otherwise permitted by a conditional use permit.

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- E. Distance between buildings - With the exception of utility structures serving permitted buildings and/or structures, the minimum distance between buildings shall be not less than twenty-five (25) feet.
- F. Fences, hedges and walls - A solid masonry wall, fence or hedge shall be placed on the lot line where the SP-9 Zone abuts residential-zoned property. Said wall, fence or hedge shall not be located within twenty-five (25) feet of any property line abutting a street.
- G. Signs - Identification signs for each street frontage shall be allowed in the required yards so long as such sign does not exceed ten (10) square feet in area.
- H. Access - Access to off-street parking facilities and service-type driveways shall be from a dedicated street or highway.
- I. Off-street parking - Off-street parking shall be provided in accordance with the provisions of Section 109.001.

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ARTICLE 90 - SP-10 ZONE (REGIONAL RECREATION)

SECTION 90.001 - INTENT

This zone is intended to provide for recreational facilities that serve on a regional basis and may include certain commercial activities.

SECTION 90.002 - PRINCIPAL USES

Buildings, structures and lands shall be used and structures shall hereafter be erected, altered or enlarged for the following uses, plus such other uses as the Board of County Commissioners, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Accessory buildings and appurtenances normally required in conjunction with the conduct of a permitted use

Amusement parks

Archery

Athletic fields

Boat house for pleasure craft

Bowling alley

Campgrounds

Church

Commercial or private moorage

Condominium

Dock

Dude ranches

Dwelling for owners, operators or employees required to perform work in conjunction with permitted uses

Exhibit halls

Fairgrounds

Fire station

Flight strips and helistops

Food stores

Golf course

Golf driving range

Governmental buildings and facilities

Hospitals

Hunting and fishing preserves

Ice skating

Lawn and court games

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Library  
Marina, including the sale, display and repair of  
marine pleasure craft and supplies  
Microwave radio or television stations and/or  
transmitting towers  
Monorail  
Museum  
Overnight trailer parks  
Picnic areas  
Pitch and putt  
Post office  
Public service utilities  
Public and private parking  
Reservoirs  
Restaurant  
Riding academies  
Riding and hiking trails  
Roller skating  
Sailing  
Shopping centers  
Ski lifts, tows, runs and warming huts and  
incidental cafe facilities  
Snowmobiling  
Stadiums  
Swimming pool  
Theater, excluding drive-in  
Trails for vehicles  
Water skiing  
Zoos

SECTION 90.003 - USES PERMITTED SUBJECT TO CONDITIONAL USE  
PERMIT

The following uses may be permitted subject to a conditional  
use permit as provided for in Section 114.001:

Go-cart race track  
Public garbage dump  
Public sanitary land-fill  
Race track, automobile  
Sewage treatment plant  
Skeet and trapshooting

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SECTION 90.004 - USES EXPRESSLY PROHIBITED

The following uses shall be expressly prohibited:

Agriculture, industrial, residential and commercial  
except as otherwise provided for herein

SECTION 90.005 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land and buildings except that any lot held under separate ownership or of record on the effective date of this Ordinance which is substandard in area or dimensions, may be used subject to all other standards:

- A. Lot area - Each lot shall have a minimum area of thirty-five (35) acres
- B. Lot dimensions
  1. Width - No provisions
  2. Depth - No provisions
- C. Yards - No provisions
- D. Building heights - No building or structure shall have a height greater than fifty (50) feet, except as otherwise allowed by conditional use permit.
- E. Distance between buildings - No provisions
- F. Fences, hedges and walls - No provisions
- G. Signs - Identification signs for each street frontage shall be allowed so long as such sign does not exceed fifty (50) square feet in area.
- H. Access - Access to off-street parking facilities and service-type driveway shall be from a dedicated street or highway.
- I. Off-street parking - Off-street parking shall be provided in accordance with the provisions of Section 109.001.

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ARTICLE 91 - SP-11 ZONE (MARINA)

SECTION 91.001 - INTENT

This zone is intended to provide for the development and maintenance of marina facilities.

