RESOLUTION NO. 93-80

A RESOLUTION OF THE BOARD OF SUPERVISORS
OF NAVAJO COUNTY ADOPTING AN AMENDMENT TO
THE NAVAJO COUNTY ZONING ORDINANCE

The Board of Supervisors of Navajo County does resolve as follows:

SECTION 1. The Board of Supervisors does hereby declare and determine the following recommended amendment was duly given and published, that a public hearing was duly held on the 23rd day of September, 19 80, and that the public necessity, convenience and general welfare and good zoning practice require that the following amendment and change be made.

SECTION 2. The Board of Supervisors hereby adopts the change and amendment of the text of Sections 304,405,505,605,704,805,905,1005, entitled yard regulations of the Navajo County Zoning Ordinance to read as follows:

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF

SECTION 3. The clerk shall certify to the adoption of this resolution.

Adopted and approved this 30th day of September, 19 80.

Norman H. Turley

Chairman, Navajo County
Board of Supervisors

I hereby certify that the foregoing is a true copy of a resolution adopted by the Board of Supervisors of Navajo County at a regular/special meeting thereof held on the 30th day of September, 19 80.

Sharon A. Keene

Clerk, Navajo County
Board of Supervisors

P&Z
July '75

EXHIBIT A pg 1

9) Unless such use permit is renewed, such sign shall be removed from the property upon the expiration of the previously approved use permit or within ten (10) days after the work of contractors or subcontractors identified thereon is completed, whichever occurs first.

Section 304. Height Regulations.

The height of building shall not exceed thirty (30) feet or two (2) stories.

Section 305. Yard Regulations.

CURRENT A-GEN

1) Front Yard:
   a) There shall be a front yard having a depth of not less than thirty (30) feet.
   b) For through lots, a front yard shall be provided along both front lot lines.
   c) Yards along each street side of corner lots shall have a width equal to not less than one-half (1/2) the depth of the required front yard. Yards along each street side of corner lots shall otherwise conform with regulations applicable to front yards.
2) Side Yard:
   There shall be a side yard on each side of a building having a width of not less than ten (10) feet.
3) Rear Yard:
   There shall be a rear yard having a depth of not less than thirty (30) feet.

As Amended 7/1/75

Section 306. Intensity of Use Regulations.

Distance Between Buildings.

The minimum distance between buildings on the same lot shall be fifteen (15) feet.

Section 307. Parking Regulations.

The parking regulations are as provided in Section 1610 hereof.

ARTICLE 4. (RURAL-20) RURAL ZONING DISTRICT-TWENTY (20) ACRES PER DWELLING UNIT.

Section 401. Purpose.

The primary purpose of this district is to conserve and protect open land uses, foster orderly growth in rural areas, and prevent urban argricultural land use conflicts. The purpose of requiring large minimum parcels of not less than twenty (20) acres in area is to discourage small lot or residential subdivisions where public facilities such as water, sewage disposal, parks and playgrounds, and governmental services such as police and fire protection are not available or could not reasonably be made currently available. Uses permitted in this zoning district include both farm and nonfarm residential uses, farms, and recreational and institutional uses.

Section 402. Use Regulations.

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

1) Single-family dwellings.
2) Churches.
3) Farms, as defined in Article 21.
4) Public and private forest and wild life reservations.
5) Public schools, elementary and high and private schools with a curriculum the same as customarily given in public schools.
6) Service to the public of water, gas, electricity, telephone, telegraph, steam, hot or cold air and sewage including waster water treatment plants. The foregoing shall be deemed to include attendant facilities and appurtenances to these uses, including, without limitations, distribution, collector and feeder lines, pumping or booster stations along pipelines, and substations along electric transmission lines.
7) Publicly owned or operated properties such as fire stations, police stations and post offices.
8) Golf courses including club houses located thereon, but not including miniature courses or practice driving tees operated for commercial purposes.
9) Libraries, museums, parks, playgrounds, tennis courts and community buildings, provided such uses are conducted on a nonprofit basis.
10) Hospitals and institutions of an educational, religious, chartiable or philanthropic nature, homes for the aged, nursing homes, and convalescent homes, provided the buildings for such uses are set back from all lot lines a distance of not less than two (2) feet for each foot of building height.
11) Private clubs and fraternal organizations, excluding such uses for which the chief activity is a service customarily conducted as a business.
12) Home occupations.
13) Roadside stands offering for sale only farm products produced on the premises.
14) Public riding stables and boarding stables, provided the site contains at least ten (10) acres and the buildings housing animals set back from all lot lines a distance of not less than one hundred (100) feet.
15) Plant nurseries and greenhouses for the propagation, cultivation and wholesale distribution of plants produced on the premises, provided such uses do not include retail sales, open storage is limited to plants or packaged fertilizer, and the buildings and structures used in connection therewith set back from all lot lines a distance of not less than fifty (50) feet.

9) Unless such use permit is renewed, such sign shall be removed from the property upon the expiration of the previously approved use permit or within ten (10) days after the work of contractors or sub-contractors identified thereon is completed, whichever occurs first.

Section 304. Height Regulations.

The height of building shall not exceed thirty (30) feet or two (2) stories.

Section 305. Yard Regulations. Proposed A-Gen

1) Front Yard:
   a) There shall be a front yard having a depth of not less than twenty (20) feet
   b) For through lots, a front yard shall be provided along both front lot lines.
   c) Yards along each street side of corner lots shall have a width equal to not less than one-half (1/2) the depth of the required front yard. Yards along each street side of corner lots shall otherwise conform with regulations applicable to front yards.
2) Side Yard:
   There shall be a side yard on each side of a building having a width of not less than ten (10) feet.
3) Rear Yard:
   There shall be a rear yard having a depth of not less than twenty (20) feet. On legally recorded undersized lots (less than 6000 square feet) rear setback may be 15% of lot depth.

or project into any alley or street.

(6) Such sign shall contain no advertising copy.

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(7) Such sign shall be located on the property to which it pertains and the number shall be limited to one (1) for each such property.

