

**Sec. 146-67. - AG - Agricultural district regulations.**

(a) Purpose. The "AG" - Agricultural zone is designed to preserve lands best suited for agricultural use from encroachment of incompatible uses, and to preserve in agricultural use land suited to eventual development in other uses, pending proper timing for practical and economical provision of utilities, major streets, schools and other facilities so that reasonably compact development will occur and the fiscal integrity of the city preserved. A change of zoning from "AG" agricultural to any other classification shall be in accordance with planning practices established by the commission.

(b) Permitted uses. ~~Those uses indicated as being permitted in the "AG" - Agricultural zone in the Schedule of Uses shall be allowed. The following uses are permitted in the "AG" agricultural zone:~~

- ~~(1) Ranch and farm dwellings pertaining to agricultural operations;~~
- ~~(2) Riding academies;~~
- ~~(3) Recreational camps operated by public, charitable or religious organizations;~~
- ~~(4) Greenhouses; and~~
- ~~(5) Other uses indicated as being permitted in the "AG" - Agricultural zone in the Schedule of Uses.~~

~~(c) Permitted accessory uses. The following accessory uses are permitted in the "AG" - Agricultural zone:~~

- ~~(1) Roadside stands not exceeding 400 square feet in floor area, for the sale of agricultural products grown on the premises;~~
- ~~(2) Nameplates and non-illuminated signs not to exceed 20 square feet in area identifying the premises, but not containing over 20 percent brand advertising; and~~
- ~~(3) The keeping of not more than two roomers or boarders; and~~
- ~~(4) Other accessory uses and buildings customarily appurtenant to a permitted use, including, but not limited to, associational meetings, religious gatherings, and social activities.~~

~~(d) Specific use permits. The following specific uses require permits in the "AG" Agricultural zone:~~

- ~~(1) Quarters for transient labor;~~

Formatted: Indent: Left: 0.5", Hanging: 0.31", Tab stops: 0.81", Left

Formatted: Tab stops: 0.81", Left

Formatted: Indent: Left: 0.5", Hanging: 0.31", Tab stops: 0.81", Left

Formatted: Indent: Left: 0.5", Tab stops: 0.81", Left

Formatted: Indent: Left: 0.5", Hanging: 0.31", Tab stops: 0.81", Left

Formatted: Tab stops: 0.81", Left

Formatted: Indent: Left: 0.5", Hanging: 0.31", Tab stops: 0.81", Left

Formatted: Indent: Left: 0.5", Tab stops: 0.81", Left

~~(2) Public and quasi-public buildings and structures and uses of an administrative, educational, religious, cultural or public service type including colleges; and~~

~~(3) Other uses indicated as being allowed in the "AG" - Agricultural zone with a specific use permit in the Schedule of Uses.~~

(ec) Space limits. The space limits identified in Appendix F of the Zoning Ordinance as being applicable to the "AG" - Agricultural zone shall apply.

~~(f) Miscellaneous provisions. Only one building for living purposes shall be permitted on one zoning lot except as otherwise provided herein.~~

#### **Sec. 146-68. - RED-1 - Residential Estates district.**

(a) Purpose. The "RED-1" - Residential Estates zone is designed to promote and encourage a suitable environment for family life on large parcels of land. The "RED-1" - Residential Estates classification is to be used for only suburban single family homes and the community services and facilities appurtenant thereto.

(b) Permitted uses. ~~Those uses indicated as being permitted in the "RED-1" - Residential Estates zone in the Schedule of Uses shall be allowed. The following uses are permitted in the "RED-1" - Residential Estates zone:~~

~~(1) Crop and tree farming but not including the raising of animals or fowl for commercial purposes, or the sale of any products at retail on the premises; and~~

~~(2) Other uses indicated as being permitted in the "RED-1" - Residential Estates zone in the Schedule of Uses.~~

~~(c) Permitted accessory uses. The following accessory uses are permitted in the "RED-1" - Residential Estates zone:~~

~~(1) Private stables, corrals and paddocks when located no closer than 20 feet from any property line, no closer than 50 feet from a street line and no closer than 150 feet from any dwelling on adjoining property. No horse shall be kept on a lot of less than one acre in area, and two horses, may be kept on an acre, but for each horse above two kept, there shall be an additional 20,000 square feet in lot area;~~

~~(2) The parking of one unoccupied trailer designed for recreational use and not to exceed 24 feet in length shall be permitted in the rear yard;~~

~~(3) The storage of one pleasure boat shall be permitted within a building, or in the open within the rear yard;~~

~~(4) Real estate lease or sales signs relating to the property on which the sign is located; and~~

~~(5) Other accessory uses and buildings customarily appurtenant to a permitted use, including, but not limited to, associational meetings, religious gatherings, and social activities.~~

~~(d)~~ Space limits. The space limits identified in Appendix F of the Zoning Ordinance as being applicable to the "RED-1" - Residential Estates zone shall apply.

