Article 5 ESTABLISHMENT OF DISTRICTS

In order to carry out the intent and purpose of this Zoning Ordinance, the City of Calera is hereby divided into the following districts. The location, boundaries and area of which are and shall be, as shown and depicted upon the official zoning map. The said districts are to be as follows:

- E-1 Single family Residential (Estate) District
- R-1 Single family Residential District
- R-2 Single family Residential District
- R-2-A Single family Residential District
- R-3 Single family (Affordable Housing) Residential District
- R-3-A Manufactured Home Subdivision District
- R-3-B Manufactured Home Park District
- R-4 Multi-family Residential District
- RG Garden Home Residential District
- RT Townhouse Residential District
- A-1 Agricultural District
- O&I Office and Institutional District
- B-1 Neighborhood Commercial District
- B-2 General Business District
- B-3 Historical Business District
- M-1 Light Industrial District
- M-2 Heavy Industrial District
- M-3 Heavy Industrial District
- MR Municipal Reserve District

Questions concerning the exact location of district boundary lines shall be decided by the ZBA, as outlined in §2.5 Interpretation of District Boundaries. The zoning district regulations are supplemented by the following Articles and provisions of this Ordinance:

1. Administration and Review Procedures, Art. 2
2. Definitions, Art. 3
3. General Regulations, Art. 4
4. Supplemental Regulations, Art. 6
5. Use Specific Regulations, Art. 7
6. Off-street Parking and Loading Regulations, Art. 8
7. Landscaping Regulations, Art. 9

The District regulations are as described following.

§5.1. E-1 Single family Residential (Estate) District

Intent. To provide areas suitable for detached single family residences on large lots, along with selected institutional and commercial uses which are integrally related to residential neighborhoods.

5.1.1. Use Regulations. Refer to Table 5.1 and the provisions herein:

1. Those institutional uses listed as permitted or as Special Exception Uses shall be limited to low intensity as provided in §3.5.3 unless approved by the Commission as a Conditional Use.

5.1.2. Area and Dimensional Regulations. Except as may be provided for elsewhere in this Ordinance, the following area and dimensional regulations shall be required:

1. Minimum Lot Area: One (1) acre
2. Minimum Lot Width: 100 ft
3. Minimum Yard Setbacks:
   a. Front: Fifty (50) ft, or if fronting on undedicated road: Sixty (60) ft from the centerline
   b. Rear: Fifty (50) ft
   c. Side: Fifteen (15) ft "Long Branch is 12'
4. Maximum Height: Thirty-five (35) ft or 2-1/2 stories
5. Minimum Livable Floor Area: 1,300 sf of heated space, ground level or above
6. Corner Lot setbacks shall be the same on both streets.
§5.2. R-1 Single family Residential District

Intent. To provide areas for medium density detached single family residences, along with selected institutional and commercial uses which are integrally related to residential neighborhoods.

5.2.1. Use Regulations. Refer to Table 5.1 and the provisions herein:

1. Those institutional uses listed as permitted or as Special Exception Uses shall be limited to low intensity as provided in §3.5.3 unless approved by the Commission as a Conditional Use.

5.2.2. Area and Dimensional Regulations. Except as may be provided for elsewhere in this Ordinance, the following area and dimensional regulations shall be required:

1. Minimum Lot Area: 15,000 sf
2. Minimum Lot Width: 100 ft
3. Minimum Yard Size:
   a. Front: Thirty-five (35) ft, or if fronting on undedicated road: Sixty (60) ft from the centerline
   b. Rear: Forty (40) ft
   c. Side: Ten (10) ft
   d. Alternative setback provisions for new subdivisions: When required parking is provided within a structure to the rear of the dwelling, the front yard setback may be reduced by five (5) ft. In such cases and when front-loaded, a minimum building spacing of twenty (20) ft shall be required instead of a side yard setback. See figure below.

Figure 5-2: Alternative Side Setback/Minimum Building Spacing

4. Maximum Height: Thirty-five (35) ft or 2-1/2 stories
5. Minimum Floor Area: 1,200 sf of heated space ground level or above
6. Corner Lot setbacks shall be the same on both streets.

§5.3. R-2 Single family Residential District

Intent. To provide areas for medium density single family residences along with selected institutional and commercial uses which are integrally related to residential neighborhoods.

5.3.1. Use Regulations. Refer to Table 5.1 and the provisions herein:

1. Those institutional uses listed as permitted or as Special Exception Uses shall be limited to low intensity as provided in §3.5.3 unless approved by the Commission as a Conditional Use.

