

SECTION 1 TITLE

This ordinance shall be known and may be cited as "The City of Ladonia Zoning Ordinance".

SECTION 2 PURPOSE

Zoning Regulations and Districts are herein established in accordance with a Comprehensive Plan for the purpose of promoting the health, safety, morals and general welfare of the citizens of the City. They are designed to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to provide adequate light and air; to prevent the overcrowding of land, and to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements. They have been established with reasonable consideration for the character of each district and its peculiar suitability for the particular uses specified; and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City.

SECTION 3 ZONING DISTRICTS ESTABLISHED**3.1 Zoning Districts Identified**

The City of Ladonia, Texas, is hereby divided into zoning districts as listed in the section.

<u>ABBREVIATED DESIGNATION</u>	<u>ZONING DISTRICT NAME</u>
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A	Agricultural District
SF-E	Single Family Residential District - Estate
SF-1	Single Family Residential District - 1
SF-2	Single Family Residential District - 2
TF	Two Family Residential (Duplex) District
TH	Townhouse Residential District
MH-1	Manufactured Home District
MH-2	Manufactured Home Park District
MF	Multifamily District
C-1	Commercial District - Office, Light Retail, and Neighborhood Services
C-2	Commercial District - General
C-3	Commercial District - Heavy
M-1	Manufacturing/Industrial District - Light
M-2	Manufacturing/Industrial District - Heavy
PD	Planned Development District
FP	Flood Plain District
THOR	Thoroughfare Overlay District
F-B	Food and Beverage Overlay District

3.2 Description and Purpose of Zoning Districts

A -- Agricultural District: This district provides for the continuance of farming, ranching, and gardening activities on land being utilized for these purposes. When land in an Agricultural District is needed for urban purposes, it is anticipated the zoning will be changed to the appropriate zoning district(s) to provide for orderly growth and development in accordance with the Comprehensive Plan. See Section 8 for A -- Agricultural District regulations.

SF-E -- Single Family Residential District - Estate: The SF-E district provides for residential development on large lots with a minimum building site of 35,000 square feet. Density in this district will usually be no greater than one (1) unit per gross acre. See Section 9 for SF-E -- Single Family Residential District - Estate regulations.

SF-1 -- Single Family Residential District - 1: The SF-1 district provides for a minimum residential building site of 9,000 square feet. Density in this district will usually be no greater than four (4) units per gross acre. See Section 10 for SF-1 -- Single Family Residential District regulations.

SF-2 -- Single Family Residential District - 2: The SF-2 district provides for a minimum residential building site of 7,200 square feet and permits residential development of densities ranging from four (4) to six (6) units per gross acre. See Section 11 for SF-2 -- Single Family Residential District regulations.

TF -- Two Family Residential (Duplex) District: The TF district provides for stable, quality residential development, including duplex, and similar residential development with densities ranging from four (4) to twelve (12) units per gross acre. See Section 12 for TF -- Two Family Residential (Duplex) District regulations.

TH -- Townhouse Residential District: The TH district provides for stable, quality residential development, including townhouses, zero lot line homes, garden (patio) home, and similar residential development with densities ranging from four (4) to twelve (12) units per gross acre. See Section 13 for TH -- Townhouse Residential District regulations.

MH-1 -- Manufactured Home District: The MH-1 district provides an area for the placement of HUD-Code manufactured home and modular home units in subdivisions in which most lots and housing units are owner-occupied. Densities in this district will be comparable to that of the SF-2 District. See Section 14 for MH-1 -- Manufactured Home Subdivision District regulations.

MH-2 -- Manufactured Home Park District: The MH-2 district establishes a category in which manufactured home park development with a maximum density of approximately five (5) - six (6) units per gross acre can occur. See Section 15 for MH-2 -- Manufactured Home Park District regulations.

MF -- Multifamily District: The MF district permits multifamily developments of maximum densities of fifteen (15) units per acre.

C-1 -- Commercial District - Office, Light, Retail, and Neighborhood Services: Retail, commercial, and office uses developed under the standards of the C-1 District are designed to provide a compatible relationship between the C-1 development and adjacent residential areas. See Section 17 for C-1 Commercial District - Office, Light Retail, and Neighborhood Services regulations.

C-2 -- Commercial District - General: Uses which require considerable space for display, sales, or open storage, or by the nature of the use are generally not compatible with residential uses are located in the C-2 Commercial District. See Section 18 for C-2 -- General Commercial District regulations.

C-3 -- Commercial District - Heavy: Uses which require considerable space for display, sales, or open storage, or by the nature of the use are generally not compatible with residential uses, and not compatible with general commercial district regulations are located in the C-3 Commercial District. See Section 19 for C-3 - Heavy Commercial District regulations.

M-1 -- Manufacturing/Industrial District - Light: The Light Manufacturing/Industrial District is established to accommodate uses of a non-nuisance type located in relative proximity to residential and C-1 business areas. Development in the M-1 district is limited primarily to certain wholesale, jobbing and warehouse uses and certain specialized manufacturing and research uses of a type which will not create nuisances. See Section 20 for M-1 -- Manufacturing/Industrial District - Light regulations.

M-2 -- Manufacturing/Industrial District - Heavy: The Heavy Manufacturing/Industrial District is established to accommodate industrial uses not appropriate for inclusion in the M-1 district and likely to create noise, traffic, odor and/or other conditions incompatible with most residential and commercial uses. See Section 21 for M-2 -- Manufacturing/Industrial District - Heavy regulations.

PD -- Planned Development District: The Planned Development District provides a zoning category for the planning and development of larger tracts of land for tracts of land with unique characteristics for a single use or combination of uses requiring flexibility and variety in design to achieve orderly development with due respect to the protection of surrounding property. See Section 22 for PD - Planned Development District regulations.

FP – Flood Plain District: Zoning districts located in flood hazard areas which are subject to periodic inundation shall be preceded by the prefix FP, indicating a sub-district. Areas designated FP may be used only for those uses listed in the provisions of Section 23 until a use in any area or any portion thereof located in FP sub-district has been approved by the City Council. Approval shall only be given after engineering studies determine that the area, or any portion thereof, is suitable for uses in the district, and building construction or development would not create an obstruction to drainage nor a hazard to life or property, and that such construction is not contrary to the public interest. See Section 23 for FP -- Flood Plain District regulations.

THOR - Thoroughfare Overlay District: The Thoroughfare District is designed to provide for the diverse uses that can take advantage of the access provided by a major arterial or freeway, without sacrificing the integrity of the thoroughfare or freeway in its primary function as a means of moving vehicular traffic through the community.

SECTION 4 ZONING DISTRICT MAP

4.1. Zoning District Boundaries Delineated on Zoning District Map

The boundaries of the zoning districts set out herein are delineated upon the Zoning District Map of the City of Ladonia, Texas, said map being hereby adopted as part of this ordinance as fully as if the same were set forth herein in detail.

