

SEC. 13-1-23 RULES FOR INTERPRETATION OF DISTRICT BOUNDARIES.

Where uncertainty exists as to the boundaries of districts as shown on the Zoning Map, the following rules shall apply:

- (a) Boundaries indicated as approximately following the centerlines of streets, highways or alleys shall be construed to follow such centerlines.
- (b) Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- (c) Boundaries indicated as approximately following Village boundaries shall be construed as following municipal boundaries.
- (d) Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
- (e) Boundaries indicated as following shorelines shall be construed to follow such shorelines and, in the event of change in the shoreline, shall be construed as moving with the actual shoreline; boundaries indicated as approximately following the centerlines of streams, rivers, canals, lakes or other bodies of water shall be construed to follow such centerlines.
- (f) Boundaries indicated as parallel to or extensions of features indicated in the preceding shall be so construed. Distances not specifically indicated on the zoning map shall be determined by the scale of the map.

SEC. 13-1-24 A-1 AGRICULTURAL DISTRICT.

- (a) **Purpose.** The A-1 Agricultural District is intended to provide for the continuation of general farming and related uses in those areas of the Village that are not yet committed to urban development. It is further intended for this district to protect lands contained therein from urban development until their orderly transition into urban-oriented districts is required.
- (b) **Permitted Uses.** General farming, including agriculture, dairying, floriculture, forestry, grazing, hay, orchards, truck farming and viticulture (grape growing), provided, however, that farm buildings housing animals, barnyards and feed lots shall not be located in a floodland and shall be at least one hundred (100) feet from any navigable water or any boundary of a residential district.
- (c) **Permitted Accessory Uses.**
 - (1) Attached or detached private garages and carports accessory to permitted or permitted accessory uses.
 - (2) General farm buildings including barns, silos, sheds, storage bins and including not more than one (1) roadside stand for the sale of farm products produced on the premises. Any such stand shall conform to the setback, sign and other provisions of this Chapter.
 - (3) One (1) farm dwelling.
- (d) **Conditional Uses.**
 - (1) Airports, airstrips and landing fields provided that the site is not less than twenty (20) acres.
 - (2) 2 Commercial feed lots, livestock sales facilities and fur farms.
 - (3) Drive-in establishments selling fruits and vegetables.
 - (4) Home occupations and professional offices.
 - (5) Housing for farm laborers and seasonal or migratory farm workers.
 - (6) Transmitting towers, receiving towers, relay and microwave towers without broadcast facilities or studios.

- (7) Utilities.
- (8) Veterinary clinics provided that no structure or animal enclosure shall be located closer than one hundred (100) feet to a property boundary.
- (e) **Lot Area and Width.**
 - (1) The lot area requirements for the R-1 Single-Family Residential District shall apply to all buildings for human habitation hereafter erected, moved or structurally altered.
 - (2) Existing residential structures and farm dwellings remaining after the consolidation of existing farms shall be provided with a lot area of not less than forty thousand (40,000) square feet and a lot width of not less than one hundred twenty (120) feet.
- (f) **Building Height.** No building or parts of a building shall exceed sixty (60) feet in height.
- (g) **Yards.**
 - (1) There shall be a minimum building setback of fifty (50) feet from the street right-of-way.
 - (2) There shall be a side yard on each side of the principal structure as provided in the R-1 District.
 - (3) The rear yard requirements for the R-1 Single Family Residential District shall apply to all buildings for human habitation hereafter erected, moved or structurally altered.

SEC. 13-1-25 R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT.