(8) Any use permit approved for such sign shall be limited to a period of time not to exceed one (1) year from the date of such approval, but said permit may be renewed for like periods thereafter upon the property owner submitting to the Board of Adjustment having jurisdiction, satisfactory evidence indicating that the need for such sign continues to exist.

(9) Unless such use permit is renewed, such sign shall be removed from the property upon the expiration of the previously approved use permit or within ten (10) days after the work of contractors or subcontractors identified thereon is completed, whichever occurs first.

Section 404. Height Regulations.

The height of a building shall not exceed thirty (30) feet or two (2) stories.

CURRENT RURAL-20

Section 405. Yard Regulations.

The required yards are as follows:

1) Front Yard:

(a) There shall be a front yard having a depth of not less than sixty (60) feet.

(b) For through lots, a front yard shall be provided along both front lot lines.

(c) Yards along each street side of corner lots shall have a width equal to not less than one-half (1/2) the depth of the required front yard. Yards along each street side of corner lots shall otherwise conform with regulations applicable to front yards.

2) Side Yard:

There shall be a side yard on each side of a building having a width of not less than thirty (30) feet.

3) Rear Yard:

There shall be a rear yard having a depth of not less than sixty (60) feet.

Section 406. Intensity of Use Regulations.

The intensity of use regulations are as follows:

1) Lot Area:

Each lot shall have a minimum lot area of twenty (20) acres.

2) Lot Width:

Each lot shall have a minimum width of five hundred (500) feet.

3) Lot Area Per Dwelling Unit:

The minimum lot area per dwelling unit shall be twenty (20) acres.

4) Lot Coverage:

The maximum lot coverage shall be three per cent (3%) of the lot area.

5) Distance Between Buildings:

The minimum distance between buildings on the same lot shall be fifteen (15) feet.

Section 407. Parking Regulations.

The Parking regulations are as provided in Section 1610 hereof.

ARTICLE 5. (RURAL-1) RURAL ZONING DISTRICT-ONE (1) ACRE PER DWELLING UNIT.

Section 501. Purpose.

The principal purpose of this zoning district is to conserve and protect open land uses, as well as foster orderly growth in rural areas, and prevent urban and agricultural land use conflicts. The primary purpose of requiring large minimum lots of not less than one (1) acre in area is to discourage small lot or residential subdivisions where public facilities such as water, sewage disposal, parks and playgrounds, and governmental services such as police and fire protection are not currently available or could not reasonably be made available. Principal uses permitted in this zoning district include both farm and nonfarm residential uses, farms, and recreational institutional uses.

Section 502. Use Regulations.

The use regulations are the same as those in the "Rural-20" Zoning District.

Section 503. Sign Regulations.

Signs are permitted as in Article 3.

Section 504. Height Regulations.

The height of buildings shall not exceed thirty (30) feet or two (2) stories.

Section 505. Yard Regulations.

The required yards are as follows:

1) Front Yard:

(a) There shall be a front yard having a depth of not less than sixty (60) feet.

(b) For through lots, a front yard shall be provided along both front lot lines.

(c) Yards along each street side of corner lots shall have a width equal to not less than one-half (1/2) the depth of the required front yard. Yards along each street side of corner lots shall otherwise conform with regulations applicable to front yards.

2) Side Yard:

There shall be a side yard on each side of a building

(7) Such sign shall be located on the property to which it pertains and the number shall be limited to one (1) for each such property.

(8) Any use permit approved for such sign shall be limited to a period of time not to exceed one (1) year from the date of such approval, but said permit may be renewed for like periods thereafter upon the property owner submitting to the Board of Adjustment having jurisdiction, satisfactory evidence indicating that the need for such sign continues to exist.

(9) Unless such use permit is renewed, such sign shall be removed from the property upon the expiration of the previously approved use permit or within ten (10) days after the work of contractors or subcontractors identified thereon is completed, whichever occurs first.

Section 404. Height Regulations.

The height of a building shall not exceed thirty (30) feet or two (2) stories.

PROPOSED RURAL-20

Section 405. Yard Regulations.

The required yards are as follows:

1) Front Yard:

(a) There shall be a front yard having a depth of not less than twenty (20) feet.

(b) For through lots, a front yard shall be provided along both front lot lines.

(c) Yards along each street side of corner lots shall have a width equal to not less than one-half (1/2) the depth of the required front yard. Yards along each street side of corner lots shall otherwise conform with regulations applicable to front yards.

2) Side Yard:

There shall be a side yard on each side of a building having a width of not less than thirty (30) feet.

3) Rear Yard:

There shall be a rear yard having a depth of not less than twenty (20) feet.

Section 406. Intensity of Use Regulations.

The intensity of use regulations are as follows:

1) Lot Area:

Each lot shall have a minimum lot area of twenty (20) acres.

2) Lot Width:

Each lot shall have a minimum width of five hundred (500) feet.

3) Lot Area Per Dwelling Unit:

The minimum lot area per dwelling unit shall be twenty (20) acres.

4) Lot Coverage:

The maximum lot coverage shall be three per cent (3%) of the lot area.

5) Distance Between Buildings:

The minimum distance between buildings on the same lot shall be fifteen (15) feet.

Section 407. Parking Regulations.

The Parking regulations are as provided in Section 1610 hereof.

ARTICLE 5. (RURAL-1) RURAL ZONING DISTRICT-ONE (1) ACRE PER DWELLING UNIT.

Section 501. Purpose.

The principal purpose of this zoning district is to conserve and protect open land uses, as well as foster orderly growth in rural areas, and prevent urban and agricultural land use conflicts. The primary purpose of requiring large minimum lots of not less than one (1) acre in area is to discourage small lot or residential subdivisions where public facilities such as water, sewage disposal, parks and playgrounds, and governmental services such as police and fire protection are not currently available or could not reasonably be made available. Principal uses permitted in this zoning district include both farm and nonfarm residential uses, farms, and recreational institutional uses.

Section 502. Use Regulations.

The use regulations are the same as those in the "Rural-20" Zoning District.

Section 503. Sign Regulations.

Signs are permitted as in Article 3.

Section 504. Height Regulations.

The height of buildings shall not exceed thirty (30) feet or two (2) stories.

Section 505. Yard Regulations.

