

4.0.

ZONING*

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*Cross references—Any land use, zoning or rezoning ordinance or resolution or amendment to the zoning map saved from repeal, § 1-9(a)(10); buildings and building regulations, ch. 10; adult entertainment establishments, § 14-81 et seq.; health, environment and natural resources, ch. 30; land division, pt. II, § 5.0; manufactured homes, manufactured home parks, recreational vehicle parks and campgrounds, pt. II, § 18.0.

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4.1. ZONING DISTRICTS

A. The purpose of zoning districts is to implement the Larimer County Master Plan, promote compatible land use patterns and establish standards appropriate for each zoning district.

B. Uses followed by an (R) are allowed by right.

Uses followed by an (MS) require approval through the minor special review process.

C. Uses followed by an (S) require approval through the special review process described in section 4.5.

D. Uses followed by an (R/S) may be allowed by right or require special review approval based on thresholds in section 4.3 (use descriptions).

E. Uses followed by an (L) require review through the location and extent review process described in section 13.0.

F. Use descriptions in section 4.3 contain conditions that apply to certain uses.

G. The number of dwelling units allowed on a site is based on the presumption that all other applicable standards will be met. The maximum density established for a zoning district is not a guarantee that such densities may be obtained, nor a valid justification for varying other dimensional or development standards.
(Res. No. 06172003R009, 6-17-2003)

4.1.1. FA-Farming.

A. Principal uses:

Agricultural.

1. Farm (R)
2. Sod farm, nursery (R)
3. Tree farm (R)
4. Greenhouse (R)
5. Garden supply center (S)
6. Commercial poultry farm (S)
7. Feedyard (S)
8. Boarding stable (S)
9. Kennel (S)
10. Fur farm (S)

11. Agricultural labor housing (S)
12. Packing facility (R)
13. Pet animal veterinary clinic/hospital (MS/S)
14. Livestock veterinary clinic/hospital (MS/S)

Residential

15. Single-family dwelling (R)
16. Group home for developmentally disabled (R)
17. Group home for the elderly (R)
18. Group home (R)

Institutional

19. Cemetery (S)
20. Hospital (S)
21. School, public (L)
22. School, nonpublic (R/S)—See section 4.3 (use descriptions and conditions)
23. Church (R/S)—See section 4.3
24. Child/elderly care center (S)
25. Child/elderly care home (R)
26. Community hall (R/S)
27. Sheriff/fire station (L)
28. State-licensed group home (S)

Recreational

29. Golf course (S)
30. Country club (S)
31. Riding academy (S)
32. Public park, playground (L)
33. Trail/trail head (L)

Accommodation

34. Seasonal camp (S)

Industrial

35. Mining (S)
36. Oil and gas drilling and production (R)

Utilities

37. Utility substation (L)
38. Water storage facility (L)

39. Treatment plant (L)
40. Commercial mobile radio service (R/S)—See section 16
41. Radio and television transmitters (S)
- B. Lot, building and structure requirements:
1. Minimum lot size:
 - a. 100,000 square feet (2.3 acres) if a well or septic system is used.
 - b. 21,780 square feet (0.5 acre) if both public water and sewer are used.
 - c. Maximum density in a conservation development is calculated by dividing the total developable area by the minimum lot size stated in a. or b. above as applicable. Lots in a conservation development that use a well or individual septic system must contain at least two acres (87,120 square feet). Lots in a conservation development connected to public water and either a public sewer or community sewer system are not required to meet minimum lot size requirements (except for the purpose of calculating density).
 2. Minimum setbacks:
 - a. Front yard—Refer to section 8.17 (supplementary regulations for setbacks from highways and county roads). The setback from an interior subdivision street or established public or private road must be 25 feet from the property line or from the nearest edge of the road easement.
 - b. Side yards—five feet.
 - c. Rear yards—ten feet.
 - d. Streams, creeks and rivers—100 feet from the centerline of the established watercourse.
 3. Maximum structure height—40 feet.
 4. No parcel can be used for more than one principal building; additional buildings on a parcel are allowed if they meet the accessory use criteria in subsection 4.3.10.
- (Res. No. 04292003R005, 4-29-2003; Res. No. 06172003R009, 6-17-2003)
- 4.1.2. FA-1 Farming.**
- A. Principal uses:
- Agricultural**
1. Farm (R)
 2. Sod farm, nursery (R)
 3. Tree farm (R)
 4. Greenhouse (R)
 5. Garden supply center (S)
 6. Commercial poultry farm (S)
 7. Feedyard (S)
 8. Boarding stable (S)
 9. Kennel (S)
 10. Fur farm (S)
 11. Agricultural labor housing (S)
 12. Packing facility (R)
 13. Pet animal veterinary clinic/hospital (MS/S)
 14. Livestock veterinary clinic/hospital (MS/S)
- Residential**
15. Single-family dwelling (R)
 16. Dwelling, cabin (R) (See subsection 4.3.2)
 17. Group home for the developmentally disabled (R)
 18. Group home for the elderly (R)
 19. Group home (R)
- Institutional**
20. Cemetery (S)
 21. Hospital (S)
 22. School, public (L)

23. School, nonpublic (R/S)—See section 4.3 (use descriptions and conditions)
24. Church (R/S)—See section 4.3
25. Child/elderly care center (S)
26. Child/elderly care home (R)
27. Community hall (R/S) See section 4.3
28. Sheriff/fire station (L)
29. State-licensed group home (S)

Recreational

30. Golf course (S)
31. Country club (S)
32. Riding academy (S)
33. Public park/playground (L)
34. Trail/trail head (L)

Accommodation

35. Seasonal camp (S)

Industrial

36. Mining (S)
37. Oil and gas drilling and production (R)

Utilities

38. Utility substation (L)
39. Water storage facility (L)
40. Treatment plant (L)
41. Radio and television transmitters (S)
42. Commercial mobile radio service (R/S)—See section 16

B. Lot, building and structure requirements:

1. Minimum lot size:
 - a. 100,000 square feet (2.3 acres).
 - b. Maximum density in a conservation development is calculated by dividing the total developable area by 100,000 square feet. Lots in a conservation development that use a well or an individual septic system must contain at least two acres (87,120 square feet). Lots in a conservation development

connected to public water and either a public sewer or community sewer system are not required to meet minimum lot size requirements (except for the purpose of calculating density).

2. Minimum setbacks:

- a. Front yard—Refer to section 8.17 (supplementary regulations for setbacks from highways and county roads). The setback from an interior subdivision road or established public or private road must be 25 feet from the property line or from the nearest edge of the road easement.
 - b. Side yards—five feet.
 - c. Rear yards—ten feet.
 - d. Streams, creeks and rivers—100 feet from the centerline of the established watercourse.
3. Maximum structure height—40 feet.
 4. No parcel can be used for more than one principal building; additional buildings on a parcel are allowed if they meet the accessory use criteria in subsection 4.3.10.