- (a) **Purpose.** This District is intended to provide residential development limited to single-family homes set individually on separate lots.
- (b) **Requirements.**
 - (1) Lot Size. Every single-family residential building hereafter erected, moved or structurally altered shall provide a lot area of not less than eight thousand five hundred (8,500) square feet per family and no such lot shall be less than ninety (90) feet in width.
 - (2) Setbacks.
 - a. There shall be a side yard on each side of a building hereafter erected, moved or structurally altered. The sum of the widths of the required side yards shall be not less than fifteen (15) feet and no single side yard shall be less than six (6) feet in width from the furthest extension of a dwelling.
 - b. Unless otherwise provided in this Chapter, there shall be a setback on every lot in this district, from each street on which it abuts, of not less than twenty (20) feet.
 - c. There shall be a rear yard having a depth of not less than thirty (30) feet.
 - (3) Height. Maximum permitted (in feet)--principal structure: thirty-five (35); accessory structure: twenty (20).
 - (4) Building Size. Every building hereafter erected, moved or structurally altered for dwelling purposes shall provide a floor area of not less than nine hundred (900) square feet per family.
- (c) **Permitted Uses.** A building or premise shall be used only for the following purposes:
 - (1) Single-family dwellings.
 - (2) Publicly owned or operated park, playground or community building, provided that any building shall be located not Less than thirty-five (35) feet from any side lot line.
 - (3) Church or other place of worship or Sunday School, provided that any such building shall be located not less than thirty-five (35) feet from any side lot line.
 - (4) Public school, kindergarten, elementary and high, or private school having a curriculum the same as ordinarily given in a public school, provided that any such building shall be located not less than thirty-five (35) feet from any side lot line.
 - (5) Farming, provided no livestock is included, truck gardening, nursery and/or horticulture.

- (6) Home occupation and professional offices.
- (7) Accessory building or use, including a private garage, carport and paved parking areas customarily incident to the above uses, but not involving the conduct of a business.
- (d) **Conditional Uses.** A building or premise shall be used only for the following purposes when approved as a conditional use:
 - (1) Dental and medical clinics.
 - (2) Private lodges and clubs.
 - (3) Nursing and rest homes and homes for the aged.
 - (4) Public utility offices and installations, including transmission lines and substations.
 - (5) Mobile homes on foundations.

SEC. 13-1-26 R-2 RESIDENTIAL DISTRICT.

- (a) **Purpose.** This District is intended to provide residential development limited to single-family homes set individually on separate lots in older, existing areas of the Village.
- (b) **Requirements.**
 - (1) Lot Size. Minimum area (in square feet): six thousand six hundred (6,600); minimum width (in feet): sixty-six (66).
 - (2) Setbacks. The requirements shall be as prescribed for the R-1 Residential District.
 - (3) Height. The requirements shall be as prescribed for the R-1 Residential District.
 - (4) Building Size. The minimum residential building size shall be four hundred eighty (480) square feet.
- (c) **Permitted Uses.** A building or premise shall be used only for the following purposes:
 - (1) Single-family dwellings.
 - (2) Publicly owned or operated park, playground or community building. provided that any building shall be located not less than thirty-five (35) feet from any side lot line.
 - (3) Church or other place of worship or Sunday School, provided that any such building shall be located not less than thirty-five (35) feet from any side lot line.
 - (4) Public school, kindergarten, elementary and high, or private school having a curriculum the same as ordinarily given in a public school, provided that any such building shall be located not less than thirty-five (35) feet form any side lot line.
 - (5) Farming, provided no livestock is included, truck gardening, nursery and/or horticulture.
 - (6) Home occupation and professional offices.
 - (7) Accessory building or use, including a private garage, carport and paved parking areas customarily incident to the above uses, but not involving the conduct of a business.
 - (8) Temporary buildings for construction purposes, not to exceed a one (1) year period.
 - (9) Nursing homes.
- (d) **Conditional Uses.** A building or premise shall be used only for the following purposes when approved as a conditional use:
 - (1) Dental and medical clinics.
 - (2) Private lodges and clubs.
 - (3) Public utility offices and installations, including transmission lines and substations.
 - (4) Mobile homes on foundations.

SEC. 13-1-27 R-3 TWO-FAMILY RESIDENTIAL DISTRICT.

- (a) **Purpose.** This district is intended to provide for two-family dwellings, such as duplexes,

condominiums, flats or apartment conversions in large, older, singlefamily dwellings.