5.3.2. Area and Dimensional Regulations. Except as may be provided for elsewhere in this Ordinance, the following area and dimensional regulations shall be required:

1. Minimum Lot Area: 12,000 sf
2. Minimum Lot Width: Seventy-five (75) ft
3. Minimum Yard Setbacks:
   a. Front: Thirty-five (35) ft
   b. Secondary front (for Standard Corner Lots): twenty (20) ft
   c. Rear: Forty (40) ft
   d. Side: Ten (10) ft
   e. Alternative setback provisions for new subdivisions: When required parking is provided within a structure to the rear of the dwelling, the front yard setback may be reduced by five (5) ft. In such cases and when front-loaded, a minimum building spacing of twenty (20) ft shall be required instead of a side yard setback. See Figure 5-2.

4. Maximum Height: Thirty-five (35) ft or 2-1/2 stories
5. Minimum Floor Area: 1,200 sf of heated space ground level or above
6. For non-standard Corner Lots, front yard setbacks shall be the same on both streets.
§5.4. R-2-A Single family Residential District

Intent. To provide areas suitable for medium density detached single family residences, along with selected institutional and commercial uses which are integrally related to residential neighborhoods.

5.4.1. Use Regulations. Refer to Table 5.1 and the provisions herein:

1. Those institutional uses listed as permitted or as Special Exception Uses shall be limited to low intensity as provided in §3.5.3 unless approved by the Commission as a Conditional Use.

5.4.2. Area and Dimensional Regulations. Except as may be provided elsewhere in this Ordinance, the following area and dimensional regulations shall be required:

1. Minimum Lot Area: 10,000 sf
2. Minimum Lot Width: Sixty-five (65) ft
3. Minimum Yard Setback:
   a. Front: Thirty-five (35) ft
   b. Secondary front (for Standard Corner Lots): twenty (20) ft
   c. Rear: Thirty (30) ft
   d. Side: Ten (10) ft
   e. Alternative setback provisions for new subdivisions: When required parking is provided within a structure to the rear of the dwelling, the front yard setback may be reduced by five (5) ft. In such cases and when front-loaded, a minimum building spacing of twenty (20) ft shall be required instead of a side yard setback. See Figure 5-2.
4. Maximum Height: Thirty-five (35) ft or 2-1/2 stories
5. Minimum Livable Floor Area: 1,000 sf of heated space ground level or above
6. For non-standard Corner Lots, front yard setbacks shall be the same on both streets.

§5.5. R-3 Single family (Affordable Housing) Residential District

Intent. To provide areas suitable for medium density detached single family residences, along with manufactured homes, duplexes and selected institutional and commercial uses which are integrally related to residential neighborhoods.

5.5.1. Use Regulations. Refer to Table 5.1 and the provisions herein:

1. Those institutional uses listed as permitted or as Special Exception Uses shall be limited to low intensity as provided in §3.5.3 unless approved by the Commission as a Conditional Use.

5.5.2. Area and Dimensional Regulations. Except as may be provided elsewhere in this ordinance, the following area and dimensional regulations shall be required:

1. Minimum Lot Area: 8,000 sf
2. Minimum Lot Width: Sixty (60) ft
3. Minimum Yard Size:
   a. Front: Twenty-five (25) ft
   b. Secondary front (for Standard Corner Lots only): 20 ft
   c. Rear: Thirty (30) ft
   d. Side: Ten (10) ft
   e. Alternative setback provisions for new subdivisions: When required parking is provided within a structure to the rear of the dwelling, the front yard setback may be reduced by five (5) ft. In such cases and when front-loaded, a minimum building spacing of twenty (20) ft shall be required instead of a side yard setback. See Figure 5-2.
4. Maximum Height: Thirty-five (35) ft or 2 1/2 stories
5. Minimum Floor Area: 600 sf, of heated space ground level or above
6. For non-standard Corner Lots, front yard setbacks shall be the same on both streets.
§5.6. R-3A Manufactured Home Subdivision District

Intent. To provide areas for Manufactured Home Subdivision Development, free from other uses which are incompatible with the character and intent of this district.

5.6.1. Use Regulations. Refer to Table 5.1.

5.6.2. Area and Dimensional Regulations. Except as may be provided for elsewhere in this Ordinance, the following area and dimensional regulations shall be required:

1. Minimum Lot Area: 7,500 sf [15,000 sf if septic tanks and field lines are required]
2. Minimum Lot Width: Fifty (50) ft
3. Minimum Yard Setbacks:
   a. Front: Thirty-five (35) ft
   b. Rear: Thirty-five (35) ft
   c. Side: Eight (8) ft
   d. Corner Lots: Setbacks shall be the same on both streets

5.6.3. Manufactured Home Standards

1. Only Class A Manufactured Homes, as defined in §3.5 Uses Defined, shall be permitted.
2. Each manufactured home shall be provided with two (2) off-street parking spaces, with all streets and parking spaces in complete compliance with the Calera Subdivision Regulations relative to street standards.
3. All manufactured homes shall be installed according to all requirements of the City Building Code and shall be completely skirted within thirty (30) days from the date the home is moved on a lot with weather resistance material. Skirting shall be adequately vented.