(Res. No. 04292003R005, 4-29-2003; Res. No. 06172003R009, 6-17-2003)

4.1.3. FO-Forestry.**A. Principal uses:****Agricultural**

1. Farm (R)
2. Sod farm, nursery (R)
3. Tree farm (R)
4. Greenhouse (R)
5. Kennel (S)
6. Fur farm (S)
7. Agricultural labor housing (S)
8. Pet animal veterinary clinic/hospital (MS/S)

9. Livestock veterinary clinic/hospital (MS/S)

Residential

10. Single-family dwelling (R)
11. Dwelling, cabin (R) (See subsection 4.3.2)

Institutional

12. Cemetery (S)
13. School, public (L)
14. School, nonpublic (R/S)—See section 4.3 (use descriptions and conditions)
15. Church (R/S)—See section 4.3
16. Sheriff/fire station (L)

Recreational

17. Public park/playground (L)
18. Trail/trail head (L)

Accommodation

19. Recreational vehicle park/campground (S)
20. Resort lodge/resort cabins (S)
21. Seasonal camp (S)
22. Retreat (S)

Industrial

23. Mining (S)
24. Oil and gas drilling and production (R)
25. Sawmill (S)

Utilities

26. Utility substation (L)
27. Water storage facility (L)
28. Treatment plant (L)
29. Commercial mobile radio service (R/S)—See section 16
30. Radio and television transmitters (S)

B. Lot, building and structure requirements:

1. Minimum lot size:
a. Five acres (217,800 square feet) for uses allowed by right.
b. Twenty acres for uses requiring special review, unless the county

commissioners waive the minimum lot size requirement through the minor land division process.

- c. Maximum density in a conservation development is calculated by dividing the total developable area by five acres. Lots in a conservation development that use a well or individual septic system must contain at least two acres (87,120 square feet). Lots in a conservation development connected to public water and either a public sewer or community sewer system are not required to meet minimum lot size requirements (except for the purpose of calculating density).

2. Minimum setbacks:

- a. Front yard—Refer to section 8.17 (Supplementary regulations for setbacks from highways and county roads). The setback from an interior subdivision road or established public or private road must be 25 feet from the property line or from the nearest edge of the road easement.
b. Side yards—25 feet.
c. Rear yards—25 feet.
d. Streams, creeks and rivers—100 feet from the centerline of the established watercourse.

3. Maximum structure height—40 feet.

4. No parcel can be used for more than one principal building; additional buildings on a parcel are allowed if they meet the accessory use criteria in subsection 4.3.10.

(Res. No. 04292003R005, 4-29-2003; Res. No. 06172003R009, 6-17-2003)

4.1.4. FO-1 Forestry.

- A. Principal uses:
Agricultural

1. Farm (R)
2. Sod farm, nursery (R)
3. Tree farm (R)
4. Greenhouse (R)
5. Kennel (S)
6. Fur farm (S)
7. Agricultural labor housing (S)
8. Pet animal veterinary clinic/hospital (MS/S)
9. Livestock veterinary clinic/hospital (MS/S)

Residential

10. Single-family dwelling (R)
11. Dwelling, cabin (R) (See subsection 4.3.2)

Institutional

12. Cemetery (S)
13. School, public (L)
14. School, Nonpublic (R/S)—See section 4.3 (use descriptions and conditions)
15. Church (R/S)—See section 4.3 (use descriptions and conditions)
16. Sheriff/Fire station (L)

Recreational

17. Public park/playground (L)
18. Trail/trail head (L)

Accommodation

19. Recreational vehicle park/campground (S)
20. Resort lodge/resort cabins (S)
21. Seasonal camp (S)
22. Retreat (S)

Industrial

23. Mining (S)
24. Oil and gas drilling and production (R)
25. Sawmill (S)

Utilities

26. Utility substation (L)

27. Water storage facility (L)
28. Treatment plant (L)
29. Commercial mobile radio service (R/S)—See section 16
30. Radio and television transmitters (S)

B. Lot, building and structure requirements:

1. Minimum lot size:
 - a. Ten acres (435,600 square feet).
 - b. Maximum density in a conservation development is calculated by dividing the total developable area by ten acres. Lots in a conservation development that use a well or septic system must contain at least two acres (87,120 square feet). Lots in a conservation development connected to public water and either a public sewer or community sewer system are not required to meet minimum lot size requirements (except for the purpose of calculating density).
2. Minimum setbacks.
 - a. Front yard—Refer to section 8.17 (supplementary regulations for setbacks from highways or county roads). The setback from an interior subdivision road or established public or private road must be 25 feet from the property line or from the nearest edge of the road easement.
 - b. Side yards—25 feet.
 - c. Rear yards—25 feet.
 - d. Streams, creeks and rivers—100 feet from the centerline of the established watercourse.
3. Maximum structure height—40 feet.
4. No parcel can be used for more than one principal building; additional

buildings on a parcel are allowed if they meet the accessory use criteria in subsection 4.3.10.

(Res. No. 04292003R005, 4-29-2003; Res. No. 06172003R009, 6-17-2003)

4.1.5. O-Open.

A. Principal uses:

Agricultural

1. Farm (R)
2. Sod farm, nursery (R)
3. Tree farm (R)
4. Greenhouse (R)
5. Garden supply center (S)
6. Commercial poultry farm (S)
7. Feedyard (S)
8. Boarding stable (S)
9. Livestock auction (S)
10. Kennel (S)
11. Fur farm (S)
12. Agricultural labor housing (S)
13. Alfalfa dehydrator (S)
14. Packing facility (R)
15. Pet animal veterinary clinic/hospital (MS/S)
16. Livestock veterinary clinic/hospital (MS/S)

Residential

17. Single-family dwelling (R)
18. Dwelling, cabin (R) (See subsection 4.3.2)
19. Group home for the developmentally disabled (R)
20. Group home for the elderly (R)
21. Group home (R)

Institutional

22. Cemetery (S)
23. Hospital (S)
24. School, public (L)

25. School, nonpublic (R/S)—See section 4.3 (use descriptions and conditions)
26. Church (R/S)—See section 4.3
27. Community hall (R/S)—See section 4.3
28. Jail/prison (S)
29. Sheriff/fire station (L)
30. Child/elderly care home (R)
31. Child/elderly care center (S)
32. State-licensed group home (S)

Recreational

33. Golf course (S)
34. Country club (S)
35. Riding academy (S)
36. Shooting range (S)
37. Public park/playground (L)
38. Trail/trail head (L)

Accommodation

39. Bed and breakfast (MS/S)
40. Recreational vehicle park and campground (S)
41. Resort lodge/resort cabins (S)
42. Seasonal camp (S)
43. Retreat (S)

Industrial

44. Mining (S)
45. Oil and gas drilling and production (R)
46. Landfill (S)
47. Sawmill (S)

Utilities

48. Utility substation (L)
49. Treatment plant (L)
50. Water storage facility (L)
51. Radio and television transmitters (S)
52. Commercial mobile radio service (R/S)—See section 16