(b) Requirements.

- (1) Lot Size. Every building hereafter erected, moved or structurally altered
 - (a) shall provide a lot area of not less than eight thousand (8,000) square feet,
 - (b) and no such lot shall be less than sixty-six (66) feet in width.
- (2) Setbacks.
 - a. There shall be a side yard on each side of a building hereafter erected, moved or structurally altered. The sum of the widths of the required side yards shall be not less than fifteen (15) feet and no single side yard shall be less than six (6) feet in width.
 - b. The setback regulations for the R-3 Two-Family Residential District shall be the same as those for the Single-Family Residential District.
 - c. The rear yard regulations for the R-3 Two-Family Residential District shall be the same as those for the R-2 Single-Family Residential District.
- (3) Height. Maximum permitted (in feet)--principal structure: thirty-five (35) accessory structure: twenty (20).
- (4) Building Size. Every building hereafter erected, moved or structurally altered, for occupancy by one (1) family, shall provide a floor area of not less than eight hundred (800) square feet per family.

(c) Permitted Uses. A building or premise shall be used only for the following purposes:

- (1) Single-family dwellings.
- (2) Two-family dwellings.
- (3) Boarding houses and lodging houses.
- (4) Publicly owned or operated park, playground or community building, provided that any building shall be located not less than twenty-five (25) feet from any side lot line.
- (5) Church or other place of worship or Sunday School, provided that any such building shall be located not less than twenty-five (25) feet from any side lot line.
- (6) Public school, kindergarten, elementary and high, or a private school having a curriculum the same as ordinarily given in a public school, provided that any such building shall be located not less than twenty-five (25) feet from any side lot line.
- (7) Truck gardening, nursery and/or horticulture.
- (8) Home occupation and professional offices.
- (9) Accessory building or use, including a private garage, carport and paved parking area customarily incident to the above uses, but not involving the conduct of a business.
- (10) Multiple ownership of a single-residential structure is permitted under this Section.

(c) Conditional Uses. A building or premise shall be used only for the following purposes when approved as a conditional use:

- (1) Dental and medical clinics.
- (2) Private lodges and clubs.
- (3) Nursing and rest homes and homes for the aged.
- (4) Public utility offices and installations, including transmission lines and substations.
- (5) Institutions of a religious, educational, eleemosynary or philanthropic nature, but not a penal or mental institution.

SEC. 13-1-28 R-4 MULTIPLE FAMILY RESIDENTIAL DISTRICT.

- (a) Purpose.** This district is intended to provide for multiple-family apartments, to include family or garden types, elevator and walk-up types, efficiency or studio types and apartment conversions in existing single-family dwellings, condominiums and mobile home parks, subject to

other provisions of this Code of Ordinances.

(b) Requirements.

- (1) Lot Size. Minimum area (in square feet)--one (1) and two (2) family: seven thousand two hundred (7,200); for multiple family dwellings: one thousand five hundred (1,500) additional square footage for each dwelling unit over two; minimum width (in feet): seventy (70).
- (2) Setbacks. Minimum front yard (in feet): twenty-five (25); minimum either side yard (in feet): eight (8); minimum aggregate side yard (in feet): twenty (20); minimum rear yard (in feet): twenty-five (25).
- (3) Height. Maximum permitted (in feet)--principal structure: forty-five (45) (a building may be erected to a height of seventy-five [75] feet if set back from all required yard lines a distance of one [1] foot for each foot of additional height above forty-five [45] feet); accessory structure: twenty-five (25).
- (4) Building Size. The requirements shall be as prescribed for the R-3 TwoFamily Residential District.