The required yards are as follows:

1) Front Yard:

(a) There shall be a front yard having a depth of not less than sixty (60) feet.

(b) For through lots, a front yard shall be provided along both front lot lines.

(c) Yards along each street side of corner lots shall have a width equal to not less than one-half (1/2) the depth of the required front yard. Yards along each street side of corner lots shall otherwise conform with regulations applicable to front yards.

2) Side Yard:

There shall be a side yard on each side of a building

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3) Rear Yard:
There shall be a rear yard having a depth of not less than sixty (60) feet.

Section 406. Intensity of Use Regulations.

The intensity of use regulations are as follows:
1) Lot Area:
Each lot shall have a minimum lot area of twenty (20) acres.
2) Lot Width:
Each lot shall have a minimum width of five hundred (500) feet.
3) Lot Area Per Dwelling Unit:
The minimum lot area per dwelling unit shall be twenty (20) acres.
4) Lot Coverage:
The maximum lot coverage shall be three per cent (3%) of the lot area.
5) Distance Between Buildings:
The minimum distance between buildings on the same lot shall be fifteen (15) feet.

Section 407. Parking Regulations.

The Parking regulations are as provided in Section 1610 hereof.

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ARTICLE 5. (RURAL-1) RURAL ZONING DISTRICT-ONE (1) ACRE PER DWELLING UNIT.

Section 501. Purpose.

The principal purpose of this zoning district is to conserve and protect open land uses, as well as foster orderly growth in rural areas, and prevent urban and agricultural land use conflicts. The primary purpose of requiring large minimum lots of not less than one (1) acre in area is to discourage small lot or residential subdivisions where public facilities such as water, sewage disposal, parks and playgrounds, and governmental services such as police and fire protection are not currently available or could not reasonably be made available. Principal uses permitted in this zoning district include both farm and nonfarm residential uses, farms, and recreational institutional uses.

Section 502. Use Regulations.

The use regulations are the same as those in the "Rural-20" Zoning District.

Section 503. Sign Regulations.

Signs are permitted as in Article 3.

Section 504. Height Regulations.

The height of buildings shall not exceed thirty (30) feet or two (2) stories.

Section 505. Yard Regulations.

The required yards are as follows:
1) Front Yard:
(a) There shall be a front yard having a depth of not less than sixty (60) feet.
(b) For through lots, a front yard shall be provided along both front lot lines.
(c) Yards along each street side of corner lots shall have a width equal to not less than one-half (1/2) the depth of the required front yard. Yards along each street side of corner lots shall otherwise conform with regulations applicable to front yards.
2) Side Yard:
There shall be a side yard on each side of a building having a width of not less than thirty (30) feet.
3) Rear Yard:
There shall be a rear yard having a depth of not less than sixty (60) feet.

Section 506. Intensity of Use Regulations.

The intensity of use regulations are as follows:
1) Lot Area:
Each lot shall have a minimum lot area of one (1) acre.
2) Lot Width:
Each lot shall have a minimum of one hundred fifty (150) feet.
3) Lot Area Per Dwelling Unit:
The minimum lot area per dwelling unit shall be one (1) acre.
4) Lot Coverage:
The maximum lot coverage shall be fifteen per cent (15%) of the lot area.
5) Distance Between Buildings:
The minimum distance between buildings on the same lot shall be fifteen (15) feet.

Section 507. Parking Regulations.

The parking regulations are as provided in Section 1610 hereof.

3) Rear Yard:
There shall be a rear yard having a depth of not less than sixty (60) feet.

Section 406. Intensity of Use Regulations.

The intensity of use regulations are as follows:
1) Lot Area:
Each lot shall have a minimum lot area of twenty (20) acres.
2) Lot Width:
Each lot shall have a minimum width of five hundred (500) feet.
3) Lot Area Per Dwelling Unit:
The minimum lot area per dwelling unit shall be twenty (20) acres.
4) Lot Coverage:
The maximum lot coverage shall be three per cent (3%) of the lot area.
5) Distance Between Buildings:
The minimum distance between buildings on the same lot shall be fifteen (15) feet.

Section 407. Parking Regulations.

The Parking regulations are as provided in Section 1610 hereof.

PROPOSED

ARTICLE 5. (RURAL-1) RURAL ZONING DISTRICT-ONE (1) ACRE PER DWELLING UNIT.

Section 501. Purpose.

The principal purpose of this zoning district is to conserve and protect open land uses, as well as foster orderly growth in rural areas, and prevent urban and agricultural land use conflicts. The primary purpose of requiring large minimum lots of not less than one (1) acre in area is to discourage small lot or residential subdivisions where public facilities such as water, sewage disposal, parks and playgrounds, and governmental services such as police and fire protection are not currently available or could not reasonably be made available. Principal uses permitted in this zoning district include both farm and nonfarm residential uses, farms, and recreational institutional uses.

Section 502. Use Regulations.

The use regulations are the same as those in the "Rural-20" Zoning District.

Section 503. Sign Regulations.

Signs are permitted as in Article 3.

Section 504. Height Regulations.

The height of buildings shall not exceed thirty (30) feet or two (2) stories.

Section 505. Yard Regulations.

The required yards are as follows:
1) Front Yard:
(a) There shall be a front yard having a depth of not less than twenty (20) feet.
(b) For through lots, a front yard shall be provided along both front lot lines.
(c) Yards along each street side of corner lots shall have a width equal to not less than one-half (1/2) the depth of the required front yard. Yards along each street side of corner lots shall otherwise conform with regulations applicable to front yards.
2) Side Yard:
There shall be a side yard on each side of a building having a width of not less than thirty (30) feet.
3) Rear Yard:
There shall be a rear yard having a depth of not less than twenty (20) feet.

Section 506. Intensity of Use Regulations.

The intensity of use regulations are as follows:
1) Lot Area:
Each lot shall have a minimum lot area of one (1) acre.
2) Lot Width:
Each lot shall have a minimum of one hundred fifty (150) feet.
3) Lot Area Per Dwelling Unit:
The minimum lot area per dwelling unit shall be one (1) acre.
4) Lot Coverage:
The maximum lot coverage shall be fifteen per cent (15%) of the lot area.
5) Distance Between Buildings:
The minimum distance between buildings on the same lot shall be fifteen (15) feet.