Transportation

53. Airport (S)

- 54. Park and ride (S)
 - 55. Heliport (S)
 - 56. Train station (S)
- B. Lot, building and structure requirements:
- 1. Minimum lot size:
 - a. Ten acres (435,600 square feet).
 - b. Maximum density in a conservation development is calculated by dividing the developable area by ten acres. Lots in a conservation development that use a well or septic system must contain at least two acres (87,120 square feet). Lots in a conservation development connected to public water and either a public sewer or community sewer system are not required to meet minimum lot size requirements (except for the purpose of calculating density).
 - 2. Minimum setbacks for lots created on or before November 29, 1973, including lots created on or before that date that have been reconfigured by amended plat, add-on agreement or boundary line adjustment:
 - a. Front yard—Refer to section 8.9 (supplementary regulations for setback requirements from highways and county roads). The setback from an interior subdivision road or established public or private road must be 25 feet from the property line or from the nearest edge of the road easement.
 - b. Side yard—five feet.
 - c. Rear yard—ten feet.
 - d. Streams, creeks and rivers—100 feet from the centerline of the established watercourse.
 - 3. Minimum setbacks for lots created after November 29, 1973:
 - a. Front yard—Refer to section 8.17 (supplementary regula-

tions for setbacks from highways and county roads). The setback from an interior subdivision road or established public or private road must be 25 feet from the property line or from the nearest edge of the road easement.

- b. Side yard—25 feet.
 - c. Rear yard—25 feet.
 - d. Streams, creeks and rivers—100 feet from the centerline of the established watercourse.
- 4. Maximum structure height—40 feet.
 - 5. No parcel can be used for more than one principal building; additional buildings are allowed on a parcel if they meet the accessory use criteria in subsection 4.3.10.

(Res. No. 04292003R006, 4-29-2003; Res. No. 06172003R009, 6-17-2003)

4.1.6. E-Estate.

A. Principal uses:

Residential

- 1. Single-family dwelling (R)
- 2. Dwelling, cabin (R) (See subsection 4.3.2)
- 3. Group home for the developmentally disabled (R)
- 4. Group home for the elderly (R)

Institutional

- 5. School, public (L)
- 6. School, nonpublic (R/S)—See section 4.3 (use descriptions and conditions)
- 7. Church (R/S)—See section 4.3
- 8. Child/elderly care home (S)
- 9. Sheriff/fire station (L)

Recreational

- 10. Public park/playground (L)
- 11. Trail/trail head (L)

Utilities

12. Utility substation (L)
 13. Commercial mobile radio service (R/S)—See section 16
 14. Water storage facility (L)
 15. Treatment plant (L)
- B. Lot, building and structure requirements:
1. Minimum lot size:
 - a. 2.5 acres (108,900 square feet).
 - b. Maximum density in a conservation development is calculated by dividing the developable area by 2.5 acres. Lots in a conservation development that use a well or individual septic system must contain at least two acres (87,120 square feet). Lots in a conservation development connected to public water and either a public sewer or community sewer system are not required to meet minimum lot size requirements (except for the purpose of calculating density).
 2. Minimum setbacks:
 - a. Front yard—Refer to section 8.17 (supplementary regulations for setbacks from highways and county roads). The setback from an interior subdivision road or established public or private road must be 45 feet from the property line or from the nearest edge of the road easement.
 - b. Side yards—50 feet.
 - c. Rear yard—50 feet.
 - d. Streams, creeks and rivers—100 feet from the centerline of the watercourse.
 3. Maximum structure height—40 feet.
 4. No parcel can be used for more than one principal building; additional buildings on a parcel are allowed if they meet the accessory use criteria in subsection 4.3.10.

4.1.7. E-1 Estate.

A. Principal uses:

Residential

1. Single-family dwelling (R)
2. Dwelling, cabin (R) (See subsection 4.3.2)
3. Group home for the developmentally disabled (R)
4. Group home for the elderly (R)

Institutional

5. School, public (L)
6. School, nonpublic (R/S)—See section 4.3 (use descriptions and conditions)
7. Church (R/S)—See section 4.3
8. Child/elderly care home (S)
9. Sheriff/fire station (L)

Recreational

10. Public park/playground (L)
11. Trail/trail head (L)

Utilities

12. Utility substation (L)
13. Commercial mobile radio service (R/S)—See section 16
14. Treatment plant (L)
15. Water storage facility (L)

B. Lot, building and structure requirements:

1. Minimum lot size:
 - a. One acre (43,560 square feet) if the lot is connected to public water and sewer systems.
 - b. See subsection 8.1.1 for sewage disposal level of service standards to determine required performance standards.
 - c. Maximum density in a conservation development is calculated by dividing the developable area by one acre. Lots in a conservation development connected to public water and either a public sewer or community sewer system are not

required to meet minimum lot size requirements (except for the purpose of calculating density).

2. Minimum setbacks:
 - a. Front yard—Refer to section 8.17 (supplementary regulations for setbacks from highways and county roads). The setback from an interior subdivision road or established public or private road must be 45 feet from the property line or from the nearest edge of the road easement.
 - b. Side yards—25 feet.
 - c. Rear yards—25 feet.
 - d. Streams, creeks and rivers—100 feet from the centerline of the watercourse.
3. Maximum structure height—40 feet.
4. No parcel can be used for more than one principal building; additional buildings on a parcel are allowed if they meet the accessory use criteria in subsection 4.3.10.

4.1.8. RE-Rural estate.

A. Principal uses:

Agricultural

1. Farm (R)
2. Boarding stable (S)
3. Kennel (S)
4. Fur farm (S)
5. Agricultural labor housing (S)
6. Greenhouse (R)
7. Pet animal veterinary clinic/hospital (MS/S)
8. Livestock veterinary clinic/hospital (MS/S)

Residential

9. Single-family dwelling (R)
10. Dwelling, cabin (R) (See subsection 4.3.2)

11. Group home a for the developmentally disabled (R)
12. Group home for the elderly (R)
13. Group home (R)

Institutional

14. Cemetery (S)
15. School, public (L)
16. School, nonpublic (R/S)—See section 4.3 (use descriptions and conditions)
17. Church (R/S)—See section 4.3
18. Child/elderly care center (S)
19. Child/elderly care home (R)
20. Sheriff/fire station (L)
21. State-licensed group home (S)

Recreational

22. Golf course (S)
23. Country club (S)
24. Riding academy (S)
25. Public park/playground (L)
26. Trail/trail head (L)

Accommodation

27. Bed and breakfast (S)
28. Resort lodge/resort cabins (S)
29. Seasonal camp (S)
30. Retreat (S)

Utilities

31. Utility substation (L)
32. Water storage facility (L)
33. Treatment plant (L)
34. Commercial mobile radio service (R/S)—See section 16
35. Radio and television transmitters (S)

B. Lot, building and structure requirements:

1. Minimum lot size:
 - a. Ten acres (435,600 square feet)
 - b. Maximum density in a conservation development is determined by dividing the total developable acreage by ten acres.