SECTION 91.002 - PRINCIPAL USES

Buildings, structures and land shall be used and structures shall hereafter be erected, altered or enlarged only for the following uses, plus such other uses as the Board of County Commissioners, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

- Accessory buildings and appurtenances normally required in conjunction with the conduct of a permitted use
- Boat building, sales and service
- Boathouse for pleasure craft
- Camping and picnicking
- Caretaker's residence
- Commercial or private moorage
- Clubhouse
- Dock
- Food stores
- Marina, including the sale, display and repair of marine pleasure craft and supplies
- Private and public parking area
- Public utilities facilities
- Restaurant
- Slip
- Wharf
- Yacht club

SECTION 91.003 - USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT

The following uses may be permitted subject to a conditional use permit as provided for in Section 114.001:

- Microwave, radio and/or television transmitting towers
- Motel
- Condominium

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SECTION 91.004 - USES EXPRESSLY PROHIBITED

The following uses shall be expressly prohibited:

Agriculture, industrial, residential and commercial  
except as otherwise provided for herein

SECTION 91.005 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land and buildings except that any lot under separate ownership or of record on the effective date of this Ordinance which is substandard in area or dimension, may be used subject to all other standards:

- A. Lot area - No provisions
- B. Lot dimensions
  - 1. Width - No provisions
  - 2. Depth - No provisions
- C. Yards
  - 1. When the SP-11 Zone fronts, sides or rears on a street there shall be a yard abutting the street of not less than twenty-five (25) feet. Said required yard shall be landscaped and maintained.
- D. Building heights - No building or structure shall have a height greater than thirty-five (35) feet, except as otherwise allowed by conditional use permit.
- E. Distance between buildings - No provisions
- F. Fences, hedges and walls - A solid masonry wall and/or fence or hedge shall be placed on the lot line where the SP-11 Zone abuts residential-zoned property. Said wall, fence or hedge shall not be located within twenty-five (25) feet of any property

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line abutting a street.

- G. Signs - Identification signs for each street frontage shall be allowed so long as such sign does not exceed two hundred (200) square feet in area.
- H. Access - Access to off-street parking facilities and service-type driveway shall be from a dedicated street or highway.
- I. Off-street parking - Off-street parking shall be provided in accordance with the provisions of Section 109.001.

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ARTICLE 92 - SP-12 (QUARRY)

SECTION 92.001 - INTENT

This zone is intended to permit the extraction of rock, sand, gravel, decomposed granite and clay and the like from natural deposits.

SECTION 92.002 - PRINCIPAL USES

Buildings, structures and lands shall be used and structures shall hereafter be erected, altered or enlarged only for the following uses, plus such other uses as the Board of County Commissioners, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Accessory buildings and appurtenances normally required in conjunction with the operation of a quarry or a permitted use.

Mining, quarry, excavating, processing, removing and stockpiling of rock, sand, gravel, decomposed granite and clay and similar materials

Mixing plants

Quarry

Rock crushing plants and aggregate dryers

Scales and weighing equipment

Shops for the servicing and repairing of equipment utilized in the operation of a quarry

SECTION 92.003 - USES PERMITTED SUBJECT TO CONDITIONAL USE

PERMIT

The following uses may be permitted subject to a conditional use permit as provided for in Section 114.001:

Structures in excess of one hundred fifty (150) feet in height

SECTION 92.004 - USES EXPRESSLY PROHIBITED

The following uses shall be expressly prohibited:

Agriculture, industrial, residential and commercial except as otherwise provided for herein

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SECTION 92.005 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land and buildings except that any lot held under separate ownership or of record on the effective date of this Ordinance which is substandard in area or dimensions, may be used subject to all other standards:

- A. Lot area - No provisions
- B. Lot dimensions
  - 1. Width - No provisions
  - 2. Depth - No provisions
- C. Yards - When the SP-12 Zone fronts, sides or rears on a street there shall be a yard abutting the street not less than one hundred (100) feet. Said required yard shall not be used for the storage of any materials or equipment; however, may be used for access.
- D. Building heights - No building or structure shall have a height greater than one hundred fifty (150) feet except as otherwise permitted by conditional use permit.
- E. Distance between buildings - No provisions
- F. Fences, hedges and walls - No provisions
- G. Signs - Identification signs for each street frontage shall be allowed so long as such signs do not exceed two hundred (200) square feet in area.
- H. Access - Access to off-street parking facilities and service-type driveway shall be from a dedicated street or highway.
- I. Off-street parking - Off-street parking shall be provided in accordance with the provisions of Section 109.001.