Section 507. Parking Regulations.

The parking regulations are as provided in Section 1610 hereof.

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ARTICLE 6. (R1-43) SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT - 43,000 SQUARE FEET PER DWELLING UNIT

Section 601. Purpose.

The principal purpose of this zoning district is to conserve and protect single-family residential development where minimum lots of not less than forty-three thousand (43,000) square feet in area are suitable and appropriate taking into consideration existing conditions, including present use of land, present lot sizes, future land use needs, and the availability of public utilities. Principal uses permitted in this zoning district include single-family dwellings, churches, schools, parks, playgrounds, and other community facilities.

Section 602. Use Regulations.

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

1) Single-family dwellings.
2) Churches.
3) Public schools, elementary and high, and private schools with a curriculum the same as customarily given in public schools.
4) Service to the public of water, gas, electricity, telephone, telegraph, steam, hot or cold air and sewage including waste water treatment plants. The foregoing shall be deemed to include attendant facilities and appurtenances to these uses, including, without limitation, distribution, collector and feeder lines, pumping or booster stations along pipelines, and substations along electric transmission lines.
5) Publicly owned or operated properties such as fire stations, police stations and post offices.
6) Golf courses including club houses located thereon, but not including minature courses or practice driving tees operated for commercial purposes.
7) Libraries, museums, parks, playgrounds, tennis courts and community buildings, provided such uses are conducted on a nonprofit basis.
8) Home occupations.
9) Fences of free-standing walls not to exceed a height of three (3) feet, six (6) inches in any required front yard, and not to exceed a height of six (6) feet elsewhere on the lot.
10) Accessory buildings and uses customarily incidental to the above uses, including:
    (a) Corrals for the keeping of horses, provided such corrals are located in the rear yard, set back from all lot lines a distance of not less than forty (40) feet and contain at least twelve hundred (1200) square feet of area for each horse kept therein.
    (b) Private swimming pools along with incidental installations, such as pumps and filters, provided such pool and incidental installations are located in other than the required front yard and screened from adjoining lots by a solid wall or protective fence of not less than four and one-half (4 1/2) feet in height nor more than six (6) feet in height, and provided such pool sets back from all lot lines a distance of not less than seven (7) feet.

Section 603. Sign Regulations.

The sign regulations are as provided in Article 3.

Section 604. Height Regulations.

The height of buildings shall not exceed thirty (30) feet or two (2) stories.

Section 605. Yard Regulations.

The required yards are as follows:

1) Front Yard:
    (a) There shall be a front yard having a depth of not less than forty (40) feet.
    (b) For through lots, a front yard shall be provided along both front lot lines.
    (c) Yards along each street side of corner lots shall have a width equal to not less than one-half (1/2) the depth of the required front yard. Yards along each street side of corner lots shall otherwise conform with regulations applicable to front yards.
2) Side Yard:
    There shall be a side yard on each side of a building having a width of not less than twenty (20) feet.
3) Rear Yard:
    There shall be a rear yard having a depth of not less than forty (40) feet.

Section 606. Intensity of Use Regulations.

The intensity of use regulations as follows:

1) Lot Area:
    Each lot shall have a minimum lot area of forty-three thousand (43,000) square feet.
2) Lot Width:
    Each lot shall have a minimum width of one hundred (100) feet.
3) Lot Area Per Dwelling Unit:
    The minimum lot area per dwelling unit shall be forty-three thousand (43,000) feet.
4) Lot Coverage:
    The maximum lot coverage shall be twenty per cent (20%) of the lot area.

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ARTICLE 6. (R1-43) SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT - 43,000 SQUARE FEET PER DWELLING UNIT

Section 601. Purpose.

The principal purpose of this zoning district is to conserve and protect single-family residential development where minimum lots of not less than forty-three thousand (43,000) square feet in area are suitable and appropriate taking into consideration existing conditions, including present use of land, present lot sizes, future land use needs, and the availability of public utilities. Principal uses permitted in this zoning district include single-family dwellings, churches, schools, parks, playgrounds, and other community facilities.

Section 602. Use Regulations.

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

1) Single-family dwellings.
2) Churches.
3) Public schools, elementary and high, and private schools with a curriculum the same as customarily given in public schools.
4) Service to the public of water, gas, electricity, telephone, telegraph, steam, hot or cold air and sewage including waste water treatment plants. The foregoing shall be deemed to include attendant facilities and appurtenances to these uses, including, without limitation, distribution, collector and feeder lines, pumping or booster stations along pipelines, and substations along electric transmission lines.
5) Publicly owned or operated properties such as fire stations, police stations and post offices.
6) Golf courses including club houses located thereon, but not including minature courses or practice driving tees operated for commercial purposes.
7) Libraries, museums, parks, playgrounds, tennis courts and community buildings, provided such uses are conducted on a nonprofit basis.
8) Home occupations.
9) Fences of free-standing walls not to exceed a height of three (3) feet, six (6) inches in any required front yard, and not to exceed a height of six (6) feet elsewhere on the lot.
10) Accessory buildings and uses customarily incidental to the above uses, including:
    (a) Corrals for the keeping of horses, provided such corrals are located in the rear yard, set back from all lot lines a distance of not less than forty (40) feet and contain at least twelve hundred (1200) square feet of area for each horse kept therein.
    (b) Private swimming pools along with incidental installations, such as pumps and filters, provided such pool and incidental installations are located in other than the required front yard and screened from adjoining lots by a solid wall or protective fence of not less than four and one-half (4 1/2) feet in height nor more than six (6) feet in height, and provided such pool sets back from all lot lines a distance of not less than seven (7) feet.

Section 603. Sign Regulations.

The sign regulations are as provided in Article 3.

Section 604. Height Regulations.

The height of buildings shall not exceed thirty (30) feet or two (2) stories.

Section 605. Yard Regulations.