(c) Permitted Uses. A building or premise shall be used only for the following purposes:

- (1) Single-family dwellings.
- (2) Two-family dwellings.
- (3) Multiple-family dwellings.
- (4) Boarding houses and lodging houses.
- (5) Publicly owned or operated park, playground or community building, provided that any building shall be located not less than twenty-five (25) feet from any side lot line.
- (6) Church or other place of worship or Sunday School, provided that any such building shall be located not less than twenty-five (25) feet from any side lot line.
- (7) Public school, kindergarten, elementary and high, or a private school having a curriculum the same as ordinarily given in a public school, provided that any such building shall be located not less than twenty-five (25) feet from any side lot line.
- (8) Truck gardening, nursery and/or horticulture.
- (9) Home occupation and professional offices.
- (10) Institution of a religious, education, eleemosynary or philanthropic nature, but not a penal or mental institution.
- (11) Accessory building or use, including a private garage, carport and paved parking area customarily incident to the above uses, but not involving the conduct of a business.
- (12) Multiple ownership of a single-residential structure is permitted under this Section.

(d) Conditional Uses. A building or premise shall be used only for the following purposes when approved as a conditional use:

- (1) Private lodges and clubs.
- (2) Nursing and rest homes and homes for the aged.
- (3) Public utility offices and installations, including transmission lines and substations.
- (4) Funeral homes.
- (5) Dental and medical clinics.

SEC. 13-1-29 B-1 BUSINESS/COMMERCIAL DISTRICT.

(a) Purpose. This district is intended to provide for individual or small groups of retail and customer service establishments serving primarily the convenience of a local neighborhood, and the character, appearance and operation of which are compatible with the character of the surrounding area.

(b) Requirements.

- (1) Lot Area. No minimum size requirement for exclusively business/commercial uses. Every building or part of a building hereafter erected or structurally altered exclusively for residential purposes shall provide a lot width and area as required by the regulations of the R-3 Two-Family Residential District.
- (2) Height. Any building hereafter erected or altered to exceed fifty (50) feet in height or three (3) stories shall, above that height, be set back on the front and rear building lines on the ratio of one (1) foot for each two (2) feet rise above said specific height.
- (3) Setbacks.
 - a. For buildings or parts of buildings hereafter erected or structurally altered for residential use, the side yard regulations for the R-3 TwoFamily Residential District shall apply, except on the street side of a corner lot. Otherwise no side yard shall be required but, if provided, shall not be less than six (6) feet in width. Where parts of a frontage are designated on the district map as residential district and business district, the setback regulations of the residential district shall apply to the business district; otherwise no setback shall be required.
 - b. There shall be a rear yard having a minimum depth of twenty-five (25) feet for a building two (2) stories or less in height. For each additional story or fractional story in height, the depth of such rear yard shall be increased five (5) feet.
- (4) Building Size. Every building or part of a building hereafter erected or structurally altered exclusively for residential purposes shall provide a lot width and area as required by the regulations of the R-3 Two-Family Residential District.
- (c) **Permitted Uses**. No building or premises shall be used and no building shall be hereafter erected, or altered, within any business district unless otherwise provided in this Chapter, except for the uses permitted in the R-1 Residential District and for the following uses:
 - (1) Advertising signs.
 - (2) Amusement places.
 - (3) Bakeries, employing not more than ten (10) persons.
 - (4) Barber shops.
 - (5) Banks.
 - (6) Billboards.
 - (7) Dressmaking establishments.
 - (8) Dyeing and cleaning works, employing not more than six (6) persons.
 - (9) Electric repair shops.
 - (10) Employment agencies.
 - (11) Freight stations.
 - (12) Greenhouses.
 - (13) Filling stations, subject to the specific approval of the Board of Zoning Appeals, both as to location and as to arrangement.
 - (14) Hotels and motels.
 - (15) Laundries.
 - (16) Messenger or telegraph service stations.
 - (17) Millinery shops.
 - (18) Miniature golf courses.
 - (19) Offices.
 - (20) Painting and decorating shops.
 - (21) Photograph galleries.
 - (22) Plumbing shops.
 - (23) Post offices.
 - (24) Printing shops.