Lots in a conservation development that use a well or septic system must contain at least two acres (87,120 square feet). Lots in a conservation development connected to public water and either a public sewer or community sewer system are not required to meet minimum lot size requirements (except for the purpose of calculating density).

2. Minimum setbacks:
 - a. Front yard—Refer to section 8.17 (supplementary regulations for setbacks from highways and county roads). The setback from an interior subdivision road or established public or private road must be 25 feet from the property line or from the nearest edge of the road easement.
 - b. Side yards—25 feet.
 - c. Rear yards—25 feet.
 - d. Streams, creeks and rivers—100 feet from the centerline of the established watercourse.
3. Maximum structure height—40 feet.
4. No parcel can be used for more than one principal building; additional buildings on a parcel are allowed if they meet the accessory use criteria in subsection 4.3.10.

(Res. No. 06172003R009, 6-17-2003)

4.1.9. RE-1 Rural estate.

A. Principal uses:

Residential

1. Single-family dwelling (R)
2. Group home for the developmentally disabled (R)
3. Group home for the elderly (R)

Institutional

4. Church (R/S)

5. School, public (L)
6. School, nonpublic (R/S)—See section 4.3 (use descriptions and conditions)
7. Sheriff/fire station (L)

Recreational

8. Public park/playground (L)
9. Trail/trail head (L)

Accommodation

10. Bed and breakfast (S)

Utilities

11. Utility substation (L)
12. Commercial mobile radio service (R/S)—See section 16
13. Water storage facility (L)
14. Treatment plant (L)

B. Lot, building and structure requirements:

1. Minimum lot size:
 - a. Ten acres (435,600 square feet).
 - b. Maximum density in a conservation development is determined by dividing the total developable acreage ten acres. Lots in a conservation development that use a well or septic system must contain at least two acres (87,120 square feet). Lots in a conservation development connected to public water and either a public sewer or community sewer system are not required to meet minimum lot size requirements (except for the purpose of calculating density).
2. Minimum setbacks:
 - a. Front yard—Refer to section 8.17 (supplementary regulations for setbacks from highways and county roads). The setback from an interior subdivision road or established public or private road must be 45

- feet from the property line or from the nearest edge of the road easement.
- b. Side yards—50 feet.
 - c. Rear yards—50 feet.
 - d. Streams, creeks and rivers—100 feet from the centerline of the established watercourse.
3. Maximum structure height—30 feet.
 4. No parcel can be used for more than one principal building; additional buildings on a parcel are allowed if they meet the accessory use criteria in subsection 4.3.10.

4.1.10. R-Residential.

A. Principal uses:

Residential

1. Single-family dwelling (R)
2. Group home for the developmentally disabled (R)
3. Group home for the elderly (R)
4. Group home (R)

Institutional

5. Hospital (S)
6. School, public (L)
7. School, nonpublic (R/S)—See section 4.3 (use descriptions and conditions)

8. Church (R/S)—See section 4.3
9. Child/elderly care center (S)
10. Child/elderly care home (R)
11. Congregate residence (S)
12. State-licensed group home (S)
13. Sheriff/fire station (L)

Recreational

13. Public park/playground (L)
14. Trail/trail head (L)

Accommodation

15. Nursing home (S)

Utilities

16. Utility substation (L)
17. Commercial mobile radio service (R/S)—See section 16
18. Treatment plant (L)
19. Water storage facility (L)

B. Lot, building and structure requirements:

1. Minimum lot size:
 - a. 100,000 square feet (2.3 acres) if a well or septic system is used.
 - b. 15,000 square feet (0.34 acre) if public water and sewer are used.
 - c. Maximum density in a conservation development is calculated by dividing the developable acreage by the required minimum lot size. Lots in a conservation development that use a well or septic system must contain at least two acres (87,120 square feet). Lots in a conservation development connected to public water and either a public sewer or community sewer system are not required to meet minimum lot size requirements (except for the purpose of calculating density).

2. Minimum setbacks:

- a. Front yard—Refer to section 8.17 (supplementary regulations for setbacks from highways and county roads). The setback from an interior subdivision road or established public or private road must be 20 feet from the property line or from the nearest edge of the road easement.
- b. Side yards—Seven feet.
- c. Rear yards—25 feet.
- d. Streams, creeks and rivers—100 feet from the centerline of the established watercourse.

3. Maximum structure height—40 feet.
4. No parcel can be used for more than one principal building; additional buildings on a parcel are allowed if they meet the accessory use criteria in subsection 4.2.10.

4.1.11. R-1 Residential.

A. Principal uses:

Residential

1. Single-family dwelling (R)
2. Group home for the developmentally disabled (R)
3. Group home for the elderly (R)
4. Group home (R)

Institutional

5. Hospital (S)
6. School, public (L)
7. School, nonpublic (R/S)—See section 4.3 (use descriptions and conditions)
8. Church (R/S)—See section 4.3
9. Child/elderly care center (S)
10. Child/elderly care home (R)
11. Congregate residence (S)
12. State-licensed group home (S)
13. Sheriff/fire station (L)

Recreational

- 14. Public parks playground (L)
- 15. Trail/trail head (L)

Accommodation

- 16. Nursing home (S)

Utilities

- 17. Utility substation (L)
- 18. Commercial mobile radio service (R/S)—See section 16
- 19. Water storage facility (L)
- 20. Treatment plant (L)

B. Lot, building and structure requirements:

- 1. Minimum lot size:
 - a. 100,000 square feet (2.3 acres) if a well or septic system is used.
 - b. 10,000 square feet (0.23 acre) if public water and sewer are used.
 - c. Maximum density in a conservation development is calculated by dividing the developable acreage by the required minimum lot size. Lots in a conservation development that use a well or septic system must contain at least two acres (87,120 square feet). Lots in a conservation development connected to public water and either a public sewer or community sewer system are not required to meet minimum lot size requirements (except for the purpose of calculating density).
- 2. Minimum setbacks:
 - a. Front yard—Refer to section 8.17 (supplementary regulations for setbacks from highways and county roads). The setback from an interior subdivision road or established public or private road must be 20 feet from the property line or from the nearest edge of the road easement.

- b. Side yards—seven feet.
- c. Rear yards—25 feet.
- d. Streams, creeks and rivers—100 feet from the centerline of the established watercourse.

- 3. Maximum structure height—40 feet.
- 4. No parcel can be used for more than one principal building; additional buildings on a parcel are allowed if they meet the accessory use criteria in subsection 4.3.10.