4.2. Regulations for Maintaining Zoning District Map

Two (2) original, official, and identical copies of the Zoning District Map are hereby adopted bearing the signature of the Mayor and attestation of the City Secretary and shall be filed and maintained as follows:

- 4.2.1. One copy shall be filed with the City Secretary, to be retained as the original record and shall not be changed in any manner.
- 4.2.2. One copy shall be filed with the Building Official and shall be maintained up-to-date by posting thereon all changes and subsequent amendments for observation in issuing building permits and for enforcing the Zoning Ordinance. The Building Official shall keep a written record (logbook) of all changes made to the Zoning District Map
- 4.2.3. Reproductions of the official Zoning District Map may be made for information purposes.

SECTION 5 ZONING DISTRICT BOUNDARIES

5.1. Rules for Determining District Boundaries

The district boundary lines shown on the zoning district map are usually along streets, alleys, property lines, or extensions thereof. Where uncertainty exists as to the boundaries of districts as shown on the official zoning map, the following rules shall apply:

- 5.1.1. Boundaries indicated as approximately following streets, highways, or alleys shall be construed to follow the centerline of such street, highway, or alley.
- 5.1.2. Boundaries indicated as approximately following platted lot lines shall be construed as following such lines.
- 5.1.3. Boundaries indicated, as approximately following city limits shall be construed as following city limits.
- 5.1.4. Boundaries indicated as following railroad or utility lines shall be construed to be the centerline of the right-of-way; if no centerline is established, the boundary shall be interpreted to be midway between the right-of-way lines.
- 5.1.5. Boundaries indicated as parallel to or extensions of features indicated in 5.1.1. through 5.1.5. above shall be construed. Distances not specifically indicated on the original Zoning Map shall be determined for the graphic scale on the map.
- 5.1.6. Boundaries indicated as parallel to or extensions of features indicated in 5.1.1. through 5.1.5. above shall be construed. Distances not specifically indicated on the original Zoning Map shall be determined from the graphic scale on the map.

- 5.1.7 Whenever a street, alley or other public way is vacated by official action of the City Council, or whenever a street or alley area is franchised for building purposes, the zoning district line adjoining each side of such street, alley, or other public way shall be automatically extended to the centerline of such vacated street, alley, or way, and all areas so involved shall then and henceforth be subject to all regulations of the extended districts.
- 5.1.8. Where physical features of the ground are at variance with information shown on the official zoning district map, or if there arises a question as to how a parcel of property is zoned and such question cannot be resolved by the application of subsections 5.1.1. through 5.1.7., or the zoning of property is invalidated by a final judgment of a court of competent jurisdiction, the property shall be considered as classified A -- Agricultural District, temporarily. In an area determined to be temporarily classified as A -- Agricultural District, no person shall construct, add or to alter any building or structure or cause the sale to be done, nor shall any use be located therein or on the land which is not permitted in an A -- Agricultural District, unless and until such territory has been zoned to permit such use by the City Council. It shall be the duty of the City Council to determine a permanent zoning for such area as soon as practicable.

SECTION 6 ZONING OF ANNEXED TERRITORY

6.1. Initial Zoning Concurrent With Zoning

An area or areas being annexed to the City of Ladonia shall ordinarily be given initial zoning concurrently with the annexation.

6.2. Temporary Classification

In instances in which the zoning of an annexed territory concurrently with the annexation is impractical, the annexed territory shall be temporarily classified as A -- Agricultural District, until other zoning is established by the City Council. The procedure for establishing regular zoning on annexed territory shall conform to the procedure established by law for the adoption of original zoning regulations. The City Council shall determine an initial zoning for such area as soon as practicable after annexation.

6.3. Regulations in Areas Temporarily Classified

In an area temporarily classified as A -- Agricultural District:

- 6.3.1. No person shall erect, construct, or proceed or continue with the erection or construction of any building or structure or cause the same to be done in any newly annexed territory to the City of Ladonia without first applying for and obtaining a building permit or certificate of occupancy from the building official or the City Council, as may be required.
- 6.3.2. No permit for the construction of a building or use of land shall be issued by the Building Official other than a permit which will allow the construction of a building permitted in a zoning district other than the Agricultural District by the City Council in the manner prescribed by law.

SECTION 7 COMPLIANCE WITH ZONING REGULATIONS

7.1 Compliance With Zoning Regulations Required

All land, buildings, structures, or appurtenances thereon located within the City of Ladonia which are hereafter occupied, used, erected, altered, removed, placed, demolished, or converted shall be occupied, used, erected, altered, removed, placed, demolished, or converted in conformance with the zoning regulations prescribed for the zoning district in which such land or building is located as hereinafter provided.

7.2 Building Permits Prohibited Without Plat

No permit for the construction or placement of a building or buildings upon any tract or plot shall be issued unless the plot or tract is part of a plat of record, properly approved by the Planning and Zoning Commission and City Council and filed in the Plat Records of county or counties in which the plot or tract is located.

7.3 Exclusions

Nothing herein contained shall require any change in the plans, construction, or designated use of a building under construction at the time of the passage of this ordinance and which entire building shall be completed within one (1) year from the date of passage of this ordinance.

7.4 One Main Building on a Lot or Tract

Only one main building for one family or two family use with permitted accessory buildings may be located upon a lot or tract. Every dwelling shall face or front upon a public street or approved place other than an alley, which street or approved place shall have a minimum width of thirty-one (31) feet and a fifty (50) foot right of way. Where a lot is used for retail and dwelling purposes, more than one main building may be located upon the lot but only when such buildings conform to all the open space, parking, and density requirements applicable to the uses and districts. Whenever two or more main buildings or portions thereof, are placed upon a single lot or tract and such buildings will not face upon a public street, the same may be permitted when the site plan for such development is approved by the City Council. No parking area, storage area, or required open space for one building shall be computed as being the open space, yard, or area requirements for any other dwelling or other use.

SECTION 8 A -- AGRICULTURAL DISTRICT**8.1. General Purpose and Description**

The Agricultural District is intended to apply to land situated on the fringe of an urban area, used for agricultural purposes, and which may become an urban area in the future. Therefore, the agricultural activities conducted in the Agricultural District should not be detrimental to urban land uses and intensity of use permitted in this district is intended to encourage and protect agricultural uses until urbanization is warranted and the appropriate change in district classification is made.