- (25) Privately operated tourist camps and tourist cabins.
- (26) Public garages, subject to the specific approval of the Board of Zoning Appeals, both as to location and as to arrangement.
- (27) Recreation buildings and structures.
- (28) Restaurants.
- (29) Roofing and plastering shops.
- (30) Sales or show rooms.
- (31) Shoe repair shops.
- (32) Stores and shops for the conduct of retail business.
- (33) Studios.
- (34) Taverns.
- (35) Tailor shops.
- (36) Tire repair shops.
- (37) Undertaking establishments.
- (38) Upholstering shops.

Any building used for the above-enumerated or similar uses may have not more than forty percent (40%) of the floor area devoted to industry or storage purposes incidental to such primary use, provided that not more than fifteen (15) employees shall be engaged at any time on the premises in any such incidental use.

- (d) **Permitted Accessory Uses.** An accessory building or use shall be used only for the following purposes.
 - (1) Garages for storage of vehicles used in conjunction with the operation of the business.
 - (2) Off-street parking and loading areas, in the rear yard only.
 - (3) Any other structure or use normally accessory to the above uses.
- (e) **Conditional Uses.** A building or premise shall be used only for the following purposes when approved as a conditional use:
 - (1) Rental apartments as a secondary use of a commercial building.

SEC. 13-1-30 I-1 INDUSTRIAL DISTRICT.

- (a) **Purpose.** This district is intended to provide for manufacturing and industrial development.
- (b) **Requirements.**
 - (1) Height. Buildings hereafter erected or structurally altered shall exceed neither fifty (50) feet nor four (4) stories in height, provided that no building or part of a building used for residential purposes shall exceed either thirty-five (35) feet or two and one-half (2-1/2) stories in height.
 - (2) Setbacks.
 - a. For buildings or parts of buildings used for residential purposes, the side yard regulations of the R-3 Two-Family Residential District shall apply except on the street side of a corner lot; otherwise a side yard shall not be required.
 - b. Every building hereafter erected or moved and any addition to an existing building shall be set back not less than thirty (30) feet from any street line, including the street lines of new streets or streets proposed to be widened, as shown on the official map.
 - c. There shall be a rear yard having a minimum depth of twenty-five (25) feet for a building two (2) stories or less in height. For each additional story or fractional story in height, the depth of such rear yard shall be increased five (5) feet. Loading platforms may be established in such rear yard where it abuts on a railroad.

- (3) **Building Area Limitations.** No building with its accessory buildings to be used for commercial or manufacturing purposes shall occupy in excess of ninety percent (90%) of the area of the lot. Buildings used wholly for residential purposes shall conform to the restrictions provided for such buildings in the residence district.
- (c) **Permitted Uses.** A building or premise shall be used only for the following purposes:
- (1) Manufacturing, assembly, fabrication and processing plants.
 - (2) Experimental, testing and research laboratories not involving the keeping of animals or use of animal products, or any significant degree of danger or undesirable operational characteristics.
 - (3) Printing and publishing houses and related activities. (4) Tool making, cabinetry and repair shops.
 - (5) Automobile service stations.
 - (6) Public utility offices and installations.
 - (7) General warehousing.
 - (8) Lumber and building supply yards.
 - (9) Transportation terminals, including trucking.
 - (10) Automobile body repair shops, not including the storage of junked or wrecked automobiles and parts.
 - (11) The following, subject to approval by the Village Board of building, site and operational plans:
 - a. Manufacture of cement, lime, gypsum, plaster of paris, acid, explosives, fertilizers or glue.
 - b. Rendering plants, refineries or tanneries.
 - c. Stockyards or slaughter houses.
 - d. Junk or salvage yards.
 - e. Storage of explosives, except incidental to a permitted use, and storage of gasoline or petroleum in excess of fifty thousand (50,000) gallons.
 - f. Experimental, testing and research laboratories.
 - g. Automobile body repair shops, including the storage of junked or wrecked automobiles and parts.
 - h. Animal hospitals, kennels and laboratories using animal products.
 - i. Any other uses not previously stated or permitted elsewhere.
 - j. Paper mills.
- (d) **Permitted Accessory Uses.** An accessory building or use shall be used only for the following purposes.
- (1) Office, storage, power supply and other such uses normally auxiliary to the principal use.
 - (2) Off-street parking, loading and service facilities.
 - (3) Residential quarters for the owner, resident operator, guard or caretaker.