4.1.12. R-2 Residential.

A. Principal uses:

Residential

- 1. Single-family dwelling (R)
- 2. Duplex dwelling (R)
- 3. Group home for the developmentally disabled (R)
- 4. Group home for the elderly (R)
- 5. Group home (R)

Institutional

- 6. Hospital (S)
- 7. School, public (L)
- 8. School, nonpublic (R/S)—See section 4.3 (use descriptions and conditions)
- 9. Church (R/S)—See section 4.3
- 10. Child/elderly care center (S)
- 11. Child/elderly care home (R)
- 12. Congregate residence (S)
- 13. State licensed group home (S)
- 14. Sheriff/fire station (L)

Recreational

- 15. Public park/playground (L)
- 16. Trail/trail head (L)

Accommodation

- 17. Nursing home (S)

Utilities

- 18. Utility substation (L)

19. Commercial mobile radio service (R/S)—See section 16
 20. Water storage facility (L)
 21. Treatment plant (L)
- B. Lot, building and structure requirements:
1. Minimum lot size:
 - a. 100,000 square feet (2.3 acres) if a well or septic system is used.
 - b. 7,500 square feet (0.17 acre) per dwelling unit if public water and sewer are used.
 - c. Maximum density in a conservation development is calculated by dividing the total developable acreage by the required minimum lot size. Lots in a conservation development that use a well or septic system must contain at least two acres (87,120 square feet). Lots in a conservation development connected to public water and either a public sewer or community sewer system are not required to meet minimum lot size requirements (except for the purpose of calculating density).
 2. Minimum setbacks:
 - a. Front yard—Refer to section 8.17 (supplementary regulations for setbacks from highways or county roads). The setback from an interior subdivision road or established public or private road must be 20 feet from the property line or from the nearest edge of the road easement.
 - b. Side yards—six feet.
 - c. Rear yard—20 feet.
 - d. Streams, creeks and rivers—100 feet from the centerline of the established watercourse.
 3. Maximum structure height—40 feet.
 4. No parcel can be used for more than one principal building; additional buildings on a parcel are allowed if they meet the accessory use criteria in subsection 4.3.10.
- 4.1.13. M-Multiple-family.**
- A. Principal uses:

Residential

 1. Single-family dwelling (R)
 2. Duplex dwelling (R)
 3. Multiple family dwelling (R)
 4. Group home for the developmentally disabled (R)
 5. Group home for the elderly (R)

Institutional

 6. State-licensed group home (S)
 7. Rehabilitation facility (S)
 8. Child/elderly care center (S)
 9. Child/elderly care home (R)
 10. Congregate residence (S)
 11. Sheriff/fire station (L)

Accommodation

 12. Boarding/rooming house (S)
 13. Nursing home (S)

Recreational

 14. Public park/playground (L)
 15. Trail/trail head (L)

Utilities

 16. Utility substation (L)
 17. Commercial mobile radio service (R/S)—See section 16
 18. Water storage facility (L)
 19. Treatment plant (L)
 - B. Lot, building and structure requirements:
 1. Minimum lot size:
 - a. 100,000 square feet (2.3 acres) per dwelling unit if a well or septic system is used.

- b. 5,000 square feet (0.12 acre) per dwelling unit if public water and sewer are used.
 - c. Maximum density in a conservation development is calculated by dividing the total developable area by the required minimum lot size. Lots in a conservation development that use a well or septic system must contain at least two acres (87,120 square feet). Lots in a conservation development connected to public water and either a public sewer or community sewer system are not required to meet minimum lot size requirements (except for the purpose of calculating density).
2. Minimum setbacks:
- a. Front yard—Refer to section 8.17 (supplementary regulations for setbacks from highways and county roads). The setback from an interior subdivision road or established public or private road must be 45 feet from the property line or from the nearest edge of the road easement.
 - b. Side yards—seven feet.
 - c. Rear yards—seven feet.
 - d. Streams, creeks and rivers—100 feet from the centerline of the established watercourse.
3. Maximum structure height—40 feet.
4. No parcel can be used for more than one principal building; additional buildings on a parcel are allowed if they meet the accessory use criteria in subsection 4.3.10.
- 2. Duplex dwelling (R)
 - 3. Multiple-family dwelling (R)
 - 4. Manufactured housing park (S)
 - 5. Group home for the developmentally disabled (R)
 - 6. Group home for the elderly (R)
- Institutional**
- 7. State-licensed group home (S)
 - 8. Child/elderly care center (S)
 - 9. Child/elderly care home (R)
 - 10. Sheriff/fire station (L)
- Recreational**
- 11. Public park/playground (L)
 - 12. Trail/trail head (L)
- Utilities**
- 13. Utility substation (L)
 - 14. Commercial mobile radio service (R/S)—See section 16
 - 15. Water storage facility (L)
 - 16. Treatment plant (L)
- B. Lot, building and structure requirements:
- 1. Minimum lot size:
 - a. 100,000 square feet (2.3 acres) per dwelling unit if a well or septic system is used.
 - b. 5,000 square feet (0.12 acre) per dwelling unit if public water and sewer are used.
 - c. Maximum density in a conservation development is calculated by dividing the total developable acreage by the required minimum lot size. Lots in a conservation development that use a well or septic system must contain at least two acres. Lots in a conservation development connected to public water and either a public sewer or community sewer system are not required to meet minimum

4.1.14. M-1 Multiple-family.

A. Principal uses:

Residential

- 1. Single-family dwelling (R)

lot size requirements (except for the purpose of calculating density).

2. **Minimum setbacks:**
 - a. **Front yard**—Refer to section 8.17 (supplementary regulations for setbacks from highways and county roads). The setback from an interior subdivision road or established public or private road must be 45 feet from the property line or from the nearest edge of the road easement.
 - b. **Side yards**—seven feet.
 - c. **Rear yard**—seven feet.
 - d. **Streams, creeks and rivers**—100 feet from the centerline of the established watercourse.
3. **Maximum structure height**—40 feet.
4. **No parcel can be used for more than one principal building; additional buildings on a parcel are allowed if they meet the accessory use criteria in subsection 4.3.10.**

4.1.15. A-Accommodations.

A. Principal uses:

Residential

1. **Single-family dwelling (R)**

Accommodation

2. **Bed and breakfast (R/S)**—See section 4.3 (use descriptions and conditions)
3. **Boarding/rooming house (S)**
4. **Hotel/motel (R)**
5. **Resort lodge/resort cabins (S)**
6. **Recreational vehicle park/campground (S)**

Utilities

7. **Utility substation (L)**
8. **Commercial mobile radio service (R/S)**—See section 16
9. **Water storage facility (L)**

10. **Treatment plant (L)**

Institutional

11. **Sheriff/fire station (L)**

B. Lot, building and structure requirements:

1. **Minimum lot size:**
 - a. 100,000 square feet (2.3 acres) if a wall or septic system is used.
 - b. 15,000 square feet (0.34 acre) if public water and sewer are used.
 - c. **Maximum density in a conservation development is calculated by dividing the total developable acreage by the required minimum lot size.** Lots in a conservation development that use a well or septic system must contain at least two acres (87,120 square feet). Lots in a conservation development connected to public water and either a public sewer or community sewer system are not required to meet minimum lot size requirements (except for the purpose of calculating density).