The required yards are as follows:

1) Front Yard:
    (a) There shall be a front yard having a depth of not less than twenty (20) feet.
    (b) For through lots, a front yard shall be provided along both front lot lines.
    (c) Yards along each street side of corner lots shall have a width equal to not less than one-half (1/2) the depth of the required front yard. Yards along each street side of corner lots shall otherwise conform with regulations applicable to front yards.
2) Side Yard:
    There shall be a side yard on each side of a building having a width of not less than twenty (20) feet.
3) Rear Yard:
    There shall be a rear yard having a depth of not less than twenty (20) feet.

Section 606. Intensity of Use Regulations.

The intensity of use regulations as follows:

1) Lot Area:
    Each lot shall have a minimum lot area of forty-three thousand (43,000) square feet.
2) Lot Width:
    Each lot shall have a minimum width of one hundred ~~(100) feet.~~
3) Lot Area Per Dwelling Unit:
    The minimum lot area per dwelling unit shall be forty-three thousand (43,000) feet.
4) Lot Coverage:
    The maximum lot coverage shall be twenty per cent (20%) of the lot area.

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5) Distance Between Buildings:
The minimum distance between buildings on the same lot shall be fifteen (15) feet.

Section 607. Parking Regulations:

The parking regulations are as provided in Section 1610 hereof.

CURRENT

ARTICLE 7. (R1-10) SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT - 10,000 SQUARE FEET PER DWELLING UNIT.

Section 701. Purpose.

The principal purpose of this zoning district is to conserve and protect single-family residential development where minimum lots of not less than ten thousand (10,000) square feet in area are suitable and appropriate taking into consideration existing conditions, including present use of land, present lot sizes, future land use needs, and the availability of public utilities. Principal uses permitted in this zoning district include single-family dwellings, churches, schools, parks, playgrounds, and other community facilities.

Section 702. Use Regulations.

The use regulations and sign regulations are the same as those in Article 6.

Section 703. Height Regulations.

The height of buildings shall not exceed thirty (30) feet or two (2) stories.

Section 704. Yard Regulations.

The required yards are as follows:
1) Front Yard:
(a) There shall be a front yard having a depth of not less than thirty (30) feet.
(b) For through lots, a front yard shall be provided along both front lot lines.
(c) Yards along each street side of corner lots shall have a width equal to not less than one-half (1/2) the depth of the required front yard. Yards along each street side of corner lots shall otherwise conform with regulations applicable to front yards.
2) Side Yard:
There shall be a side yard on each side of a building having a width of not less than ten (10) feet.
3) Rear Yard:
There shall be a rear yard having a depth of not less than thirty (30) feet.

Section 705. Intensity of Use Regulations.

The intensity of use regulations are as follows:
1) Lot Area:
Each lot shall have a minimum lot area of ten thousand (10,000) square feet.
2) Lot Width:
Each lot shall have a minimum width of one hundred (100) feet.
3) Lot Area Per Dwelling Unit:
The minimum lot area per dwelling unit shall be ten thousand (10,000) square feet.
4) Lot Coverage:
The maximum lot coverage shall be thirty percent (30%) of the lot area.
5) Distance Between Buildings:
The minimum distance between buildings on the same lot shall be fifteen (15) feet.

Section 706. Parking Regulations.

The parking regulations are as provided in Section 1610 hereof.

ARTICLE 8. (R-2) MUTIPLE-FAMILY RESIDENTIAL ZONING DISTRICT.

Section 801. Purpose.

The principal purpose of this zoning district is to provide for multiple-family housing along with other types of high-density housing in locations which are suitable and appropriate taking into consideration existing conditions, including present use of land, future land use needs, and the availability of public utilities. The minimum lot required is six thousand (6,000) square feet in area and the minimum lot area required for each dwelling unit is two thousand (2,000) square feet. Principal uses permitted in this zoning district include multiple-family dwellings and other types of high-density housing, orphanges, rest homes, nursing homes and convents.

Section 802. Use Regulations.

A Building or premises shall be used only for the following purposes:
1) Any use permitted in the "R1-43" Zoning District, subject to all the regulations specified in the use regulations for such "R1-43" Zoning District unless the use is otherwise regulated in this article.

5) Distance Between Buildi
The minimum distance be n buildings on the same lot shall be fi en (15) feet.

Section 607. Parking Regulations:

The parking regulations are as provided in Section 1610 hereof.

ARTICLE 7. (R1-10) SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT - 10,000 SQUARE FEET PER DWELLING UNIT.

Section 701. Purpose.

The principal purpose of this zoning district is to conserve and protect single-family residential development where minimum lots of not less than ten thousand (10,000) square feet in area are suitable and appropriate taking into consideration existing conditions, including present use of land, present lot sizes, future land use needs, and the availability of public utilities. Principal uses permitted in this zoning district include single-family dwellings, churches, schools, parks, playgrounds, and other community facilities.

Section 702. Use Regulations.

The use regulations and sign regulations are the same as those in Article 6.

Section 703. Height Regulations.

The height of buildings shall not exceed thirty (30) feet or two (2) stories.

Section 704. Yard Regulations.

Proposed

The required yards are as follows:

1) Front Yard:
   (a) There shall be a front yard having a depth of not less than twenty (20) feet.
   (b) For through lots, a front yard shall be provided along both front lot lines.
   (c) Yards along each street side of corner lots shall have a width equal to not less than one-half (1/2) the depth of the required front yard. Yards along each street side of corner lots shall otherwise conform with regulations applicable to front yards.
2) Side Yard:
   There shall be a side yard on each side of a building having a width of not less than ten (10) feet.
3) Rear Yard:
   There shall be a rear yard having a depth of not less than twenty (20) feet. On legally recorded undersized lots (less than 10,000 square feet) rear setback may be 15% of lot depth.

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2) Multiple-family dwelling.
3) Boarding and lodging houses.
4) Fraternity and sorority houses.
5) Orphanages, rest homes, nursing homes and convents.
6) Accessory buildings and uses customarily incidental to the above uses.

Section 803. Sign Regulations.