SEC. 13-1-31 G-1 INSTITUTIONAL DISTRICT.

- (a) **Purpose.** The G-1 Institutional District is intended to eliminate the ambiguity of maintaining, in unrelated use districts, areas which are under public or public related ownership and where the use for public purpose is anticipated to be permanent.
- (b) **Permitted Uses.**
- (1) Cemeteries.
 - (2) Churches.
 - (3) Fraternal organizations.
 - (4) Hospitals, sanatoriums, nursing homes and clinics.

- (5) Libraries and museums.
- (6) Municipal parking lots.
- (7) Public administrative offices and public service buildings, including fire and police stations.
- (8) Public or private schools.
- (9) Public utility offices.
- (10) Utilities.
- (11) Water storage tanks, towers and wells.
- (12) Botanical gardens and arboretums.
- (13) Exhibition halls.
- (14) Fairgrounds.
- (15) Forest reserves (wilderness areas).
- (16) Forest reserves (wilderness refuges).
- (17) Golf courses with or without country club facilities.
- (18) Golf driving ranges.
- (19) Group or organized camps.
- (20) Historic and monument sites.
- (21) Ice skating.
- (22) Parks.
- (23) Playfields or athletic fields.
- (24) Playgrounds.
- (25) Play lots or tot lots.
- (26) Recreation/community centers.
- (27) Skiing and tobogganing.
- (28) Tennis courts.

(c) **Permitted Accessory Uses.**

- (1) Essential services.
- (2) Garages for storage of vehicles or materials used in conjunction with the operation of a permitted use.
- (3) Off-street parking and loading areas.
- (4) Residential quarters for administrators, caretakers or clergy.
- (5) Service buildings and facilities normally accessory to the permitted uses.
- (6) Service-oriented offices or shops located within institutional buildings.

(d) **Conditional Uses.**

- (1) Archery ranges.
- (2) Golf courses with country club/restaurant facilities.
- (3) Miniature golf.
- (4) Skeet and trap shooting ranges, provided that the firing of rifle arms and shotgun slugs shall not be permitted directly toward or over any highway, road or navigable water, toward any building or structure or toward any population concentration within one and one-half (1-1/2) miles of the site.

(e) **Lot Area and Width.** There are no minimum lot requirements.

(f) **Building Height.** No building or parts of a building shall exceed forty-five (45) feet in height.

(g) **Setback and Yards.**

- (1) A minimum building setback of twenty-five (25) feet from the right-of-way line of all public streets shall be required.
- (2) There shall be a minimum side yard of ten (10) feet.
- (3) There shall be a rear yard of not less than twenty-five (25) feet.
- (4) Exception. In the case of ownership by school district or organization or by church or religious society of more than fifty percent (50%) of the frontage on intersection streets

and more than fifty percent (50%) of the area of the square block wherein such property is located, the minimum setback line for building on such school or church property shall be fifteen (15) feet.

SEC. 13-1-32 C-1 CONSERVANCY DISTRICT.