2. **Minimum setbacks:**

- a. **Front yard**—Refer to section 8.17 (supplementary regulations for setbacks from highways and county roads). The setback from an interior subdivision road or established public or private road must be 25 feet from the property line or from the nearest edge of the road easement.
 - b. **Side yards**—ten feet.
 - c. **Rear yards**—ten feet.
 - d. **Streams, creeks and rivers**—100 feet from the centerline of the established watercourse.
3. **Maximum structure height**—40 feet.
 4. **No parcel can be used for more than one principal building; additional**

buildings on a parcel are allowed if they meet the accessory use criteria in subsection 4.3.10.

4.1.16. T-Tourist.

A. Principal uses:

Residential

1. Single-family dwelling (R)

Commercial

2. Convenience store (S)
3. Automobile service station (S)
4. Carwash (S)
5. General retail (R/S)—See section 4.3
6. Professional office (R)
7. Clinic (R)
8. Personal service (R)
9. Takeout restaurant (S)
10. Sit-down restaurant (R)
11. Nightclub (S)

Institutional

12. Child/elderly care center (S)
13. Sheriff/fire station (L)
14. Church (R)

Recreational

15. Place of amusement or recreation (R/S)—See section 4.3 (use descriptions and conditions)
16. Riding stable (S)
17. Membership club/clubhouse (R)

Accommodation

18. Hotel/motel (R)
19. Bed and breakfast (R/S)—See section 4.3
20. Recreational vehicle park/campground (S)
21. Resort lodge/resort cabins (S)
22. Seasonal camp (S)
23. Retreat (S)

Utilities

24. Utility substation (L)

25. Commercial mobile radio service (R/S)—See section 16

26. Treatment plant (L)

27. Water storage facility (L)

28. Radio and television transmitter (S)

Transportation

29. Parking lot/garage (S)

30. Transportation service (S)

B. Lot, building and structure requirements:

1. Minimum lot size:

- a. 100,000 square feet (2.3 acres) if a well or septic system is used.
- b. 15,000 (0.34 acre) square feet if public water and sewer are used.

2. Minimum setbacks:

- a. Front yard—Refer to section 8.17 (supplementary regulations for setbacks from highways and county roads). The setback from an interior subdivision road or established public or private road must be 25 feet from the property line or from the nearest edge of the road easement.
- b. Side yards—ten feet.
- c. Rear yards—ten feet.
- d. Streams, creeks and rivers—100 feet from the centerline of the established watercourse.

3. Maximum structure height—40 feet.

4. No parcel can be used for more than one principal building; additional buildings on a parcel are allowed if they meet the accessory use criteria in subsection 4.3.10.

(Res. No. 11122002R001, 9-23-2002)

4.1.17. B-Business.

A. Principal uses:

Commercial

1. Convenience store (S)

- 2. Automobile service station (S)
- 3. Carwash (S)
- 4. Professional office (R)
- 5. General retail (R/S)—See section 4.3
- 6. Personal service (R)
- 7. Takeout restaurant (S)
- 8. Sit-down restaurant (R)
- 9. Nightclub (R)
- 10. Instructional facility (R)
- 11. Clinic (R)
- 12. Pet animal veterinary clinic/hospital (R/S)
- 13. Livestock veterinary clinic/hospital (R/S)

Institutional

- 14. Health services (R)
- 15. Hospital (R)
- 16. School, public (L)
- 17. School, nonpublic (R/S)—See section 4.3 (use descriptions and conditions)
- 18. Rehabilitation facility (R)
- 19. Child/elderly care center (S)
- 20. Sheriff/fire station (L)
- 21. Church (R)

Accommodation

- 22. Hotel/motel (R)
- 23. Bed and breakfast (R/S)—See section 4.3
- 24. Nursing home (R)

Utilities

- 25. Utility substation (L)
- 26. Commercial mobile radio service (R/S)—See section 16
- 27. Treatment plant (L)
- 28. Water storage facility (L)
- 29. Radio and television transmitter (S)

Transportation

- 30. Bus terminal (S)
- 31. Transportation service (R)

- 32. Parking lot/garage (R)
- 33. Park and ride (R)

Recreational

- 34. Membership club/clubhouse (R)
- 35. Place of amusement or recreation (R/S)—See section 4.3

B. Lot, building and structure requirements:

- 1. Minimum lot size:
 - a. 100,000 square feet (2.3 acres) if a well or septic system is used.
 - b. 15,000 (0.34 acre) square feet if public water and sewer are used.
- 2. Minimum setbacks:
 - a. Front yard—Refer to section 8.17 (supplementary regulations for setbacks from highways and county roads). The setback from an interior subdivision road or established public or private road must be 25 feet from the property line or from the nearest edge of the road easement.
 - b. Side yards—ten feet.
 - c. Rear yards—ten feet.
 - d. Streams, creeks and rivers—100 feet from the centerline of the watercourse.
- 3. Maximum structure height—40 feet.
- 4. No parcel can be used for more than one principal building; additional buildings on a parcel are allowed if they meet the accessory use criteria in subsection 4.3.10.

(Res. No. 11122002R001, 9-23-2002; Res. No. 06172003R009, 6-17-2003)

Cross reference—Businesses, ch. 14.

4.1.18. C-Commercial

A. Principal uses:

Agricultural

- 1. Garden supply center (R)
- 2. Livestock auction (S)

Agricultural : Pet Animal Facility (R)
 Added by Amr 8/15/04

3. Kennel (S)
4. Pet animal veterinary clinic/hospital (R/S)
5. Livestock veterinary clinic/hospital (R/S)

Commercial

6. Convenience store (R)
7. Automobile service station (R)
8. Carwash (R)
9. Professional office (R)
10. General retail (R/S) See section 4.3
11. General commercial (R)
12. Personal service (R)
13. Takeout restaurant (R)
14. Sit-down restaurant (R)
15. Nightclub (R)
16. Flea market (R/S)—See section 4.3 (use descriptions and conditions)
17. Instructional facility (R)
18. Outdoor display/sales (R)
19. Clinic (R)

Institutional

20. Health services (R)
21. Hospital (R)
22. School, public (L)
23. School, nonpublic (R/S)—See section 4.3
24. Rehabilitation facility (R)
25. Jail/prison (S)
26. Sheriff/fire station (L)
27. Church (R)

Recreational

28. Place of amusement or recreation (R/S)—See section 4.3
29. Shooting range (R/S)—See section 4.3
30. Membership club/clubhouse (R)

Accommodation

31. Hotel/motel (R)

Industrial

32. Enclosed storage (R)
33. Trade use (R/S)—See section 4.3
34. Light industrial (S)

Utilities

35. Utility substation (L)
36. Treatment plant (L)
37. Commercial mobile radio service (R/S)—See section 16
38. Radio and television transmitters (S)
39. Water storage facility (L)

Transportation

40. Transportation depot (R)
41. Bus terminal (R)
42. Truck stop (R)
43. Transportation service (R)
44. Parking lot/garage (R)
45. Park and ride (R)

B. Lot, building and structure requirements:

1. Minimum lot size:
 - a. 100,000 square feet (2.3 acres) if a well or septic system is used.
 - b. 15,000 square feet (0.34 acre) if public water and sewer are used.
2. Minimum setbacks:
 - a. Front yard—Refer to section 8.17 (supplementary regulations for setbacks from highways or county roads). The setback from an interior subdivision road or established public or private road must be 25 feet from the property line or from the nearest edge of the road easement.
 - b. Side yards—ten feet.
 - c. Rear yards—20 feet.
 - d. Streams, creeks and rivers—100 feet from the centerline of the established watercourse.
3. Maximum structure height—40 feet.