~~(e) Miscellaneous provisions. Only one building for living purposes shall be permitted on one zoning lot, except as otherwise provided herein.~~

#### **Sec. 146-69. - RED-2 - Residential Estates district.**

(a) Purpose. The "RED-2" - Residential Estates zone is designed to promote and encourage a suitable environment for family life on large parcels of land. The "RED-2" - Residential Estates classification is to be used for only suburban single family homes and the community services and facilities appurtenant thereto.

(b) Permitted uses. Those uses indicated as being permitted in the "RED-2" - Residential Estates zone in the Schedule of Uses shall be allowed.~~The permitted uses subject to the same regulations pertaining to such uses permitted in the "RED-1" - Residential Estates zone shall be permitted in the "RED-2" - Residential Estates zone.~~

(c) Space limits. The space limits identified in Appendix F of the Zoning Ordinance as being applicable to the "RED-2" - Residential Estates zone shall apply.

~~(d) Miscellaneous provisions. Only one building for living purposes shall be permitted on one zoning lot, except as otherwise provided herein.~~

#### **Sec. 146-70. - RS 120 - Single Family Residence district.**

(a) Purpose. The "RS 120" - Single Family Residence zone is designed to stabilize and protect the residential characteristics of the district and to encourage a suitable family life environment on relatively ample lots.

(b) Permitted uses. Those uses indicated as being permitted in the "RS 120" - Single Family Residence zone in the Schedule of Uses shall be allowed.~~The~~

~~permitted uses subject to the same regulations pertaining to such uses permitted in the "RED-1" - Residential Estates zone shall be permitted in the "RS 120" - Single Family Residence zone.~~

- (c) Space limits. The space limits identified in Appendix F of the Zoning Ordinance as being applicable to the "RS 120" - Single Family Residence zone shall apply.

~~(d) Miscellaneous provisions. Only one building for living purposes shall be permitted on one zoning lot, except as otherwise provided herein.~~

**Sec. 146-71. - RS 84 - Single Family Residence district.**

- (a) Purpose. The "RS 84" - Single Family Residence zone is designed to stabilize and protect the residential characteristics of the district and to encourage a suitable family life on medium size lots. More uses are allowed as a matter of right throughout the zone than in the larger lot size zones.

(b) Permitted uses. ~~Those uses indicated as being permitted in the "RS 84" - Single Family Residence zone in the Schedule of Uses shall be allowed. Those uses permitted in the "RED-1" - Residential Estates zone, subject to the same regulations pertaining to such uses in said zoning district, shall be permitted in the "RS 84" - Single Family Residence zone.~~

~~(c) Permitted accessory uses. The following accessory uses are permitted in the "RS 84" - Single Family Residence zone:~~

- ~~(1) The parking of one unoccupied trailer designed for recreational use and not to exceed 24 feet in length, shall be permitted in the rear yard;~~
- ~~(2) The storage of one pleasure boat shall be permitted within a building, or in the open within the rear yard;~~
- ~~(3) Real estate lease or sale signs relating to the property on which the sign is located; and~~
- ~~(4) Other accessory uses and buildings customarily appurtenant to a permitted use, including, but not limited to, associational meetings, religious gatherings, and social activities.~~

- ~~(d) Space limits. The space limits identified in appendix F of the zoning ordinance as being applicable to the "RS 84" - Single Family Residence zone shall apply.~~

~~(e) Miscellaneous provisions. Only one building for living purposes shall be permitted on one zoning lot except as otherwise provided herein.~~

Formatted: Indent: Left: 0.5", Hanging: 0.31"

Formatted: Indent: Left: 0.5", Tab stops: Not at 1.31"

**Sec. 146-73. - RS 60 - Single Family Residence district.**

- (a) Purpose. The "RS 60" - Single Family Residence zone is designed to encourage a suitable family life on medium size lots. More uses are allowed as a matter of right throughout the zone than in the larger lot size zones.
- (b) Permitted uses. ~~Those uses indicated as being permitted in the "RS 60" - Single Family Residence zone in the Schedule of Uses shall be allowed. The following uses are permitted in the "RS 60" - Single Family Residence zone:~~
  - ~~(1) Crop and tree farming but not including the raising of animals or fowl for commercial purposes, or the sale of any products at retail on the premises, except as provided for as a permitted home occupation; and~~
  - ~~(2) Other uses indicated as being permitted in the "RS 60" - Single Family Residence zone in the Schedule of Uses.~~
- (c) Space limits. The space limits identified in Appendix F of the Zoning Ordinance as being applicable to the "RS 60" - Single Family Residence zone shall apply.
- ~~(d) Miscellaneous provisions. Only one building for living purposes shall be permitted on one zoning lot except as otherwise provided herein.~~