5.6.4. Procedure for Plat Approval. Layout plans for all manufactured home subdivisions shall be prepared by a Registered Engineer and submitted to the Commission for review and approval of construction. This site plan shall include the following:

1. Area and dimensions of the site
2. Number of lots, dimensions and layout of all lots
3. Location, size and layout of all utilities and streets
4. Assessment of drainage conditions by a Registered Engineer, including all proposed measures needed to rectify problems, where they exist
5. Street plan, including all off-street parking

6. Assessment of traffic conditions, including all proposed measures needed to rectify problems where they exist
7. Location and type of all street lighting
8. Location of all fire hydrants

5.6.5. Additional Regulations

1. All manufactured homes shall be individually owned.
2. The subdivisions shall be in accordance with all applicable Sections of the City's Subdivision Regulations.
3. All access points shall be as approved by the City Engineer in accord with the Public Works Manual.
4. The subdivision shall be served with water, sanitary facilities, and adequate drainage facilities and such plans shall be submitted to both the City Engineer and the Commission for review and approval.
§5.7. R-3-B Manufactured Home Park District

Intent. To provide areas for Manufactured Home Parks, free from other uses which are incompatible with the character and intent of this district.

5.7.1. Use Regulations. Refer to Table 5.1 and the provisions herein:

1. The following uses shall be permitted: Class A and B Manufactured Homes, management office, manager's residence, service facilities such as laundromats, garbage pick-up areas, accessory structures and buildings, outdoor storage yards, recreational areas and facilities along with retail convenience sales intended to serve the residents of the park and their guests.

2. Each manufactured home space shall have a minimum of 5,000 sf and have a minimum width of forty-five (45) ft at the front lot line.

5.7.2. Site Standards. A site plan shall be prepared and submitted for each manufactured home park, and:

1. The minimum site area for the manufactured home park shall be twenty (20) contiguous acres of land with access to a public street of not less than fifty (50) ft in width.

3. Each manufactured home space shall be set back a minimum of thirty-five (35) ft from any park boundary line and ten (10) ft from any other lot line.

4. Minimum Yard Setbacks:
   a. Front Yard: Twenty-five (25) ft, or if fronting on undedicated road: sixty (60) ft from the centerline
   b. Rear Yard: Ten (10) ft
   c. Side Yard: Ten (10) ft

5. No manufactured home may be located closer than twenty (20) ft to another such home on an adjacent lot.

6. The maximum density shall be six (6) manufactured homes per gross tract acre, if not served by public water and sewer. A lower density may be required by the County Health Department.

5.7.3. Installation. All manufactured homes shall be installed according to all requirements of the City Building Code; and, be completely skirted within thirty (30) days from the date the home is moved into the park with a weather resistant material. Skirting shall be adequately vented.

5.7.4. Storage Facilities, Accessory Uses and Structures. A maximum of 100 sf of storage area shall be provided for each space. Alternatively, park management may provide common storage lockers at an equivalent capacity. Permitted accessory structures on manufactured home spaces shall include all accessory structures permitted on the lots of single family residences, except for private swimming pools and satellite dish antennas. Such accessory uses shall not be permitted closer than five (5) ft from the rear and side boundaries of each space. Carports may be permitted in the front yard but shall not be permitted within five (5) ft of the front building line. However, such shall not be permitted within five (5) ft of the rear and side boundaries of each space and twenty-five (25) ft from front lot lines, and, in the case of a corner lot, twenty-five (25) ft from the lot lines adjacent to a street.

5.7.5. Off-street parking and Streets. Two-way private, paved streets (maintained by the park management) shall be installed to furnish convenient access to all manufactured home spaces within the park and such streets shall be in complete conformance with City street standards. No manufactured (mobile) home shall have its own access into a public street. Dead-end streets shall have turn-arounds in conformance with City street standards and each manufactured home shall have two (2) paved, off-street parking spaces. In addition, the location of all driveways shall be shown on the required site plan and approved by the Commission.