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ARTICLE 93 - SP-13 ZONE (PUBLIC FACILITIES)

SECTION 93.001 - INTENT

This zone is intended to provide for the placing of public facilities within close proximity to the various forms of residential land uses to facilitate the needs thereof.

SECTION 93.002 - PRINCIPAL USES

Buildings, structures and lands shall be used and structures shall hereafter be erected, altered or enlarged only for the following uses, plus such other uses as the Board of County Commissioners, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

- Accessory buildings and appurtenances normally required in conjunction with the conduct of a permitted use
- Branch post office
- Church
- Dwelling, one family for caretaker, operator and/or employee required in conjunction with the permitted use
- Educational institutions including public and parochial
- Library, public
- Museum, public

SECTION 93.003 - USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT

The following uses may be permitted subject to a conditional use permit as provided for in Section 114.001:

- Armory
- Community buildings
- Convalescent home
- Fire station
- Post office
- Park
- Police station
- Public utility substation

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Schools, business  
Schools, vocational  
Sewage pumping station  
Water storage facilities

SECTION 93.004 - USES EXPRESSLY PROHIBITED

The following uses shall be expressly prohibited:

Residential, commercial, industrial and recreational  
uses unless otherwise provided for herein

SECTION 93.005 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land and buildings except that any lot held under separate ownership or of record on the effective date of this Ordinance which is substandard in area or dimensions, may be used subject to all other standards:

- A. Lot area - No provisions
- B. Lot dimensions
  - 1. Width - No provisions
  - 2. Depth - No provisions
- C. Yards
  - 1. Where the SP-13 Zone fronts, sides or rears on a street there shall be a yard abutting the street of not less than one hundred (100) feet, except when across the street from a park the yard may be reduced to fifty (50) feet. Said required yards shall be landscaped and maintained.
  - 2. When the SP-13 Zone abuts a residential or agricultural zone there shall be a yard of not less than fifty (50) feet, except when such residential or agricultural land is used for a park the yard may be reduced to twenty-five

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(25) feet. Said required yard may be used for parking, loading, access or storage of materials so long as such items do not exceed the height of the required wall.

- D. Building heights - No building or structure shall have a height greater than thirty-five (35) feet unless otherwise permitted by a conditional use permit.
- E. Distance between buildings - The minimum distance between the accessory and main building shall be not less than six (6) feet.

The minimum distance between accessory buildings shall be not less than six (6) feet, unless said buildings have a common or party wall.

- F. Fences, hedges and walls - Required: Fences, hedges and walls shall be erected as required in Section 106.001. A solid masonry wall, fence or hedge not less than five (5) feet nor more than six (6) feet shall be erected on the zone boundary line.

Permitted: Fences, hedges and retaining walls not greater than six (6) feet in height shall be permitted on or within all property lines not abutting a street and on or to the rear of all yards setback lines of yards abutting streets.

No fence, hedge or wall shall be placed to create a visual obstruction to vehicular traffic and the provisions relative to "Corner Cutback Area" Section 103.001 shall apply.

- G. Signs - Identification signs indicating the name and nature of any occupancy and/or the name and address of the building shall be permitted, provided they are located on the subject property. Said signs shall not exceed ten (10) square feet in area.

Directional signs related to the location of facilities on the premises, provided they are located on the subject property; said signs shall not exceed four (4) square feet in area.

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"For rent," "for sale," "vacancy" and similar signs provided they are posted on the subject lot or on a building thereon by the owner or his authorized agent. Said signs shall not exceed four (4) square feet in area and there shall not be more than one (1) such sign for each unit available.

Name plates, not exceeding one (1) square foot in area.

Signs shall in no way endanger the health and safety by causing distraction to operators of motor vehicles on the streets and highways, and such signs shall be subject to the approval of the County Engineer.