8.2. Permitted Uses

A building or premise shall be used only for the following purposes:

- 8.2.1. Single-family dwellings on building lots of two (2) acres or more in areas where said dwellings can be adequately served by city utilities or septic tanks located on the building lot.
- 8.2.2. Telephone exchange and utility service building, provided no public business and repair or outside storage facilities are maintained; gas lines; and gas regulating stations.
- 8.2.3. Accessory buildings and structures clearly incidental to agricultural operations, including but not limited to barns, stables, equipment sheds, granaries, private garages, pump houses, and servants quarters not for rent, provided that the total area of buildings and structures shall be limited to ten percent (10%) of the gross land area of tract.
- 8.2.4. Temporary metal buildings of less than six hundred (600) square feet which are used for tool and supply storage.
- 8.2.5. Riding academy or other equestrian related activities.
- 8.2.6. Other uses as listed in Section 22 of this ordinance.
- 8.2.7. For more details regarding farm animals see other applicable City regulations.

8.3. Permitted Specific Uses

The following specific use shall be permitted in the Agricultural District, when granted in accordance with Section 25:

- 8.3.1. Uses as listed in Section 22 of this ordinance.

8.4. Height and Area Regulations

See Appendix 1, Area, Setback, Height, and Coverage Regulations.

SECTION 9 SF-E -- SINGLE FAMILY RESIDENTIAL - ESTATE DISTRICT**9.1. General Purpose and Description**

The Single Family Residential - Estate District is designed to accommodate single family residential development on large lots. The district can be appropriately located in proximity to agricultural and standard single family residential uses. Densities in this district will not usually exceed one (1) unit per gross acre.

9.2. Permitted Uses

A building or premise in an SF-E District shall be used only for the following purposes:

9.2.1. Uses as listed in the table in Section 25 of this ordinance.

9.2.2 For more details regarding farm animals see other applicable City regulations

9.3. Permitted Specific Uses

The following specific uses shall be permitted in an SF-E District, when granted in accordance with Section 28;

9.3.1. Uses as listed in the table in Section 25 of this ordinance.

9.4. Height and Area Regulations

See Appendix 1, Area, Setback, Height, and Coverage Regulations.

9.5. Parking Regulations

Two (2) covered enclosed spaces behind the front yard line for single family dwelling units. Other off-street parking space regulations are set forth in Section 29.

SECTION 10 SF-1 -- SINGLE FAMILY RESIDENTIAL DISTRICT - 1**10.1. General Purpose and Description**

The Single Family Residential District - 1 is designed to accommodate the standard single family residential development. Densities in this district will not usually exceed four (4) units per gross acre.

10.2 Permitted Uses.

A building or premise in an SF-1 District shall be used only for the following purposes:

10.2.1. Uses as listed in Section 25 of this ordinance.

10.3. Permitted Specific Uses

The following specific uses shall be permitted in an SF-1 District, when granted in accordance with Section 28:

10.3.1. Uses as listed in Section 25 of this ordinance.

10.4 Height and Area Regulations:

See Appendix 1, Area, Setback, Height, and Coverage Regulations.

10.5 Parking Regulations

A minimum of two (2) covered, enclosed parking spaces shall be provided per unit behind the building line. Other off-street parking space regulations are set forth in Section 29.

SECTION 11 SF-2 -- SINGLE FAMILY RESIDENTIAL DISTRICT -- 2**11.1 General Purpose and Description**

The Single Family Residential District - 2 is intended to provide for medium density single family residential development. This district functions as a buffer or transition between major streets, non-residential areas and lower density residential areas. Density in this district will range between four (4) and six (6) units per gross acre.

11.2. Permitted Uses

A building or premise shall be used only for the following purposes:

11.2.1. Uses as listed in Section 25 of this ordinance.

11.3. Permitted Specific Uses

The following specific uses shall be permitted in an SF-2 district, when granted in accordance with Section 28:

11.3.1. Uses as listed in Section 25 of this ordinance.

11.4. Height and Area Regulations:

See Appendix 1, Area, Setback, Height, And Coverage Regulations.

11.5. Parking Regulations

A minimum of one (1) covered, enclosed parking space shall be provided per unit behind the front yard line. Other off-street parking space regulations are set forth in Section 29.6.10

SECTION 12 TF -- TWO FAMILY RESIDENTIAL (DUPLEX) DISTRICT**12.1. General Purpose and Description**

The purpose of the Two Family Residential (Duplex) District is to promote stable, quality residential development of slightly increased densities. Consistent with the city's Comprehensive Plan, this district may be used as a "buffer" district between low density and high-density districts or between residential and non-residential districts.

12.2. Permitted Uses

A building or premise shall be used only for the following purposes:

12.2.1. Uses as listed in Section 25.

12.3. Permitted Specific Uses

The following specific uses shall be permitted in the TF District, when granted in accordance with Section 28:

12.3.1. Uses as listed in Section 25 of this ordinance.

12.4. Height and Area Regulations

See Appendix 1, Area, Setback, Height, and Coverage Regulations.

12.5. Parking Regulations

Off-street parking shall be provided in accordance with the requirements for uses set forth in Section 29.

SECTION 13: TH - TOWNHOUSE RESIDENTIAL DISTRICT**13.1. General Purpose And Description**

The purpose of the Townhouse Residential District is to promote stable, quality residential development of slightly increased densities where single family structures are attached on separate lots or where zero lot lines are allowed. Consistent with the City's Comprehensive Plan, this district may be used as a "buffer" district between low density and high-density districts or between residential and non-residential districts.

13.2. Permitted Uses

A building or premise shall be used only for the following purposes:

A. Uses as listed in Section 25.

13.3. Permitted Special Uses

The following Special Uses shall be permitted in the TH District, when granted in accordance with Section 28:

A. Uses as listed in Section 25.

13.4 Height And Area Regulations

See Appendix 1, Area, Setback, Height, and Coverage Regulations

13.5 Parking Requirements

Two (2) off-street parking spaces shall be provided behind the front building line. Other off-street parking space regulations are set forth in Section 29.

13.6 Minimum Building Size And Masonry Content

See Appendix 1, Area, Setback, Height, and Coverage Regulations.

SECTION 14 MH-1 -- MANUFACTURED HOME DISTRICT**14.1. General Purpose and Description**

The Manufactured Home District is intended to provide for quality manufactured home subdivision development containing many of the characteristics and the atmosphere of a standard single family subdivision.

14.2. Permitted Uses

A building or premise shall be used only for the following purposes:

14.2.1. Uses as listed in Section 25 of this ordinance.

14.3. Permitted Specific Uses

The following specific uses shall be permitted in the MH-1 District, when granted in accordance with Section 28:

14.3.1 Uses as listed in Section 25 of this ordinance.

14.4. Height and Area Regulations

See Appendix 1, Area, Setback, Height, and Coverage Regulations.

14.5 Parking Requirements

Two (2) spaces shall be provided per unit located on the lot plus additional spaces for accessory uses as required in Section 29.

14.6 Additional Restrictions Applicable to MH-1 District

14.6.1. Manufactured housing design and construction will comply with construction and safety standards published by the Department of Housing and Urban Development pursuant to the requirements of the National Mobile Home and Safety Standards Act of 1974 and all manufactured homes will be subject to inspection by the Building Official.