5.7.6. Service Facilities. Common recreational facilities and laundromats shall be provided for the use of park residents and their guests only. Garbage collection and disposal shall be the responsibility of park management and common garbage pick-up points shall be provided and screened as required in §9.4 Screening.

1. Required park and recreational areas shall be provided in one or more centrally located, usable areas easily accessible to all park residents. Such space shall be maintained in a usable and sanitary condition.

2. Every Manufactured Home Park of ten (10) or more spaces shall be provided with above- or below-grade storm shelters, which shall:
a. have a minimum floor area of ten (10) sf for each Manufactured Home space.

b. Be designed by a licensed structural engineer or architect and built in accord with plans as approved by the Building Official.

c. Be designed and constructed to meet the minimum lighting, ventilation and exiting requirements of the Building Code, Mechanical Code, Plumbing Code and Electrical Code, where applicable.

d. Be designed and constructed to meet all applicable requirements of the Americans with Disabilities Act (ADA).

e. Be located no farther than 1,320 linear ft from the furthest Manufactured Home space on-site.


5.7.8. Signs. Internal signs shall be in conformance with park management policy. If no such policy exists, the same signs permitted in other single family districts shall apply.

5.7.9. Landscaping. All required yards shall be permanently landscaped and maintained with ground cover, trees and shrubs.

5.7.10. Deck/Patio. Each Manufactured Home should be provided with a deck or patio of at least 200 sf.

5.7.11. Ownership. All Manufactured Homes are to be leased or rented only and are not to be sold individually.

5.7.12. Fences. Fences shall be in accordance with the provisions of §6.4 Fences and Walls.
§5.8. R-4 Multi-family Residential District

Intent. To provide areas for multi-family residential development along with selected institutional and commercial uses which are integrally related to residential neighborhoods.

5.8.1. Use Regulations. Refer to Table 5.1 and the provisions therein:

1. Those institutional uses listed as permitted or as Special Exception Uses shall be limited to low intensity as provided in §3.5.3 unless approved by the Commission as a Conditional Use.

5.8.2. Area and Dimensional Regulations. Except as may be provided for elsewhere in this Ordinance, the following area and dimensional regulations shall be required:

1. Maximum Building Height: three (3) stories
2. Regulations for Multi-family Uses, Assisted and Independent Living Facilities:
   a. Minimum Lot Area: None specified, although the maximum density shall be twenty (20) units per acre
   b. Minimum Lot Width: 200 ft
   c. Corner Lots shall have the same setbacks on both streets
   d. Minimum Livable Floor Area: 500 sf of heated space per unit, ground level or above
   e. All principal buildings shall be set back from parking areas and driveways by not less than twenty (20) ft.
   f. Minimum Open Space shall be as required per §7.7 for Assisted Living Facilities and per §7.15 for Multi-Family developments and Independent Living Facilities.
3. For multi-family buildings (one building per lot):
   a. Minimum Yard Setbacks:
      (1) Front: Fifteen (15) ft
      (2) Rear: Thirty (30) ft
      (3) Side: None, except as required by the Building and Fire Code.
   b. Off-street parking shall be to the side or the rear.
4. For multi-family complexes, assisted living facilities and independent living facilities, no building shall be nearer a dedicated street than thirty-five (35) ft. All multiple dwelling buildings shall be separated by not less than:
   a. Forty (40) ft front to front
   b. Fifteen (15) ft front to end

5. Requirements for Other Uses.

b. Places of Assembly, Group Care Homes, Boarding Houses and Duplexes shall comply with the following setbacks:
   (1) Front: Twenty-five (25) ft
   (2) Rear: Thirty (30) ft
   (3) Side: Ten (10) ft

5.8.3. Additional Regulations

1. For multi-family complexes and any other permitted use with multiple buildings, A Site Development Plan is required, which provides for:
   a. Convenient vehicular servicing of the buildings, satisfactory circulation of traffic in the parking areas, and no undue interference with through traffic in gaining ingress and egress from the proposed site
   b. A preliminary plan or engineering report providing for the site grading, storm drainage, sanitary sewerage and water supply prepared by a Registered Engineer
   c. Suitable entrance and exit points adjoining public streets serving the proposed development, which shall be properly illuminated to reduce traffic safety hazards
   d. Garbage and refuse collection facilities shall be the responsibility of apartment management and shall be screened as required in §9.4 Screening.
§5.9. RG Residential Garden Home District

Intent. To provide areas suitable for the development of residential garden homes along with selected institutional and commercial uses which are integrally related to residential neighborhoods.