**Sec. 146-74. - RS 45 - Single Family Residence district; zero lot line homes.**

- (a) Purpose. The "RS 45" - Single Family Residence zone is designed to provide single family homes on lots of moderate size.
- (b) Permitted uses. Those uses indicated as being permitted in the "RS 45" - Single Family Residence zone in the schedule of uses shall be allowed.
- (c) Space limits. The space limits identified in Appendix F of the zoning ordinance as being applicable to the "RS 45" - Single Family Residence zone shall apply.
- ~~(d) Miscellaneous provisions. A minimum of two uncovered parking spaces shall be provided per unit. However, if rear entry is provided, then one covered parking space shall be acceptable.~~

**Sec. 146-75. - RD 30 - Duplex Residence district.**

- (a) Purpose. The "RD 30" - Duplex Residence zone is designed to provide suitable family life for one- and two-family dwelling areas on lots of moderate size.
- (b) Permitted uses. ~~Those uses indicated as being permitted in the "RD 30" - Duplex Residence zone in the Schedule of Uses shall be allowed. The following uses are permitted in the "RD 30" - Duplex Residence zone:~~
- ~~(1) Crop and tree farming but not including the raising of animals or fowl for commercial purposes, or the sale of any products at retail on the premises, except as provided for as a permitted home occupation; and~~
- ~~(2) Other uses indicated as being permitted in the "RD 30" - Duplex Residence zone in the Schedule of Uses shall be allowed.~~
- (c) Permitted accessory uses. The following accessory uses are permitted in the "RD 30" - Duplex Residence zone:
- ~~(1) Signs not to exceed two square feet in area identifying the premises and occupant, but not including advertising matter;~~
- ~~(2) The keeping of dogs, cats and other household pets, but limited to two animals over six months old;~~
- ~~(3) Rental of sleeping rooms to two individuals not members of the family of the occupant of the dwelling. No signs advertising the availability of such rooms shall be displayed;~~
- ~~(4) The parking of one unoccupied trailer designed for recreational use and not to exceed 24 feet in length shall be permitted in the rear yard;~~
- ~~(5) The storage of one pleasure boat shall be permitted within a building, or in the open within the rear yard; and~~
- ~~(6) Real estate lease or sale signs relating to the property on which the sign is located.~~
- (d) Space limits.
- (1) Minimum lot area: 5,000 square feet for one unit; 6,000 square feet for a duplex; and
- (2) The space limits identified in Appendix F of the Zoning Ordinance as being applicable to the "RD 30" - Duplex Residence zone shall apply.

~~(e) Miscellaneous provisions. Only one building for living purposes shall be permitted on one zoning lot except as otherwise provided herein.~~

**Sec. 146-77. - RG 25 - General Residence district.**

(a) Purpose. The "RG 25" - General Residence zone is designed to provide for a medium density residential environment allowing some latitude to the designers as to form but limiting the overall intensity of use of the land. Lot area requirements are modified to meet existing lot situations in a large part of the city.

(b) Permitted uses. Those uses indicated as being permitted in the "RG 25" - General Residence zone in the Schedule of Uses shall be allowed.~~The following uses are permitted in the "RG 25" - General Residence zone:~~

~~(1) Crop and tree farming but not including the raising of animals or fowl for commercial purposes, or the sale of any products at retail on the premises except as provided for as a permitted home occupation; and~~

~~(2) Other uses indicated as being permitted in the "RG 25" - General Residence zone in the schedule of uses.~~

(c) Permitted accessory uses. The following accessory uses are permitted in the "RG 25" - General Residence zone:

~~(1) Signs not to exceed four square feet in area identifying the premises and occupant, but not including advertising matter;~~

~~(2) The keeping of dogs, cats and other household pets, but limited to two animals over six months old;~~

~~(3) Rental of sleeping rooms to two individuals not members of the family of the occupant of the dwelling. No signs advertising the availability of such rooms shall be displayed;~~

~~(4) The parking of one unoccupied trailer designed for recreational use and not to exceed 24 feet in length;~~

~~(5) The storage of one pleasure boat shall be permitted within a building, or in the open within the rear yard;~~

~~(6) Real estate lease or sale signs relating to the property on which the sign is located; and~~

~~(7) Other accessory uses and buildings customarily appurtenant to a permitted use, including, but not limited to, associational meetings, religious gatherings, and social activities.~~

(ed) Space limits. The following space limits shall apply to the "RG 25" - General Residence zone:

- (1) Minimum lot area: 5,000 square feet for one or two units; 2,500 square feet for each additional unit; and
- (2) All other space limits identified as being applicable to the "RG 25" - General Residence zone in Appendix F of the Zoning Ordinance.

~~(f) Miscellaneous provisions. Only one building for living purposes shall be permitted on one zoning lot except as otherwise provided herein.~~

DRAFT