14.6.2. All manufactured homes shall be set on solid slab structure and/or 18" to 20" runners. Additional rooms and enclosed porches shall be constructed on a solid slab and in compliance with all City Building codes and regulations..

14.6.3. Tie-downs will be required and will be secured prior to occupancy.

14.6.4. Underpinning and skirting of like material and color or better is required and will be installed prior to occupancy.

14.6.5. Accessory buildings will be either manufactured or constructed in accordance with city codes.

14.6.6. All manufactured homes and modular homes shall comply with all regulations of the State of Texas and such regulations are hereby incorporated into this section.

14.6.7. All manufactured homes and modular homes shall have a 200 square foot storage facility on a permanent concrete pad and constructed to meet local building codes.

SECTION 15 MH-2 -- MANUFACTURED HOME PARK DISTRICT**15.1 General Purpose and Description**

The Manufactured Home Park District is intended to provide for quality mobile home park development and maintenance. Manufactured home parks are defined as tracts or units of land under sole ownership where lots are rented or leased as space to be used for placement of a manufactured home.

15.2 Permitted Uses

A building or lot shall be used only for the following purposes:

15.2.1. Manufactured Home Park of not less than one-half (½) nor more than ten (10) acres in size.

15.2.2. Uses normally accessory to a manufactured home park, including office and/or maintenance buildings for management and maintenance of the park only, recreation buildings and swimming pools, private clubs, laundry facilities, storage facilities, and recreation areas for use by the resident of the park.

15.2.3. Other uses as listed in Section 25 of this ordinance.

15.3 Permitted Specific Uses

The following specific uses shall be permitted in the MH-2 District when granted in accordance with Section 28:

15.3.1. Boat and recreational vehicle and travel trailer storage yard.

15.3.2. Travel trailer and commercial overnight camping park.

15.3.3. Other uses as listed in Section 25 of this ordinance.

15.4 Height and Area Regulations

See Appendix 1, Area, Setback, Height, and Coverage Regulations.

15.5 Parking Requirements

Two (2) spaces shall be provided per unit located on the lot plus additional spaces for accessory uses as required in Section 29.

15.6 Additional Restrictions Applicable to Mobile Home Park District

15.6.1. Manufactured housing design and construction will comply with construction and safety standards enacted by the State of Texas, as may be published by the Department of Housing and Urban Development or a successor agency pursuant to the requirements of the National Mobile Home and Safety Standards Act of 1974 and all manufactured homes will be subject to inspection by the Building Official.

15.6.2. All manufactured homes shall be set on a solid slab structure and/or 18" to 20" runners. Additional rooms and enclosed porches shall be constructed on a solid slab and in compliance with all City building codes and regulations.

15.6.3. Tie-downs will be required and will be secured prior to occupancy.

15.6.4. Underpinning and skirting of like material and color or better will be required and will be installed prior to occupancy.

15.6.5. Accessory buildings will be either manufactured or constructed in accordance with city codes.

15.6.6. All manufactured homes and modular homes shall comply with all regulations of the State of Texas and such regulations are hereby incorporated into this section.

15.6.7. All manufactured homes and modular homes shall have a 200 square foot storage facility on a permanent concrete pad and constructed to meet local building codes.

SECTION 16 MF -- MULTIFAMILY RESIDENTIAL DISTRICT**16.1 General Purpose and Description**

The Multifamily Residential District is intended to provide for medium to higher density residential development. This district functions as a buffer or transition between major streets, non-residential areas, or higher density residential areas and lower density residential areas. Density in this district does not ordinarily exceed fifteen (15) units per gross acre.

16.2 Permitted Uses

A building or premise shall be used only for the following purposes:

16.2.1. Three (3) or more single family attached dwelling units, provided that no more than seven (7) dwelling units are attached in one continuous row or group.

16.2.2. Other uses as listed in Section 25 of this ordinance.

16.3 Permitted Specific Uses

The following specific uses shall be permitted when granted in accordance with Section 28:

16.3.1. Uses as listed in Section 25 of this ordinance.

16.4 Height and Area Regulations

See Appendix 1, Area, Setback, Height, and Coverage Regulations.

When buildings exceed one (1) story in height, such buildings shall be constructed in accordance with the existing building and fire codes.

16.5 Parking Regulations

Two and one-half (2.5) off-street parking spaces shall be provided per unit. Required parking may not be provided within the required front yard. Other off-street parking space regulations are set forth in Section 29.

16.6 Refuse Facilities

Every dwelling unit in a multifamily complex shall be located within two hundred fifty (250) feet of a refuse facility, measured along the designated pedestrian and vehicular travel way. There shall be available at all times at least six (6) cubic yards of refuse container per thirty (30) multifamily dwelling units. For complexes with less than thirty (30) units, no less than four (4) cubic yards of refuse container shall be provided. Each refuse facility shall be screened for view on three (3) sides from persons standing at ground level on the site or immediately adjoining property, by an opaque fence or wall of wood or masonry not less than six (6) feet nor more than eight (8) feet in height or by an enclosure within a building. Refuse containers shall be provided and maintained in a manner to satisfy city public health and sanitary regulations. Each refuse facility shall be located so as to provide safe and convenient pickup by refuse collection agencies.

16.7 Screening Fence

Border fencing of wood or masonry of not less than six (6) feet in height shall be installed by the builder at the time of construction of any multifamily complex, along the property line on any perimeter not abutting a public street or right-of-way. The owner of the complex shall maintain this fence throughout the existence of the multifamily complex.

SECTION 17 C-1 -- COMMERCIAL DISTRICT - OFFICE, LIGHT RETAIL, AND NEIGHBORHOOD SERVICES**17.1 General Purpose and Description**

The Commercial District - 1 is intended for office facilities, neighborhood shopping facilities, and retain and commercial facilities of a service character. The C-1 District is established to accommodate the daily and frequent needs of the community. The following regulations shall be applicable to all uses in the district:

- 17.1.1. The business shall be conducted wholly within an enclosed building;
- 17.1.2. Required yards shall not be used for display, sale, or storage of merchandise or for the storage of vehicles, equipment, containers, or waste material;
- 17.1.3. All merchandise shall be sold at retail on the premises; and
- 17.1.4. Such use shall not be objectionable because of odor, excessive light, smoke, dust, noise, vibration, or similar nuisance.

17.2 Permitted Uses

A building or premise shall be used only for the following purposes:

- 17.2.1. Discount, variety, or department store of not greater than twenty thousand (20,000) square feet floor space.
- 17.2.2. Food store with floor space not greater than twenty thousand (20,000) square feet.
- 17.2.3. Gasoline service station (no garage or automobile repair facilities).
- 17.2.4. Other uses as listed in Section 25 of this ordinance.