4. No parcel can be used for more than one principal building; additional buildings on a parcel are allowed if they meet the accessory use criteria in subsection 4.3.10.

(Res. No. 11122002R001, 9-23-2002; Res. No. 06172003R009, 6-17-2003)

Cross reference—Businesses, ch. 14.

4.1.19. I-Industrial.

A. Principal uses:

Agricultural

1. Pet animal veterinary clinic/hospital (R/S)
2. Livestock veterinary clinic/hospital (R/S)

Commercial

3. Permanent fireworks sales (S)
4. Adult use (S)
5. Outdoor display/sales (R)
6. Convenience store (R/S)
7. Automobile service station (R/S)
8. Car wash (R/S)
9. Professional office (R/S)
10. General retail (R/S)
11. General commercial (R/S)
12. Personal service (R/S)
13. Restaurant/take-out (R/S)
14. Restaurant/sit-down (R/S)
15. Nightclub (R/S)
16. Flea market (R/S)
17. Instructional facility (R/S)
18. Clinic (R/S)

Recreational

19. Place of amusement or recreation (R/S)—See section 4.3 (use descriptions and conditions)
20. Shooting range (R/S)—See section 4.3
21. Membership club/clubhouse (R)

Industrial

22. Enclosed storage (R)
23. Outdoor storage (S)
24. Trade use (R)
25. Light industrial (R)
26. General industrial (S)
27. Mining (S)
28. Oil and gas drilling and production (R)
29. Land fill (S)
30. Recycling (S)
31. Hazardous materials storage and handling (S)
32. Junkyard (S)

Utilities

33. Utility substation (L)
34. Treatment plant (L)
35. Radio and television transmitters (S)
36. Commercial mobile radio service (R/S)—See section 16
37. Water storage facility (L)

Transportation

38. Transportation depot (R)
39. Bus terminal (R)
40. Truck stop (R)
41. Transportation service (R)
42. Parking lot/garage (R)
43. Park and ride (R)
44. Heliport (S)
45. Train station (R)

Institutional

46. Sheriff/fire station (L)
47. Church (R)

B. Lot, building and structure requirements:

1. Minimum lot size:
 - a. 100,000 square feet (2.3 acres) if a well or septic system is used.
 - b. 15,000 square feet (0.34 acre) if public water and sewer are used.

2. Minimum setbacks:
 - a. Front yard—Refer to section 8.17 (supplementary regulations for setbacks from highways and county roads). The setback from an interior subdivision road or established public or private road must be 25 feet from the property line or from the nearest edge of the road easement.
 - b. Side yards—ten feet.
 - c. Rear yards—ten feet.
 - d. Streams, creeks and rivers—100 feet from the centerline of the established watercourse.
3. Maximum structure height—40 feet.
4. No parcel can be used for more than one principal building; additional buildings on a parcel are allowed if they meet the accessory use criteria in subsection 4.3.10.

(Res. No. 11122002R001, 9-23-2002; Res. No. 04292003R005, 4-29-2003; Res. No. 06172003R009, 6-17-2003)

Cross reference—Businesses, ch. 14.

4.1.20. I-1 Heavy industrial.

A. Principal uses:

Commercial

1. Permanent fireworks sales (S)
2. Adult use (S)

Industrial

3. Enclosed storage (R)
4. Outdoor storage (S)
5. Light industrial (R)
6. General industrial (S)
7. Mining (S)
8. Oil and gas drilling and production (R)
9. Recycling (S)
10. Hazardous materials storage and handling (S)
11. Junkyard (S)

12. Power plant (S)

Institutional

13. Sheriff/fire station (L)

Utilities

14. Utility substation (L)
15. Commercial mobile radio service (R/S)—See section 16
16. Water storage facility (L)
17. Treatment plant (L)
18. Radio and television transmitter (S)

B. Lot, building and structure requirements:

1. Minimum lot size:
 - a. 100,000 square feet (2.3 acres) if a well or septic system is used.
 - b. 15,000 square feet (0.34 acre) if public water and sewer are used.
2. Minimum setbacks:
 - a. Front yard—Refer to section 8.17 (supplementary regulations for setbacks from highways and county roads). The setback from an interior subdivision road or established public or private road must be 25 feet from the property line or from the nearest edge of the road easement.
 - b. Side yards—ten feet.
 - c. Rear yards—ten feet.
 - d. Streams, creeks and rivers—100 feet from the centerline of the established watercourse.
3. Maximum structure height—40 feet.
4. No parcel can be used for more than one principal building; additional buildings on a parcel are allowed if they meet the accessory use criteria in subsection 4.3.10.

(Res. No. 04292003R005, 4-29-2003)

Cross reference—Businesses, ch. 14.

4.1.21. AP-Airport.**A. Principal uses:****Agricultural**

1. Farm (R)
2. Sod farm, nursery (R)
3. Tree farm (R)
4. Greenhouse (R)
5. Garden supply center (S)
6. Commercial poultry farm (S)
7. Feedyard (S)
8. Boarding stable (S)
9. Livestock auction (S)
10. Kennel (S)
11. Fur farm (S)
12. Pet animal veterinary clinic/hospital (MS/S)
13. Livestock veterinary clinic/hospital (MS/S)

Residential

14. Single-family dwelling (R/S)—See section 4.3 (use descriptions and conditions)

Commercial

15. Convenience store (S)
16. Automobile service station (S)
17. Carwash (S)
18. Professional office (S)
19. General retail (S)
20. Personal service (S)
21. Takeout restaurant (S)
22. Sit-down restaurant (S)
23. Nightclub (S)
24. Instructional facility (S)

Institutional

25. Health services (S)
26. Hospital (S)
27. School, public (L)
28. School, nonpublic (R/S)—See section 4.3

29. Church (R/S)—See section 4.3
30. Community hall (R/S)—See section 4.3
31. Sheriff/fire station (L)
32. Cemetery (S)

Recreational

33. Golf course (S)
34. Country club (S)
35. Place of amusement or recreation (R/S)—See section 4.3
36. Riding academy (S)
37. Public park and playground (L)
38. Trail and trail head (L)
39. Membership club/clubhouse (S)