Signs as permitted in the "R-3" Zoning District, and signs identifying orphanges and convents subject to the following:

a) Such sign shall not exceed twenty-four (24) square feet in area.
b) Such sign may be illuminated but the source of illumination shall not be visible, and no flashing or intermittent illumination shall be employed.
c) Such sign may be placed flat against a wall of a building or such sign may be free-standing, but placement against a wall of a building shall be no higher than twelve (12) feet above grade nor above the roof line. The height of a free-standing sign shall not exceed twelve (12) feet above grade.
d) Such sign shall not be located in or project into any required yard and placement of such sign when free-standing shall be parallel with the street.
e) Such sign shall contain no advertising copy.
f) Such sign shall be located on the property to which it pertains and the number shall be limited to one (1) for each such orphanage or convent.

Section 804. Height Regulations.

The height of buildings shall not exceed forty (40) feet or three (3) stories.

Section 805. Yard Regulations.

CURRENT R-2

The required yards are as follows:

1) Front Yard:
   a) There shall be a front yard having a depth of not less than twenty (20) feet.
   b) For through lots, a front yard shall be provided along both front lot lines.
   c) Yards along each street side of corner lots shall have a width equal to not less than one-half (1/2) the depth of the required front yard. Yards along each street side of corner lots shall otherwise conform with regulations applicable to front yards.
2) Side Yard:
   There shall be a side yard on each side of a building having a width of not less than five (5) feet.
3) Rear Yard:
   There shall be a rear yard having a depth of not less than twenty-five (25) feet.

Section 806. Intensity of Use Regulations.

The intensity of use regulations are as follows:

1) Lot Area:
   Each lot shall have a minimum lot area of six thousand (6,000) square feet.
2) Lot Width:
   Each lot shall have a minimum width of sixty (60) feet.
3) Lot Area Per Dwelling Unit:
   The minimum lot area per dwelling unit shall be two thousand (2,000) square feet.
4) Lot Coverage:
   The maximum lot coverage shall be fifty per cent (50%) of the lot area.
5) Distance Between Buildings:
   The minimum distance between buildings on the same lot shall be ten (10) feet.

Section 807. Parking Regulations.

The parking regulations are as provided in Section 1610 hereof.

ARTICLE 9. (R-3) MULTIPLE-FAMILY RESIDENTIAL ZONING DISTRICT.

Section 901. Purpose.

The principal purpose of this zoning district is to provide for high density housing along with certain transient residential and non-residential neighborhoods in locations which are suitable and appropriate taking into consideration existing conditions, including present use of land, future land use needs, and the availability of public utilities. The minimum lot required is six thousand (6,000) square feet in area and the minimum lot area required for each dwelling unit is one thousand (1,000) square feet. Principal uses permitted in this zoning district include high-density housing, hospitals and institutions of an educational, religious, charitable or philanthropic nature, private clubs and fraternal organizations, resort hotels, mobile home subdivisions and mobile home parks.

Section 902. Use Regulations.

A building or premises shall be used only for the following purposes.

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2) Multiple-family dwelling.
3) Boarding and lodging houses.
4) Fraternity and sorority houses.
5) Orphanages, rest homes, nursing homes and convents.
6) Accessory buildings and uses customarily incidental to the above uses.

Section 803. Sign Regulations.

Signs as permitted in the "R-3" Zoning District, and signs identifying orphanges and convents subject to the following:

a) Such sign shall not exceed twenty-four (24) square feet in area.
b) Such sign may be illuminated but the source of illumination shall not be visible, and no flashing or intermittent illumination shall be employed.
c) Such sign may be placed flat against a wall of a building or such sign may be free-standing, but placement against a wall of a building shall be no higher than twelve (12) feet above grade nor above the roof line. The height of a free-standing sign shall not exceed twelve (12) feet above grade.
d) Such sign shall not be located in or project into any required yard and placement of such sign when free-standing shall be parallel with the street.
e) Such sign shall contain no advertising copy.
f) Such sign shall be located on the property to which it pertains and the number shall be limited to one (1) for each such orphanage or convent.

Section 804. Height Regulations.

The height of buildings shall not exceed forty (40) feet or three (3) stories.

Section 805. Yard Regulations.

Proposed R-2

The required yards are as follows:

1) Front Yard:
   a) There shall be a front yard having a depth of not less than twenty (20) feet.
   b) For through lots, a front yard shall be provided along both front lot lines.
   c) Yards along each street side of corner lots shall have a width equal to not less than one-half (1/2) the depth of the required front yard. Yards along each street side of corner lots shall otherwise conform with regulations applicable to front yards.
2) Side Yard:
   There shall be a side yard on each side of a building having a width of not less than five (5) feet.
3) Rear Yard:
   There shall be a rear yard having a depth of not less than fifteen (15) feet. On legally recorded undersized lots (less than 6,000 square feet) rear setback may be 15% of lot depth.

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4) Such sign shall not be located in or project into any required yard, and the placement of such sign when free-standing shall be parallel with the street.
5) Such sign shall contain no advertising copy.
6) Such sign shall be located on the property to which it pertains and the number shall be limited to one (1) for each such hospital, institution, private club, fraternal organization or resort hotel.

b) Signs identifying mobile home parks, subject to the following:
1) Such sign shall not exceed twenty-four (24) square feet in area.
2) Such sign may be double-faced.
3) Such sign may be illuminated but the source of illumination shall not be visible, and no flashing or intermittent illumination shall be employed.
4) Such sign may be placed flat against a wall of a building or such sign may be free-standing, but placement against a wall of a building shall be no higher than twelve (12) feet above grade nor above the roof line. The height of a free-standing sign shall not exceed twelve (12) feet above grade.
5) Such sign may be located in or project into required yards but such sign shall not be located in or project into any street or alley.
6) Such sign shall contain no advertising copy.
7) Such sign shall be located on the property to which it pertains and the number shall be limited to one (1) for each mobile home park.

Section 904. Height Regulations.

The height of buildings shall not exceed forty (40) feet or three (3) stories.

Section 905. Yard Regulations.

CURRENT R-3.

The required yards are as follows:

1) Front Yard:
a) There shall be a front yard having a depth of not less than twenty (20) feet.
b) For through lots, a front yard shall be provided along both front lot lines.
c) Yards along each street side of corner lots shall have a width equal to not less than one-half (1/2) the depth of the required front yard. Yards along each street side of corner lots shall otherwise conform with regulations applicable to front yards.
2) Side Yard:
There shall be a side yard on each side of a building having a width of not less than five (5) feet.
3) Rear Yard:
There shall be a rear yard having a depth of not less than twenty-five (25) feet.