Location, lighting and color of signs shall be such as to cause no confusion with public signs or traffic signals.

No blinking, flashing or animated signs visible from any street or highway shall be permitted.

Signs shall not exceed the height provisions of this zone and shall be so arranged to reflect the light away from the adjoining premises.

- H. Access - Vehicular access shall be provided from a dedicated street or alley. Vehicular access to lots fronting on major or secondary arterials shall be subject to the approval of the County Engineer.
- I. Off-street parking - Off-street parking shall be provided in accordance with the provisions of Section 109.001.

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ARTICLE 94 - SP-14 ZONE (PUBLIC FACILITIES)

SECTION 94.001 - INTENT

This zone is intended to provide for privately operated facilities which provide needed public service to the community on a local or regional basis.

SECTION 94.002 - PRINCIPAL USES

Buildings, structures and land shall be used and structures shall hereafter be erected, altered or enlarged only for the following uses, plus such other uses as the Board of County Commissioners, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Accessory buildings and appurtenances, normally required in conjunction with the conduct of a permitted use

- Cemetery
- Child care center
- Hospital
- Mausoleum
- Rest home
- Sanitarium

SECTION 94.003 - USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT

The following uses may be permitted subject to a conditional use permit as provided for in Section 114.001:

All uses permitted in the SP-13 Zone

Crematorium

Sewage treatment plant

The following commercial uses when incidental to and directly related to a principal use:

- Coffee shop
- Florist
- Gift shop
- Law office
- Law library
- Notary public
- Pharmacy
- Restaurant

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SECTION 94.004 - USES EXPRESSLY PROHIBITED

The following uses shall be expressly prohibited:

Residential, commercial, industrial and recreation uses unless otherwise provided for herein

SECTION 94.005 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land and buildings except that any lot held under separate ownership or of record on the effective date of this Ordinance which is substandard in area or dimensions, may be used subject to all other standards:

A. Lot area - No provisions

B. Lot dimensions

1. Width - No provisions

2. Depth - No provisions

C. Yards

1. When the SP-14 Zone fronts, sides or rears on a street there shall be a yard abutting the street of not less than one hundred (100) feet. Said required yards shall be landscaped and maintained.

2. When the SP-14 Zone abuts a residential or agricultural zone there shall be a yard of not less than one hundred (100) feet, except when such residential or agricultural land is used as a park the yard may be reduced to fifty (50) feet.

Said required yard may be used for parking, loading, access or storage of materials, so long as such stored items do not exceed the height of a required wall.

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A solid masonry wall, fence or hedge not less than five (5) feet nor more than six (6) feet in height shall be erected on the zone boundary line as may be required at the time of review of the site plan.

- D. Building heights - No building or structure shall have a height greater than fifty (50) feet unless otherwise permitted by a conditional use permit.
- E. Distance between buildings - No provisions
- F. Fences, hedges and walls - Required: Fences, hedges and walls shall be erected as required in Section 94.006.

Permitted: Fences, hedges and retaining walls not greater than six (6) feet in height shall be permitted on or within all property lines not abutting a street and on or to the rear of all yard setback lines of yards abutting streets.

No fence, hedge or wall shall be placed to create a visual obstruction to vehicular traffic and the provisions relative to "Corner Cutback Area" Section 103.003 shall apply.

- G. Signs - The provisions of Section 93.006, G., shall apply.
- H. Access - The provisions of Section 93.006, H., shall apply.
- I. Off-street parking - Off-street parking shall be provided in accordance with the provisions of Section 109.001.

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ARTICLE 95 - SP-15 ZONE (PUBLIC FACILITIES)

SECTION 95.001 - INTENT

This zone is intended to provide for the placing of governmental facilities in areas where such are needed to complement the particular needs of the surrounding land uses.