Accommodation

40. Hotel/motel (S)

Industrial

41. Enclosed storage (S)
42. Trade use (S)
43. Light industrial (S)
44. General industrial (S)
45. Mining (S)
46. Oil and gas drilling and production (R)

Utilities

47. Utility substation (L)
48. Treatment plant (L)
49. Commercial mobile radio service (R/S)—See section 16
50. Water storage facility (L)

Transportation

51. Transportation depot (S)
52. Bus terminal (S)
53. Truck stop (S)
54. Transportation service (S)
55. Parking lot/garage (S)
56. Airport (S)
57. Park and ride (S)
58. Heliport (S)

59. Train station (S)
60. Commercial aerial sightseeing/tour flights (S)
- B. Lot, building and structure requirements:
1. Minimum lot size:
 - a. 100,000 square feet (2.3 acres) if a well or septic system is used.
 - b. 15,000 square feet (0.34 acre) for any single-family dwelling lot approved through a general development plan as described in subsection 5.13.3 (general development plan). Public water and sewer are required for any lot of less than 100,000 square feet.
 - c. 100,000 square feet for any lot for a use that requires special review other than a single-family dwelling.
 - d. Density in a conservation development is calculated by dividing the total developable area by 100,000 square feet. Lots in a conservation development that use a well or septic system must contain at least two acres (87,120 square feet). Lots in a conservation development connected to public water and either a public sewer or community sewer system are not required to meet minimum lot size requirements (except for the purpose of calculating density).
 2. Minimum setbacks:
 - a. Front yard—Refer to section 8.17 (supplementary regulations for setbacks from highways and county roads). The setback from an interior subdivision road or established public or private road must be 25 feet from the property line or from the nearest edge of the road easement.
 - b. Side yards—five feet.
 - c. Rear yards—five feet.
 - d. Streams, creeks and rivers—100 feet from the centerline of the established watercourse.
 3. Maximum structure height:
 - a. Forty feet for uses by right.
 - b. For special review uses, the maximum structure height is determined through the special review process based on the structure's impact on airport operations.
 4. No parcel can be used for more than one principal building; additional buildings on a parcel are allowed if they meet the accessory use criteria in subsection 4.3.10.
- C. Additional requirements for all uses in the AP-airport zone:
1. No use will be allowed that would:
 - a. Adversely affect visibility in the vicinity of the airport or the operational efficiency of any navigational or communications facilities used by aircraft at the airport;
 - b. Make it difficult for pilots to distinguish between airport lights and other lighting; or
 - c. Result in glare in the eyes of pilots using the airport.
 2. Unless approved through the special review process, no uses are allowed that require aboveground storage of chemicals, gases, liquids or other materials that are flammable, explosive or poisonous or which pose a safety hazard to the public in quantities of 1,000 gallons or more. Such materials in quantities exceeding 1,000 gallons can be stored aboveground only in accordance with

safety criteria and standards relating to quantity-distance criteria, type of storage facilities and the shielding of storage facilities that are customary in the industry with respect to stored material;

3. No uses are allowed where the principal business purpose is the manufacture, warehousing, storage or shipping of commercial explosives or radioactive materials;
4. Any dust, fumes, odors, smoke, vapor, noise and vibration not directly resulting from the takeoff and landing of aircraft must be effectively confined within the boundaries of the AP-airport zone; and
5. Certain uses or activities in the designated flight patterns, noise and/or critical areas shown on the flight patterns and Composite Noise Rating Contours Map are incompatible with airport operations. The following land uses are generally considered to be incompatible with airport operations in the following areas:
 - a. Flight pattern area:
 - (1) Schools
 - (2) Churches
 - (3) Hospitals
 - (4) Libraries
 - b. Noise area 2:
 - (1) Residential dwellings
 - (2) Schools
 - (3) Churches
 - (4) Hospitals
 - (5) Libraries
 - (6) Auditoriums
 - (7) Outdoor amphitheatres
 - (8) Concert halls
 - (9) Sports arenas
 - c. Noise area 3:
 - (1) Residential dwellings
 - (2) Hotels
 - (3) Motels

- (4) Schools
 - (5) Churches
 - (6) Hospitals
 - (7) Libraries
 - (8) Auditoriums
 - (9) Outdoor amphitheatres
 - (10) Concert halls
 - (11) Sports arenas
 - (12) Playgrounds
 - (13) Parks
 - (14) Active open space
 - (15) Office buildings
 - (16) Personal, business and professional offices
 - (17) Commercial uses
 - (18) Manufacturing uses
 - (19) Transportation uses
 - (20) Communications and utilities
- d. Critical area
- (1) Residential dwellings
 - (2) Hotels
 - (3) Motels
 - (4) Schools
 - (5) Churches
 - (6) Hospitals
 - (7) Libraries
 - (8) Auditoriums
 - (9) Outdoor amphitheatres
 - (10) Concert halls
 - (11) Sports arenas

(Res. No. 04292003R005, 4-29-2003; Res. No. 06172003R009, 6-17-2003)

4.1.22. PD-Planned development.

A. *Intent.* This district provides the flexibility needed to accommodate urban level development in:

1. GMA districts, so that it is consistent with the applicable supplementary regulations to the GMA district for the municipality. In the absence of such supplementary regulations, the recommendations of the municipality will be considered; and

2. The LaPorte Area Plan, so that it is consistent with the LaPorte Area Plan.

B. Applicability. The PD-planned development district (PD district) is an underlying zoning district and may be applied only in a GMA district and in the LaPorte Plan Area.

C. Allowed uses. The county commissioners may approve a use in a PD district, provided the use is consistent with the applicable supplementary regulations to the GMA district or the LaPorte area plan. In the absence of any applicable supplementary regulations to the GMA district, the county commissioners will consider the recommendations of the municipality.

D. Uses allowed by special review. A PD district may contain provisions pertaining to uses allowed by special review.

E. Lot, building, structure and other requirements. The county commissioners will determine minimum lot sizes, densities, types and intensities of uses, lot coverage, setbacks, building heights and other requirements for each site to be zoned PD district, which shall be based upon the applicable supplementary regulation to the GMA district, or upon the LaPorte Area Plan, and which shall be made a condition of the rezoning to PD district.

F. Rezoning to PD district. In order to approve a rezoning to PD district, the county commissioners must find, in addition to the review criteria in subsection 4.4.4, that the proposed land use type, density and intensity are consistent with the applicable supplementary regulations to the GMA district, or with the LaPorte Area Plan.

G. Changes to approved uses, standards or other requirements. Changes to the approved uses, standards or other requirements for a property rezoned to PD district may be made only following an amendment to the conditions of approval for the rezoning.