Section 906. Intensity of Use Regulations.

The intensity of use regulations are as follows:
1) Lot Area:
Each lot shall have a minimum lot area of six thousand (6,000) square feet.
2) Lot Width:
Each lot shall have a minimum width of sixty (60) feet.
3) Lot Area Per Dwelling Unit:
The minimum lot area per dwelling unit shall be one thousand (1,000) square feet.
4) Lot Coverage:
The maximum lot coverage shall be fifty percent (50%) of the lot area.
5) Distance Between Buildings:
The minimum distance between buildings on the same lot shall be ten (10) feet.

Section 907. Parking Regulations.

The parking regulations are as provided in Section 1610 hereof.

ARTICLE 10. (C-1) NEIGHBORHOOD COMMERCIAL ZONING DISTRICT

Section 1001. Purpose

The principal purpose of this zoning district is to provide for shops and services in convenient locations to meet the daily needs of families in the immediate residential neighborhoods and wholesaling or distribution activities in locations where there is adequate access to major streets or highways. Principal uses permitted in this zoning district include retail and wholesale commerce, commercial entertainment, and some uses of a light manufacturing nature.

Section 1002. Use Regulations.

A building or premises shall be used only for the following purposes:
1) Any use permitted in the "R-3" zoning district subject to all the regulations specified in the use regulation for such "R-3" zoning district unless the use is otherwise regulated in this article.
2) Antique stores.
3) Art and dance instruction and art galleries.
4) Art metal and ornamental iron shops.
5) Automobile laundries, provided steam cleaning is confined to a completely enclosed building.

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4) Such sign shall not be located in or project into any required yard, and the placement of such sign when free-standing shall be parallel with the street.
5) Such sign shall contain no advertising copy.
6) Such sign shall be located on the property to which it pertains and the number shall be limited to one (1) for each such hospital, institution, private club, fraternal organization or resort hotel.

b) Signs identifying mobile home parks, subject to the following:
1) Such sign shall not exceed twenty-four (24) square feet in area.
2) Such sign may be double-faced.
3) Such sign may be illuminated but the source of illumination shall not be visible, and no flashing or intermittent illumination shall be employed.
4) Such sign may be placed flat against a wall of a building or such sign may be free-standing, but placement against a wall of a building shall be no higher than twelve (12) feet above grade nor above the roof line. The height of a free-standing sign shall not exceed twelve (12) feet above grade.
5) Such sign may be located in or project into required yards but such sign shall not be located in or project into any street or alley.
6) Such sign shall contain no advertising copy.
7) Such sign shall be located on the property to which it pertains and the number shall be limited to one (1) for each mobile home park.

Section 904. Height Regulations.

The height of buildings shall not exceed forty (40) feet or three (3) stories.

Section 905. Yard Regulations.

Proposed R-3

The required yards are as follows:

1) Front Yard:
a) There shall be a front yard having a depth of not less than twenty (20) feet.
b) For through lots, a front yard shall be provided along both front lot lines.
c) Yards along each street side of corner lots shall have a width equal to not less than one-half (1/2) the depth of the required front yard. Yards along each street side of corner lots shall otherwise conform with regulations applicable to front yards.

2) Side Yard:
There shall be a side yard on each side of a building having a width of not less than five (5) feet.

3) Rear Yard:
There shall be a rear yard having a depth of not less than fifteen (15) feet. On legally recorded undersized lots (less than 6,000 square feet) rear setback may be 15% of lot depth.

Section 1005. Yard Regulations

Yards are not required except as follows:

1) Front Yard:
Where the frontage between two (2) intersecting streets is located partly in a Rural or Residential zoning district there shall be a front yard equal to the front yard required in the [illegible] or Residential zoning district but such yard need not exceed twenty-five (25) feet in [illegible]

2) Side Yard:
a) If a lot is occupied by a dwelling, there shall be a side yard on each side of the lot a width of not less than five (5) feet.
b) Where a lot is adjacent to a Rural or Residential zoning district, there shall be the side of the lot adjacent to such Rural or Residential zoning district having [illegible] less than five (5) feet.
c) Where a corner lot adjacent to a Rural or Residential zoning district whether or not [illegible] [illegible] shall be a side yard on the street side of such corner lot having a [illegible] than ten (10) feet.
d) If a side yard is otherwise provided it shall have a width of not less than three [illegible]

3) Rear Yard:
a) If a lot is occupied by a dwelling, there shall be a rear yard having a depth of twenty-five (25) feet.
b) Where a lot adjacent to a Rural or Residential zoning district whether or not separated there shall be a rear yard having a depth of not less than twenty-five (25) feet.

Section 1006. Intensity of Lot Regulations

The intensity of use regulations are as follows:

1) Lot Area:
Any lot used for dwelling purposes shall have a minimum lot area of six thousand (6,[illegible])

2) Lot Width:
Any lot used for dwelling purposes shall have a minimum width of sixty (60) feet.

3) Lot Area Per Dwelling Unit:
The minimum lot area per dwelling unit shall be one thousand (1,000) square feet.

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b) Temporary signs pertaining to the sale, lease, hire or rental of property, subject to the following:
1) Such sign shall not exceed sixty (60) square feet in area.
2) Such sign may be double-faced.
3) Such sign shall not be illuminated.
4) Such sign may be placed flat against a wall of a building or such sign may be free-standing, but placement against a wall of a building shall not be higher than twelve (12) feet above grade nor above the roof line. The height of a free-standing sign shall not exceed twelve (12) feet above grade.
5) Such sign shall contain no advertising copy.
6) Such sign shall not be moving, animated or audible in any manner.
7) Such sign shall be located on the property to which it pertains and the number shall be limited to one (1) for each such property.
8) Such sign shall be removed from the property within ten (10) days after the purpose of the sign is fulfilled.