- (a) **Purpose.** The C-1 Conservancy District is intended to be used to prevent disruption of valuable natural or man-made resources and to protect wetland areas and lands which are subject to periodic flooding, where development would result in hazards to health or safety, or would deplete or destroy natural resources or be otherwise incompatible with the public welfare.
- (b) **Permitted Uses.**
- (1) Agricultural uses, provided that they do not involve extensions of cultivated areas, extension of or creation of new drainage systems, and further provided that they do not substantially disturb or impair the natural fauna, flora, topography or water regimen.
 - (2) Forest and game management.
 - (3) Forest reserves (wilderness areas).
 - (4) Forest reserves (wildlife areas).
 - (5) Open space uses, including preserves, scenic areas, historic and scientific areas, fishing, soil and water conservation practices, sustained yield forestry, stream bank protection and water retention and control provided; however, that no such uses involve structures, fill, soil or peat removal or disruption of the natural flow of any watercourse or natural topography.
- (c) **Permitted Accessory Uses.**
- (1) Non-habitable park or recreation shelters.
 - (2) Structures used in or accessory to a fish hatchery.
 - (3) Structures used to traverse lowlands or watercourses.
- (d) **Conditional Uses.**
- (1) Structures and fill accessory to permitted principal uses.
 - (2) Parks and campgrounds and accessory structures.
 - (3) Public shooting ranges and accessory structures.
 - (4) Fish hatcheries, raising of minnows, waterfowl and other lowland animals and accessory structures.
 - (5) Public utilities.
- (e) **Lot Area, Setback and Yard.**
- (1) Minimum dimensions: Lot area -- twenty thousand (20,000) square feet.
 - (2) There are no lot width requirements.
 - (3) Any use involving a structure shall provide front and rear yards of at least fifty (50) feet in depth and side yards at least fifty (50) feet in width each.

SEC. 13-1-33 R-MI-I MOBILE HOME DISTRICT.

The requirements for property in the R-MH Mobile Home District shall be as provided in Article L of this Chapter.

SEC. 13-1-34 RR-1 RURAL RECREATIONAL AND RESIDENTIAL MIXED USE DISTRICT

- (1) **Statement of Intent.** The intent of this district is to allow the development of recreational, agricultural, and residential mixed uses on suitable sized parcels where the use is not inconsistent with surrounding properties and contiguous zoning districts. It is intended that this district will be used to accommodate the transition of traditional agricultural lands to less intense uses that are normally considered recreational or hobby activities.
- (2) **Principal Uses.**
- (a) There shall be no permitted uses in this district; all uses shall be conditional uses.
 - (b) All conditional uses shall include as a minimum a residential site for a single-family dwelling. This dwelling and the designated site shall adhere to the standards of the applicable R-1 Residential District.
- (3) **Basic District Standards.**
- (a) Structure
 - 1) Height -Maximum - 35 ft
 - (b) Setbacks.
 - 1) Front yard - Minimum - 50 ft
 - 2) Rear yard - Minimum - 50 ft
 - 3) Side yard - Minimum - 25 ft accessory buildings, 50 ft residence
 - (c) Road Frontage.
 - 1) Minimum - 150 ft
 - (d) Lot Area
 - 1) Minimum - 5.01 acres - average width 330 ft.
 - 2) Maximum - 39.99 acres.
 - 3) Minimum Average Width - 300 ft
- (4) **Conditional Uses.**
- (a) Any proposed use in this district shall be a conditional use.
 - (b) Conditional uses shall include a primary residential use and an associated recreational or agricultural use that is consistent with the contiguous properties. Small home business uses that have limited hours of operation and limited traffic associated with the business use can be the basis of a grant of a conditional use permit. No industrial uses shall be permitted.
 - (c) The Plan Commission in establishing a Conditional Use Permit shall have the ability to designate extent of use, hours of use, landscaping buffers, utility controls, drainage plans and such other conditions which preserve the quality of the surrounding properties and consistency of the zoned or permitted uses in the area.
 - (d) Commercial uses shall be allowed which do not unnecessarily interfere with the general nature of the surrounding districts or create any disruptive situations. Conditional use application procedures shall be followed as outlined elsewhere in this Ordinance.
 - (e) The granting of the initial conditional use shall be simultaneous with the granting of the rezoning.
 - (f) Once a conditional use has been granted it may not be changed without an application to the Planning Commission for the modification and a public hearing regarding the request.
 - (g) No conditional use permit shall be granted for activities that create a significant nuisance or which violate the transitional nature of this district from agriculture to residential.

SECS. 13-1-35 THROUGH 13-1-49 RESERVED FOR FUTURE USE.