SECTION 95.002 - PRINCIPAL USES

Buildings, structures and lands shall be used and structures shall hereafter be erected, altered or enlarged only for the following uses, plus such other uses as the Board of County Commissioners, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Accessory buildings and appurtenances normally required in conjunction with the conduct of a permitted use

Armory

Art center

Auditorium

City hall

Civic center

Community theater

Courthouse

Dwelling, one family for caretaker, operator and/or employees required in conjunction with the permitted use

Educational institution

Federal and state office buildings

Fire station

Jail

Library

Museum

Police station

Post office

Public parking lot when operated in conjunction with a permitted use

Public parks

SECTION 95.003 - USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT

The following uses may be permitted subject to a conditional use permit as provided for in Section 114.001:

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All uses permitted in the SP-14 Zone  
Church  
Fairgrounds  
Liquor, off-sale  
Microwave radio or television station and/or  
transmitting tower  
Off-street parking facilities publicly operated  
Parking lot, public and private  
Professional office when located in conjunction with  
governmental office buildings  
Public utility facilities  
Rodeos and carnivals

SECTION 95.004 - USES EXPRESSLY PROHIBITED

The following uses shall be expressly prohibited:

Residential, commercial, industrial and recreational  
uses unless otherwise provided for herein

SECTION 95.005 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all  
land and buildings except that any lot held under separate owner-  
ship or of record on the effective date of this Ordinance which  
is substandard in area or dimensions, may be used subject to  
all other standards:

A. Lot area - No provisions

B. Lot dimensions

1. Width - No provisions

2. Depth - No provisions

C. Yards

1. When the SP-15 Zone fronts, sides or rears on  
a street there shall be a yard abutting the  
street of not less than fifty (50) feet. Said  
required yards shall be maintained and land-  
scaped.

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2. When the SP-15 Zone abuts a residential or agricultural zone there shall be a yard of not less than one hundred (100) feet except when such residential or agricultural land is used as a park, the yard may be reduced to fifty (50) feet. Said required yard may be used for parking, loading, access or storage of materials so long as such items do not exceed the height of a required wall.

A solid masonry wall, fence or hedge not less than five (5) feet nor more than six (6) feet in height shall be erected on the zone boundary line.

- D. Building heights - No building or structure shall have a height greater than thirty-five (35) feet unless otherwise permitted by a conditional use permit.
- E. Distance between buildings - No provisions
- F. Fences, hedges and walls - Required: Fences, hedges and walls shall be erected as required in Section 95.006, C.

Permitted: Fences, hedges and retaining walls not greater than six (6) feet in height shall be permitted on or within all property lines not abutting a street and on or to the rear of all yard setback lines of yards abutting streets.

No fence, hedge or walls shall be placed to create a visual obstruction to vehicular traffic and the provisions relative to "Corner Cutback Area" Section 103.003 shall apply.

- G. Signs - The provisions of Section 93.006, G., shall apply.

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H. Access - Vehicular access shall be provided from a dedicated street or alley. Vehicular access to lots fronting on major or secondary arterials shall be subject to the approval of the County Engineer.

I. Off-street parking - Off-street parking shall be provided in accordance with the provisions of Section 109.001.

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ARTICLE 96 - SP-16 ZONE (PLANNED UNIT DEVELOPMENT)

SECTION 96.001 - INTENT

The purpose of the Planned Unit Development Zone is to provide a means of achieving greater flexibility in development of land appropriate in size and shape to facilitate utilization in a manner not possible by conventional zones. The Planned Unit Development Zone is further intended to encourage more efficient uses of land, while still providing proper arrangement of uses and structures, as such may be related to the land, surrounding uses and zoning, and would insure the fulfillment of desired community needs relative to certain residential, commercial, industrial, recreational and other land uses. Through exercise of sound and proper planning principles, Planned Unit Development, incorporating appropriate property development standards, would in no way be detrimental to surrounding property or uses nor the public health, safety and welfare. All forms of Planned Unit Development shall be subject to the granting of a conditional use permit pursuant to the provisions of Section 96.003 (Uses Permitted Subject to a Conditional Use Permit), and may include mixed combinations of the various forms of residential, commercial, industrial, recreational uses and other forms of land uses.

SECTION 96.002 - PRINCIPAL USES

Buildings, structures, and land shall be used and structures shall hereafter be erected, altered or enlarged only for those uses specifically listed in the granting of a conditional use permit, as hereinafter provided for in Section 96.003.