17.3 Permitted Specific Uses

The following specific uses shall be permitted in the C-1 District, when granted in accordance with Section 28:

- 17.3.1. Broadcasting facilities, radio, television, or microwave tower.
- 17.3.2. Gasoline service station with associated minor automobile repair facility with floor space not greater than two thousand five hundred (2,500) square feet.
- 17.3.3. Other uses as listed in Section 25 of this ordinance.

17.4 Height and Area Regulations

See Appendix 1, Area, Setback, Height, and Coverage Regulations.

17.5 Parking Regulations

Off-street parking and loading shall be provided as set forth in Section 29.

SECTION 18 C-2 -- GENERAL COMMERCIAL DISTRICT

18.1 General Purpose and Description

The General Commercial District is intended to provide a zoning category similar to the C-1 District, except that additional uses are permitted which are not generally carried on completely within a building or structure and an expanded range of service and repair uses is permitted.

18.2 Permitted Uses

A building or premise shall be used only for the following purposes:

- 18.2.1. Uses as listed in Section 25 of this ordinance.
- 18.2.2. Large retail Uses (larger than 40,000 square feet) with building fronts more than 150' from right-of-way line or building siding 50' from right-of-way lines are allowed to have outside storage and display of goods for sale within 50' of building. However, no outside storage or display can be within 100' of street right-of-way. Furthermore, required parking and required landscape areas can not be occupied by

outside storage or display.

18.3 Permitted Specific Uses

The following specific uses shall be permitted in a C-2 District, when granted in accordance with Section 28:

18.3.1. Other uses as listed in Section 25 of this ordinance.

18.4 Height and Area Regulation

See Appendix 1, Area, Setback, Height, and Coverage Regulations.

18.5. Parking Requirements

Off-street parking requirements shall be provided in accordance with Section 29.

SECTION 19: C-3 - HEAVY COMMERCIAL DISTRICT

19.1 General Purpose And Description

The Heavy Commercial District -3 is intended to provide a zoning category similar to the C-2 District, except that additional uses are permitted which are not generally carried on completely within a building or structure and an expanded range of storage and repair uses is permitted.

19.2 Permitted Uses

A building or premise shall be used only for the following purposes:

A. Uses as listed in Section 25.

19.3 Permitted Special Uses

The following Special Uses shall be permitted in a C-3 District, when granted in accordance with Section 28:

A. Other uses as listed in Section 29 of this ordinance.

19.4 Height And Area Regulation

See Appendix 1, Area, Setback, Height, and Coverage Regulations.

19.5 Parking Requirements

Off-street parking requirements shall be provided in accordance with Section 29.

SECTION 20 M-1 -- MANUFACTURING/INDUSTRIAL DISTRICT -- LIGHT

20.1 General Purpose and Description

The Light Manufacturing/Industrial District is established to accommodate those uses which are a non-nuisance type located in relative proximity to residential areas, and to preserve and protect land designated on the Comprehensive Plan for industrial development and use from the intrusion of certain incompatible uses which might impede the development and use of lands for industrial purposes. Development in the M-1 District is limited primarily to certain storage, wholesale, and industrial uses, such as the fabrication of materials, and specialized manufacturing and research institutions, all of a non-nuisance type. No use or types of uses specifically limited to the M-2 District may be permitted in the M-1 District.

Uses permitted in the M-1 District are subject to the following conditions:

- 20.1.1. All business, servicing, or processing, except for off-street loading, display or merchandise for sale to the public, and establishments of the "drive-in" type, shall be conducted within completely enclosed areas.
- 20.1.2. All storage within one hundred (100) feet of a residential district, except for motor vehicles in operable condition, shall be within completely enclosed buildings or effectively screened with screening not less than six (6) feet nor more than eight (8) feet in height, provided no storage located within fifty (50) feet of

such screening shall exceed the maximum height of screening.

- 20.1.3. Permitted uses in the M-1 District shall not disseminate dust, fumes, gas, noxious odor, smoke, glare, or other atmospheric influence.
- 20.1.4. Permitted uses in the M-1 District shall produce no noise exceeding in intensity, at the boundary of the property, the average intensity of noise of street traffic.
- 20.1.5. Permitted uses in the M-1 District shall not create fire hazards on surrounding property.

20.2 Permitted Uses

The following specific uses shall be permitted in the M-1 District when granted in accordance with Section 25:

- 20.2.1. Uses as listed in Section 25 of this ordinance.

20.3 Permitted Specific Uses

The following specific uses shall be permitted in the M-1 District when granted in accordance with Section 28:

- 20.3.1. Machine shops and fabrication of metal not more than ten (10) gauge in thickness.
- 20.3.2. Accessory uses, including but not limited to temporary buildings for construction purpose for a period not to exceed the duration of such construction.
- 20.3.3. Factory outlet retail or wholesale store for the sales and servicing of goods or materials on the same premises as the manufacturing company to which they are related, including sales and service in a separate building or buildings.
- 20.3.4. Railroad freight terminals, railroad switching and classification yards, repair shops, and roundhouses.
- 20.3.5. Other uses as listed in Section 25 of this ordinance.

20.4 Height and Area Regulations

See Appendix 1, Area, Setback, Height, and Coverage Regulations.

20.5 Parking Regulations

Off-street parking requirements shall be provided in accordance with the specific uses set forth in Section 29.

SECTION 21 **M-2 -- MANUFACTURING/INDUSTRIAL DISTRICT -- HEAVY**

21.1 General Purpose and Description

The Heavy Manufacturing/Industrial District is established to accommodate most industrial uses and protect such areas from the intrusion of certain incompatible uses, which might impede the development, and use of lands for industrial purposes.

Uses permitted in the M-2 District are subject to the following conditions:

- 21.1.1. All business, servicing, or processing, except for off-street parking, off-street loading, display of merchandise for sale to the public, and establishments of the "drive-in" type, shall be conducted within completely enclosed buildings unless otherwise indicated.
- 21.1.2. All storage within one hundred (100) feet of a residential district, except for motor vehicles in operable condition, shall be within completely enclosed buildings or effectively, screened with screening not less than six (6) feet nor more than eight (8) feet in height, provided no storage located within fifty (50) feet of such screening shall exceed the maximum height of such screening.
- 21.1.3. All uses permitted in the M-2 district must meet the following performance standards and any appropriate city ordinances:

- 21.1.3.a. Smoke: No operation shall be conducted unless it conforms to the standards established by any applicable state and federal health rules and regulations pertaining to emission of particulate matter;
- 21.1.3.b. Particulate Matter: No operation shall be conducted unless it conforms to the standards established by applicable state and federal health rules and regulations pertaining to emission of particulate matter;
- 21.1.3.c. Dust, Odor, Gas, Fumes, Glare, or Vibration: No emission of these matters shall result in a concentration at or beyond the property line which is detrimental to the public health, safety or general welfare or which causes injury or damage to property; said emissions shall in all cases conform to the standards established by applicable state and federal health rules and regulations pertaining to said emissions;
- 21.1.3.d. Radiation Hazards and Electrical Disturbances: No operation shall be conducted unless it conforms to the standards established by applicable state and federal health rules and regulations pertaining to radiation control;
- 21.1.3.e. Noise: No operation shall be conducted in a manner so that any noise produced is objectionable due to intermittence, beat frequency, or shrillness. Sound levels of noise at the property line shall not exceed 75 db(A) permitted for a maximum of fifteen (15) minutes in any one (1) hour; said operation shall in all cases conform to the standards established by applicable state and federal health rules and regulations and to other city ordinances pertaining to noise; and
- 21.1.3.f. Water Pollution: No water pollution shall be emitted by manufacturing or other processing. In a case in which potential hazards exist, it shall be necessary to install safeguards acceptable to the appropriate State and national health and environmental protection agencies prior to issuance of a certificate of occupancy. The applicant shall have the burden of establishing that said safeguards are acceptable to said agency or agencies.

21.2 Permitted Uses

The following uses shall be permitted:

- 21.2.1. Uses as listed in Section 25 of this ordinance.

21.3 Permitted Specific Uses

The following specific uses shall be permitted in the M-2 District when granted in accordance with Section 28:

- 21.3.1. Uses as listed in Section 25 of this ordinance.

Other manufacturing and industrial uses, which do not meet the general definition for manufacturing processes, may be permitted by the City Council after public hearing and review of the particular operational characteristics of each such use, and other pertinent data affecting the community's general welfare. Approval of uses under this section shall be made in accordance with Section 36.2.2.6

21.4 Height and Area Regulations

See Appendix 1, Area, Setback, Height, and Coverage Regulations.

21.5 Parking Regulations

Required off-street parking shall be provided in accordance with the specific uses set forth in Section 29.

SECTION 22 PD -- PLANNED DEVELOPMENT DISTRICT

22.1 General Purpose and Description

The Planned Development District "PD" prefix is intended to provide for combining and mixing of uses allowed in various districts with appropriate regulations and to permit flexibility in the use and design of land and buildings in situations where modification of specific provisions of this ordinance is not contrary to its intent and purpose or significantly inconsistent with the planning on which it is based and will not be harmful to the community. A PD District may be used to permit new and innovative concepts in land utilization.

22.2 Permitted Uses

Any use specified in the ordinance granting a Planned Development District shall be permitted in that district. The size, location, appearance, and method of operation may be specified to the extent necessary to insure compliance with the purpose of this ordinance.

22.3 Development Standards

- 22.3.1 Development standards for each separate PD District shall be set forth in the ordinance granting the PD District and may include but shall not be limited to uses, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, lighting, management associations, and other requirements as the City Council may deem appropriate.
- 22.3.2. In the PD District, the particular district(s) to which uses specified in the PD are most similar shall be stated in the granting ordinance. All PD applications shall list all requested variances from the standard requirements set forth throughout this ordinance (applications without this list will be considered incomplete).
- 22.3.3. The ordinance granting a PD District shall include a statement as to the purpose and intent of the PD granted therein. A specific list is required of variances in each district or districts and a general statement citing the reason for the PD request.
- 22.3.4. The Planned Development District shall conform to all other sections of the ordinance unless specifically exempted in the granting ordinance.

22.4 Conceptual and Detailed Site Plan

In establishing a Planned Development District, the City Council shall approve and file as part of the amending ordinance appropriate plans and standards for each Planned Development District. During the review and public hearing process, the City Council shall require a conceptual plan and/or detail site plan.

22.4.1 Conceptual Plan

This plan shall be submitted by the applicant. The plan shall show the applicant's intent for the use of the land within the proposed Planned Development District in a graphic manner and shall be supported by written documentation of proposals and standards for development.

- 22.4.1.1 A conceptual plan for residential land use shall show general use, thoroughfares, and preliminary lot arrangements. For residential development which does not propose platted lots, the conceptual plan shall set forth the size, type, and location of buildings and building sites, access, density, building height, fire lanes, screening, parking areas, landscaped areas, and other pertinent development data.
- 22.4.1.2 A conceptual plan for uses other than residential uses shall set forth the land use proposals in a manner to adequately illustrate the type and nature of the proposed development. Data which may be submitted by the applicant, or required by the City Council, may include but is not limited to the types of use(s), topography, and boundary of the PD area, physical features of the site, existing streets, alleys, and easements, location of future public facilities, building heights and locations, parking ratios, and other information to adequately describe the proposed development and to provide data for approval which is to be used in drafting the final development plan.
- 22.4.1.3 Changes of detail which do not alter the basic relationship of the proposed development to adjacent property and which do not alter the uses permitted or increase the density, building height, or coverage of the site and which do not decrease the off-street parking ratio, reduce the yards provided at the boundary of the site, or significantly alter the landscape plans as indicated on the approved conceptual plan may be authorized by the building official or his designated representative. If an agreement cannot be reached regarding whether or not a detail site plan conforms to the original concept plan, the City Council shall determine the conformity.

22.4.2 Detailed Site Plan

This plan shall set forth the final plans for development of the Planned Development District and shall conform to the data presented and approved on the conceptual plan. Approval of the detailed site plan shall be the pre-requisite for issuance of a building permit. The detailed site plan may be submitted for the total area of the PD or for any section by the City Council. A public hearing on approval of the detailed site plan shall be required at the Council level, unless such a hearing is waived pursuant to

Section 22.4.3.1. at the time of conceptual plan approval in the original amending ordinance. The detailed site plan shall include:

- 22.4.2.1 A site inventory analysis including a scale drawing existing vegetation, natural water courses, creeks or bodies of water, and an analysis of planned changes in such natural features as a result of the development. This should include a delineation of any flood prone areas.
- 22.4.2.2 A scale drawing showing any proposed public or private streets and alleys; building sites or lots; and areas reserved as parks, parkways, playgrounds, utility easements, school sites, street widening and street changes; the points of ingress and egress from existing streets; general location and description of existing and proposed utility services, including size of water and sewer mains; the location and width for all curb cuts and the land area of all abutting sites and the zoning classification thereof on an accurate survey of the tract with the topographical contour interval of not more than five (5) feet.
- 22.4.2.3 A site plan for proposed building complexes showing the location of separate buildings, and between buildings and property lines, street lines, and alley lines. Also to be included on the site plan is a plan showing the arrangement and provision of off-street parking.
- 22.4.2.4 A landscape plan showing screening walls, ornamental planting, wooded areas, and trees to be planted.
- 22.4.2.5 An architectural plan showing elevations and signage style to be used throughout the development in all districts except single family and two family may be required by the City Council if deemed appropriate. Any or all of the required information may be incorporated on a single drawing if such drawing is clear and can be evaluated by the building official or his designated representative.