c) Temporary signs identifying the contractors and subcontractors, if any, engaged in the construction or repair of a building or buildings, subject to securing a use permit and the following.
1) Such sign shall not exceed sixty (60) square feet in area.
2) Such sign may be double-faced.
3) Such sign shall not be illuminated.
4) Such sign may be placed flat against a wall of a building or such sign may be free-standing, but placement against a wall of a building shall be no higher than twelve (12) feet above grade nor above the roof line. The height of a free-standing sign shall not exceed twelve (12) feet above grade.
5) Such sign may be located in or project into required yards but such sign shall not be located in or project into any street or alley.
6) Such sign shall contain no advertising copy.
7) Such sign shall be located on the property to which it pertains and the number shall be limited to one (1) for each such property.
8) Any use permit approved for such sign shall be limited to a period of time not to exceed one (1) year from the date of such approval, but said permit may be renewed for like periods thereafter upon the property owner submitting to the Board of Adjustment having jurisdiction satisfactory evidence indicating that the need for such sign continues to exist.
9) Unless such use permit is renewed, such sign shall be removed from the property upon the expiration of the previously approved use permit or within ten (10) days after the work of contractors or subcontractors identified thereon is completed, whichever occurs first.

Section 1004. Height Regulations.

The height of buildings shall not exceed thirty (30) feet or two stories.

CURRENT C-1

Section 1005. Yard Regulations.

Yards are not required except as follows:

1) Front Yard:
Where the frontage between two (2) intersecting streets is located partly in a Rural or Residential zoning district there shall be a front yard equal to the front yard required in the adjoining Rural or Residential zoning district but such yard need not exceed twenty-five (25) feet in depth.

2) Side Yard:
a) If a lot is occupied by a dwelling, there shall be a side yard on each side of the dwelling having a width of not less than five (5) feet.
b) Where a lot is adjacent to a Rural or Residential zoning district, there shall be a side yard on the side of the lot adjacent to such Rural or Residential zoning district having a width of not less than five (5) feet.
c) Where a corner lot abuts a Rural or Residential zoning district whether or not separated by an alley, there shall be a side yard on the street side of such corner lot having a width of not less than ten (10) feet.
d) If a side yard is otherwise provided it shall have a width of not less than three (3) feet.

3) Rear Yard:
a) If a lot is occupied by a dwelling, there shall be a rear yard having a depth of not less than twenty-five (25) feet.
b) Where a lot abuts a Rural or Residential zoning district whether or not separated by an alley, there shall be a rear yard having a depth of not less than twenty-five (25) feet.

Section 1006. Intensity of Use Regulations.

The intensity of use regulations are as follows:

1) Lot Area:
Any lot used for dwelling purposes shall have a minimum lot area of six thousand (6,000) square feet.
2) Lot Width:
Any lot used for dwelling purposes shall have a minimum width of sixty (60) feet.
3) Lot Area Per Dwelling Unit:
The minimum lot area per dwelling unit shall be one thousand (1,000) square feet.

b) Temporary signs pertaining to the sale, lease, hire or rental of property, subject to the following:
1) Such sign shall not exceed sixty (60) square feet in area.
2) Such sign may be double-faced.
3) Such sign shall not be illuminated.
4) Such sign may be placed flat against a wall of a building or such sign may be free-standing, but placement against a wall of a building shall not be higher than twelve (12) feet above grade nor above the roof line. The height of a free-standing sign shall not exceed twelve (12) feet above grade.
5) Such sign shall contain no advertising copy.
6) Such sign shall not be moving, animated or audible in any manner.
7) Such sign shall be located on the property to which it pertains and the number shall be limited to one (1) for each such property.
8) Such sign shall be removed from the property within ten (10) days after the purpose of the sign is fulfilled.

c) Temporary signs identifying the contractors and subcontractors, if any, engaged in the construction or repair of a building or buildings, subject to securing a use permit and the following.
1) Such sign shall not exceed sixty (60) square feet in area.
2) Such sign may be double-faced.
3) Such sign shall not be illuminated.
4) Such sign may be placed flat against a wall of a building or such sign may be free-standing, but placement against a wall of a building shall be no higher than twelve (12) feet above grade nor above the roof line. The height of a free-standing sign shall not exceed twelve (12) feet above grade.
5) Such sign may be located in or project into required yards but such sign shall not be located in or project into any street or alley.
6) Such sign shall contain no advertising copy.
7) Such sign shall be located on the property to which it pertains and the number shall be limited to one (1) for each such property.
8) Any use permit approved for such sign shall be limited to a period of time not to exceed one (1) year from the date of such approval, but said permit may be renewed for like periods thereafter upon the property owner submitting to the Board of Adjustment having jurisdiction satisfactory evidence indicating that the need for such sign continues to exist.
9) Unless such use permit is renewed, such sign shall be removed from the property upon the expiration of the previously approved use permit or within ten (10) days after the work of contractors or subcontractors identified thereon is completed, whichever occurs first.

Section 1004. Height Regulations.

The height of buildings shall not exceed thirty (30) feet or two stories.

Section 1005. Yard Regulations.

Yards are not required except as follows: Proposed C-1

1) Front Yard:
Where the frontage between two (2) intersecting streets is located partly in a Rural or Residential zoning district there shall be a front yard equal to the front yard required in the adjoining Rural or Residential zoning district but such yard need not exceed twenty-five (25) feet in depth.

2) Side Yard:
a) If a lot is occupied by a dwelling, there shall be a side yard on each side of the dwelling having a width of not less than five (5) feet.
b) Where a lot is adjacent to a Rural or Residential zoning district, there shall be a side yard on the side of the lot adjacent to such Rural or Residential zoning district having a width of not less than five (5) feet.
c) Where a corner lot abuts a Rural or Residential zoning district whether or not separated by an alley, there shall be a side yard on the street side of such corner lot having a width of not less than ten (10) feet.
d) If a side yard is otherwise provided it shall have a width of not less than three (3) feet.

3) Rear Yard:
a) If a lot is occupied by a dwelling, there shall be a rear yard having a depth of not less than fifteen (15) feet. On legally recorded undersized lots (less than 6,000 square feet) rear setback may be 15% of lot depth.

b) Where a lot abuts a Rural or Residential zoning district, whether or not separated by an alley, there shall be a rear yard having a depth of not less than fifteen (15) feet.