SECTION 96.003 - USES PERMITTED SUBJECT TO A CONDITIONAL USE PERMIT

The following uses may be permitted in the Planned Unit Development Zone subject to a conditional use permit plus such other uses as the Board of County Commissioners, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

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Residential

Apartment hotels  
Condominiums  
Guest house  
Mobile homes  
Mobile home parks  
Multiple family dwellings  
Single family dwellings  
Such other uses deemed by the Planning Commission  
and/or Board of Commissioners to be appropriate

Commercial:

Administrative or professional office  
Bank and financial institutions  
Customer sales and service  
Facilities for the consumption of food and beverages  
Hospitals or medical facilities  
Hotels, motels, motor hotels and the like  
Retail stores or markets providing the convenient  
needs of the neighborhood or community which  
they are designed to serve  
Sales and services providing the various forms  
of governmental or utility services  
Shops providing sales and service  
Such other uses deemed by the Planning Commission  
and/or Board of Commissioners to be appropriate

Industrial:

Those industrial uses deemed by the Planning  
Commission and/or Board of Commissioners  
to be appropriate

Recreational:

Those recreational uses deemed by the Planning  
Commission and/or Board of Commissioners  
to be appropriate

Condominiums:

Any combination of residential, commercial, or  
industrial uses deemed appropriate by the  
Planning Commission and/or Board of  
Commissioners

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**Accessory:**

Those uses deemed by the Planning Commission and/or Board of Commissioners to be related to those uses permitted

**SECTION 96.004 - USES EXPRESSLY PROHIBITED**

Any use not included in the granting of a conditional use permit shall be deemed as a use expressly prohibited unless additional uses are included pursuant to an amendment to the conditional use permit authorizing a Planned Unit Development.

**SECTION 96.005 - PROPERTY DEVELOPMENT STANDARDS**

Property development standards applicable to any Planned Unit Development regarding lot area, lot dimension including width and depth, yards including front, side, and rear, building heights, distance between buildings, fences, hedges and walls, signs, lighting, access, off-street parking, vehicular and pedestrian circulation, open spaces, grading and drainage, sanitation, public utilities and such other matters pertinent to the development, shall be determined by the Planning Commission and/or Board of County Commissioners at the time of review of plans denoting the proposed Planned Unit Development.

The property development standards denoted in the various zones defined in this Ordinance may be used as guidelines for the determining of appropriate property development standards.

Property development standards imposed in conjunction with Planned Unit Development shall in no way be contrary to applicable federal, state or county laws, and shall not be inconsistent with any plans enacted pursuant to applicable authority by the legislative body, nor shall such property development standards be in deviation from sound planning principles and not detrimental to the public health, safety and welfare.

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Any variances from such property development standards incorporated at the time of approval of the plans representing the proposed development, shall be pursuant to the provisions of Section 113.001 (Variances).

Each proposed Planned Unit Development shall contain a minimum area of five (5) acres.

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ARTICLE 97 - SP-17 ZONE (FEEDLOT)

SECTION 97.001 - INTENT

This zone is intended to provide for the orderly development of the livestock feeding industry in Klamath County by protecting the natural, desirable feedlot sites. A feedlot is to be considered an agricultural enterprise which may over-lay the appropriate agricultural zone. This zone is intended to provide for a feeding operation involving in excess of 3500 head of cattle or equivalent livestock.

SECTION 97.002 - PRINCIPAL USES

Buildings, structures and lands shall be used and structures shall hereafter be erected, altered or enlarged only for the following uses, plus such other uses as the Board of Commissioners, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Accessory buildings and appurtenances normally required  
in conjunction with the conduct of a permitted use  
Dwellings, one family and multiple, for owners, operators  
and/or employees required to perform work in conjunc-  
tion with permitted uses  
Feedlot  
Feed mills and storage facilities  
Veterinarian clinic  
Flight strip  
Settling ponds and solid waste disposal facilities  
Pasture, grazing and farming  
Quarries, non-commercial  
Rendering plants  
Shops for the service and repair of equipment utilized  
in the operation of the feedlot  
Stockyard  
Livestock auction and sales yard

SECTION 97.003 - USES PERMITTED SUBJECT TO CONDITIONAL USE  
PERMIT

The following uses may be permitted subject to a conditional use permit as provided for in Section 114.001:

Public utility facilities

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SECTION 97.004 - USES EXPRESSLY PROHIBITED

The following uses shall be expressly prohibited:

Residential, commercial, industrial and recreational  
unless otherwise provided for herein

SECTION 97.005 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all  
land and buildings:

- A. Lot area - No provisions.
- B. Lot dimensions
  - 1. Width - No provisions.
  - 2. Depth - No provisions.
- C. Yards - No provisions.
- D. Building heights - No provisions.
- E. Distance between buildings - No stable, barn, pen or corral shall be located within fifty (50) feet of any dwelling or other building used for human habitation and no accessory dwelling shall be located closer than ten (10) feet to any other structure used for human habitation.
- F. Fences, hedges and wall - The "Fences, hedges and walls" provisions contained in Section 31.006, F., shall apply.
- G. Signs - No sign shall be placed to create a visual obstruction to vehicular traffic.
- H. Access - Access to property fronting upon a County or State highway shall be subject to the approval of the Director of Public Works.
- I. Off-street parking - Off-street parking shall be provided in accordance with the provisions of Section 109.001.

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CHAPTER 10

ARTICLE 100 - GENERAL PROVISIONS - PROPERTY DEVELOPMENT  
STANDARDS

SECTION 100.001 - INTENT

The following provisions are in addition to the property  
development standards denoted in the various zones.

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ARTICLE 101 - LOT AREA

SECTION 101.001 - REQUIRED LOT AREA

The required area of a lot or parcel of land shall not be less than the area indicated in the various zones contained in this Ordinance, except as hereinafter provided.

SECTION 101.002 - PARCEL OF LAND DIVIDED BY BOUNDARY LINES

Where a lot or parcel of land, which would otherwise have been shown as one (1) lot, is divided into two (2) or more lots because of city or county boundaries, the required area shall mean the total area of the parcel of land.

SECTION 101.003 - EASEMENT

Where a lot or parcel of land subject to a street or highway easement or other public or private easement where the owner of the servient tenant does not have the right to use the entire surface area of the lot or parcel of land, such may be accepted as having the required area as indicated by the zone provided the required area for a lot or parcel of land is of the minimum lot size designated and the area covered by any such easement contains not more than ten percent (10%) of the required area.

SECTION 101.004 - INCREASED AREA REQUIRED

Where, in this Ordinance, a particular use is permitted only when established on a lot or parcel of land having an actual area greater than the area indicated as required for a particular zone, then such larger area requirements shall prevail for the lot or parcel upon which such use is located.

SECTION 101.005 - DECREASING REQUIRED LOT AREA

No person shall divide any lot or parcel of land and shall not convey any lot or parcel of land or any portion thereof, if, as a result of such conveyance the area of any lot or parcel of land so reduced, or a lot or parcel of land so created is in violation of the requirements of the zone in which it is located.

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SECTION 101.006 - RESCISSION OF AGREEMENTS CONTRARY TO LOT  
AREA REQUIREMENTS

Any deed, conveyance of sale, or contract of sale made contrary to the provisions of this Ordinance with regard to lot area, is voidable at the sole option of the grantee, buyer, or person contracting to purchase or his heirs, personal representative or trustee in insolvency or bankruptcy.

SECTION 101.007 - REQUIRED LOT AREA REDUCED BY PUBLIC USE

Where a lot or parcel of land has not less than the required area and after creation of such lot or parcel of land a part thereof is acquired for a public use other than for street or highway purposes, in any manner including dedication, condemnation or purchase, and if the remainder of such lot or parcel of land has not less than eighty percent (80%) of the required area, such remainder shall be considered as having the required area.

SECTION 101.008 - REQUIRED LOT AREA REDUCED FOR STREET OR  
HIGHWAY PURPOSES

Where a lot or parcel of land has not less than the required area, and after the creation of such lot or parcel of land, a part thereof is required for street or highway purposes exclusively, in any manner including dedication, condemnation, or purchase, and if the remainder of such lot or parcel of land has not less than seventy-five percent (75%) of the required area, then such remainder shall be considered as having the required area.

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