22.4.3. Procedure for Establishment

The procedure for establishing a Planned Development District shall follow the procedure for zoning amendments as set forth in Section 39. This procedure is expanded as follows for approval of conceptual and development plans.

- 22.4.3.1 Separate public hearings shall be held by City Council for the approval of the conceptual plan and the development plan or any section of the development plan, unless such requirements is waived by the City Council upon a determination that a single public hearing is adequate. A single public hearing is adequate when:
 - (a) The applicant submits adequate data with the request for the Planned Development District to fulfill the requirements for both plans; or
 - (b) Information on the concept plan is sufficient to determine the appropriate use of the land and the detail site plan will not deviate substantially from it; and
 - (c) The requirement is waived at the time the amending ordinance is approved. If the requirement is waived, the conditions shall be specifically stated in the amending ordinance.
- 22.4.3.2 The ordinance establishing the Planned Development District shall not be approved until the conceptual plan is approved.
- 22.4.3.3 The development plan may be approved in sections. When the plan is approved in sections, the separate approvals by the City Council for the initial and subsequent sections will be required.
- 22.4.3.4 An initial site plan shall be submitted for approval within six (6) months from the approval of the conceptual plan or some portion of the conceptual plan. If the site plan is not submitted within six (6) months, the conceptual plan is subject to re-approval by the City Council. If the entire project is not completed within two (2) years, the City Council may review the original conceptual plan to ensure its continued validity.
- 22.4.3.5 Regardless of whether the public hearing is waived for the development plan, approval by

the City Council is still required.

22.5 Written Report May Be Required

When a PD is being considered, a written report may be requested of the applicant discussing the impact on planning, engineering, water utilities, electric, sanitation, building inspection, tax, police, fire, and traffic. Written comments from the applicable public school district and from private utilities may be submitted to the City Council.

22.6 Planned Developments To Be Recorded

All Planned Development Districts approved in accordance with the provisions of this ordinance in its original form, or by subsequent amendment thereto, shall be referenced on the Zoning District Map, and a list of such Planned Development Districts, together with the category of uses permitted therein, shall be maintained in an appendix of this ordinance.

SECTION 23 FP -- FLOOD PLAIN DISTRICT

23.1 General Purpose and Description

The Flood Plain District is designed to provide for the appropriate use of land which has a history of inundation or is determined to be subject to flood hazard, and to promote the general welfare and provide protection from flooding portions of certain districts. Such areas are designated with a Flood Plain Prefix, FP.

23.2 Permitted Uses

The permitted uses in that portion of any district having a Flood Plain (FP) prefix shall be limited to the following:

- 23.2.1 Agricultural activities including the ordinary cultivation or grazing of land and legal types of animal husbandry but excluding construction of barns or other outbuildings.
- 23.2.2 Off-street parking incidental to any adjacent main use permitted in the district however parking should be limited to areas where the depth of flow of storm water during a 25-year storm would be less than or equal to .50 feet.
- 23.2.3 All types of local utilities including those requiring specific use permits.
- 23.2.4 Parks, playgrounds, public golf courses (no structures), and other recreational areas.
- 23.2.5 Private open space as part of a Planned Residential Development.
- 23.2.6 Structures, installations, and facilities installed, operated, and maintained by public agencies for flood control purposes.
- 23.2.7 Bridle trail, bicycle, or nature trail.

23.3 City Council Approval Required

No structure, including above ground utility poles, shall be erected in that portion of any district designated with a Flood Plain, FP, prefix until and unless such structure has been approved by the City Council after engineering studies have been made and it is ascertained that such building or structure is not subject to damage by flooding and would not constitute an encroachment, hazard, or obstacle to the movement of flood waters and that such construction would not endanger the value and safety of other property or public health and welfare.

SECTION 24A THOROUGHFARE DISTRICT (THOR)

24A.1 General Purpose and Description

The Thoroughfare District is designed to provide for the diverse uses that can take advantage of the access provided by a major arterial or freeway, without sacrificing the integrity of the thoroughfare or freeway in its primary function as a means of moving vehicular traffic through the community. This district is established to create an attractive, higher intensity use corridor composed primarily of office, retail, limited light industrial and commercial uses, hotels, motels, and restaurants. To protect the integrity of the thoroughfare, minimum lot sizes will be larger, setback requirements will be greater, and more stringent access restrictions will be imposed in the THOR District than in other commercial and industrial districts. The THOR District should have increased water, sewer, and drainage capacity, and increased fire protection to accommodate the higher intensity uses typically found in the district. The THOR District is an overlay district, meaning that the regulations within the district are in addition to the base district that is being overlaid.

24A.2 Permitted Uses

A building or premise shall be used only for the following purposes:

24A.2.1 Uses permitted by right

See Section 25 - Use of Land and Building for each base district.

24A.2.2 Accessory structures permitted

See Section 25 - Use of Land and Building for each base district.

24A.2.3 Uses permitted by Specific Use Permit

See Section 25- Use of Land and Building for each base district.

24A.3 Height and Area regulations

See Appendix 1 of Base District

24A.4 Special Regulations

In addition to Section 27.3, Dimensional Requirements, the following requirements shall apply where required:

24A.4.1 Access

Entries/exits on each development lot shall be separated by a minimum of one hundred feet and no more than two (2) such entries/exits shall be provided per street frontage for each development lot.

24A.4.2 Masonry Requirements

A minimum of seventy-five percent (75%) of the exterior of any building shall be of masonry construction.

24A.4.3 Landscape Requirements

A 15' landscape setback from all streets is required. No parking is allowed within this setback. At a minimum the Landscape setback will contain the following:

24A.4.3.a any surface except sidewalks and drive approaches shall be planted with ground cover or grass.

24A.4.3.b one tree (2" caliper measured 1' above grade) for every 35 linear feet of public street frontage, excluding drive approach shall be planted. Trees may be spaced 20' to 50' apart.

24A.4.3.c parking, maneuvering, loading areas for people, or vehicular display and storage and boat areas which are not screened by on-site buildings or fences shall be screened from view of streets. The screening shall be a minimum height of 3' above the grade of the parking lot and adjacent to the parking lot. Screens shall be opaque and consist of one or a combination of screening shrubs, walls, and or berms. Screening shrubs shall be spaced a maximum of 3' on center and shall be a minimum of five gallon containers, and shall be capable of reaching a minimum height of 3' within 18 months of planting.

24A.4.3.d landscaping installed as part of the requirements must be maintained in a healthy, growing condition at all times. The property owner is responsible for regular weeding, mowing of grass, irrigating, fertilizing, pruning and other maintenance of all plantings as needed. All landscaped areas shall be irrigated with an irrigation system capable of providing the proper amount of water for the particular type of plant material used.

24A.4.3.e A Prohibited Plant List is provided as Appendix II.

24A.4.4 Refuse Facility Screening

Each refuse facility shall be completely screened from view of public streets and adjoining residential zoned properties by screening three sides by masonry walls not less than the height of the bin or container. An opening shall be situated so that the container is not visible from adjacent properties and street unless the opening is equipped with an opaque gate.

24A.4.2 Development Plan Requirements

A development plan is required within the Thoroughfare Overlay District. The requirements shall meet the requirements as set forth in section 22.4.2 (Planned Development section of this Ordinance).

SECTION 20B F-B FOOD – BEVERAGE OVERLAY DISTRICT

There is hereby created the "F-B — Food - Beverage Overlay District" (also referred to in this Ordinance as "F-B Overlay District").

Immediately upon the adoption of this ordinance, areas within the corporate limits of the City of Ladonia that fall within the area(s) described in Appendix 2 shall constitute F-B Overlay Districts.

The regulations contained in this section are intended to be overlay zoning and will be applied in conjunction with all underlying zoning that currently exists within an F-B Overlay District. The regulations of the underlying zoning, and all other applicable regulations, remain in effect. If provisions of the F-B overlay District conflict with provisions of the underlying zoning or any other regulations, the provisions of the F-B Overlay District shall prevail.

It shall be unlawful for any Food-Beverage Store to be constructed, erected, or placed closer than 500 feet to another existing Food-Beverage Store unless the City Council grants a special use permit for a particular establishment that wishes to develop a Food-Beverage Store less than 500 feet from an existing Food-Beverage Store. An establishment is considered to be an "existing Food-Beverage Store" once the final plat for its development has been approved by the City Council, even if it is not yet constructed or operational.

The measurement of the distance between Food-Beverage Stores shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections.

SECTION 25 USE OF LAND AND BUILDINGS

No land shall hereafter be used and no building or structure shall hereafter be occupied, used, erected, altered, removed, placed, demolished or converted which is arranged or designed to be used for other than those uses specified for the district in which it is located as set forth by the following Schedule of Uses listed in the following tables.

Table 1 -	Accessory and Incidental
Table 2A -	Educational, Institutional, and Special
Table 2B -	Educational, Institutional, and Special (cont.)
Table 3 -	Transportation, Utility, and Communications
Table 4 -	Automobile and Related Service
Table 5A -	Office, Retail, Commercial and Service Type
Table 5B -	Office, Retail, Commercial and Service Type (cont.)
Table 5C -	Office, Retail, Commercial and Service Type (cont.)
Table 6A -	Manufacturing, Storage and Warehousing
Table 6B -	Manufacturing, Storage and Warehousing (cont.)
Table 6C -	Manufacturing, Storage and Warehousing (cont.)
Table 6D -	Manufacturing, Storage and Warehousing (cont.)

LEGEND FOR INTERPRETING SCHEDULE OF USES

X	Designates use <i>permitted</i> in district indicated.
	Designates use <i>prohibited</i> in district indicated
C	Designates use which may be approved as <i>Specific Use Permit</i>

The numbers in the "note" column refer to description/definitions listed in Section 23 Descriptions/Definitions of Uses. Additional regulations relating to use of land and buildings in individual zoning districts are listed in Sections 8 through 23 and Section 28 of this ordinance.

25.1 ACCESSORY AND INCIDENTAL USES

ACCESSORY AND INCIDENTAL USES													
TYPE OF USE	A	SF-E	SF-1	SF-2	TH	TF	MF	MH-1	MH-2	C-1	C-2	C-3	PD
Accessory Building To Main Use	X	X	X	X	X	X	X	X	X	X	X	X	X
Boat; Boat Trailer	X	X	X	X	X	X	X	X	X	X	X	X	X
Billboard, Advertising													
Carport	X	X	X	X	X	X	X	X	X	X	X	X	X
Construction Yard, Temporary	C	C	C	C	C	C	C	C	C	C	C	C	C
Home Occupation	X	X	X	X	X	X	X	X	X				X
Field/Sales Office	C	C	C	C	C	C	C	C	C	C	C	C	C
Garage, Private	X	X	X	X	X	X	X	X	X				X
Motor Home	X	X	X	X	X	X	X	X	X				X
Trailer; Cattle Trailer/Travel Trailer/Etc.	X	X	X	X	X	X	X	X	X				X

25.2 RESIDENTIAL TYPE USES

RESIDENTIAL TYPE USES													
TYPE OF USE	A	SF-E	SF-1	SF-2	TH	TF	MF	MH-1	MH-2	C-1	C-2	C-3	PD
Boarding/Rooming House							C						X
Dormitory							C						X
Duplex						X	C						X
Garden (Patio) Home							C						X
Guest House							C						X
Manufactured Housing, HUD Code								X	X				
Manufactured Home Park									X				X
Manufactured Home Subdivision								X					X
Mobile Home								C	C				
Motel/Motor Hotel/Motor Lodge										C	C	C	X
Move-In Houses		C	C	C									
Multiple Family Residence							X						X
Residence Hotel							X			C	C	C	X
Retirement Housing							X						X
Servant's/Caretaker's/Guard's Residence		C											
Single Family Dwelling, Attached	X	X	X	X	X	X	X						X

[illegible]

25.3 EDUCATIONAL, INSTITUTIONAL, AND SPECIAL USES

EDUCATIONAL, INSTITUTIONAL, AND SPECIAL USES													
TYPE OF USE	A	SF-E	SF-1	SF-2	TH	TF	MF	MH-1	MH-2	C-1	C-2	C-3	PD
Cemetery/Mausoleum	C	C	C	C	C	C	C	C	C	C	C	C	C
Childcare Center										C	C	C	
Church/Parsonage/ RLadonlay/Place Of	X	X	X	X	X	X	X	X	X	X	X	X	X
Civic Center	X	X	X	X	X	X	X	X	X	X	X	X	X
College/University	X	X	X	X	X	X	X	X	X	X	X	X	X
Community Center, Private	C	C	C	C	C	C	C	C	C	C	C	C	X
Community Center, Public		X	X	X	X	X	X	X	X	X	X	X	X
Continuing Care Facility			C	C	C	C	C	C	C	C	C	X	X
Country Club, Private	X	C	C	C	C	C	C	C				X	X
Exhibition Area	X									C	C	C	C
Fairgrounds	X										C	C	C
Family Home	C	C	C	C	C	C	C						X
Farm/Ranch/Orchard	X	C										C	C
Feedlot; Livestock	C												
Fraternal Organization/ Lodge/Civic Club	X									X	X	X	X
Golf Course/Driving Range	X										C	C	X