5.9.1. Use Regulations. Refer to Table 5.1.

5.9.2. Area and Dimensional Regulations. Except as may be provided for elsewhere in this Ordinance, the following area and dimensional regulations shall be required:

1. Minimum Lot Area: 6,000 sf
2. Minimum Lot Width: sixty (60) ft
3. Minimum Yard Setbacks:
   a. Front: Twenty (20) ft
   b. Rear: Twenty-five (25) ft
   c. Side: Ten (10) ft
   d. Corner Lots shall have the same setbacks on both streets.
   
   e. No building in an RG District shall be located less than twenty-five (25) ft from any boundary of the RG Development abutting single family residential zoning districts.
   
   f. Alternative setback provisions for new subdivisions: When required parking is provided within a detached structure to the rear of the dwelling, the front yard setback may be reduced by five (5) ft. In such cases and when front-loaded, the side yard is sized to accommodate, at a minimum, the width of the driveway.

4. Minimum Floor Area:
   a. One story: 1,000 sf
   b. Two story: 850 sf on first floor

5.9.3. Additional Regulations (When Applicable)

1. No fence shall be permitted forward of the front corner of the house.
2. No Garden Home site shall share the same block frontage with detached single-family dwellings or duplexes unless separated by an alley, watercourse or buffer.
3. All utilities shall be placed underground or in an alley for rear-loaded lots.
4. All lots shall be served by water and sewer.
5. There shall be two (2) paved, off-street parking spaces for each unit
6. Customary accessory buildings or structures, one (1) per parcel or lot, shall not exceed 200 sf. Thatportion of a detached accessory structure devoted to required parking shall not be counted against this allowance.
§5.10. RT Residential Townhouse District

Intent. To provide areas suitable for Townhouse Residential Dwellings

5.10.1. Use Regulations. Refer to Table 5.1.

5.10.2. Area and Dimensional Regulations. Except as may be provided for elsewhere in this Ordinance, the following area and dimensional regulations shall be required:

1. Maximum Density: Ten (10) units per gross tract acre, including common area
2. Minimum Lot Width: Eighteen (18) ft for townhouses; otherwise the minimum lot width shall be as necessary to provide fire separation in accordance with the Fire/Building Code
3. Minimum Yard Setbacks:
   a. Front: Townhouses shall be set back no less than ten (10) ft from the front lot line. Where the front yard is less than fifteen (15) ft, the ground floor of the unit shall be no less than two (2) ft above grade level at the sidewalk. If front-loaded, units shall be setback thirty-five (35) ft from the front lot line.
   b. Rear: For dwellings, the minimum rear yard setback shall be thirty (30) ft. Where an alley is present at the rear of the lot, the minimum rear yard setback for accessory buildings shall be twelve (12) ft from the alley centerline.
   c. Side: Zero (0) ft for townhouses; as required by the Fire/Building Code in all other cases
   d. Townhouse dwellings shall be located at least fifteen (15) ft from the RT District boundary as depicted on the site development plan; twenty (20) ft from an E-1, R-1, R-2, R-3 or R-G District.
   e. Corner Lots: Shall have the same setbacks on both streets.
4. Maximum Height: Thirty-five (35) ft or 2 1/2 stories
5. Minimum Livable Floor Area:
   a. One (1) story Townhouse: 1,000 sf
   b. One and one-half (1 1/2) or two (2) story Townhouse: 500 sf on the first floor
   c. Total minimum for townhouse: 1,000 sf
6. Eave Overhangs: Cornices or eaves may extend into adjoining property when allowed by properly executed and recorded covenants between property owners. All such cornices and eaves shall be fire-proof.
7. Building Groups. No less than three (3) nor more than eight (8) Townhouses shall be located within a continuous building group and no interconnection or overlapping between individual dwelling units shall be permitted.

5.10.3. A Site Development Plan is required which provides for:
   1. Convenient vehicular servicing of the buildings, satisfactory circulation of traffic in the parking areas, and no undue interference with through traffic in gaining ingress and egress to the proposed site.
   2. A preliminary plan or engineering report providing for the site grading, storm drainage, sanitary sewerage and water supply, prepared by a Registered Engineer.
   3. Suitable entrance and exit points adjoining public streets serving the proposed development, which shall be properly illuminated to reduce traffic hazards.

5.10.4. Additional Regulations (When Applicable)
   1. Parking.
      a. For front setbacks less than twenty-five (25) ft, all required parking shall be within a front-loaded garage or within common or individual parking areas accessed at the rear of units by an alley or common drive.
      b. The minimum depth of off-street parking spaces shall be measured from back of sidewalk, if front-loaded. No parking shall be permitted on a driveway less than twenty (20) ft in depth from the sidewalk to the building line. Any lots for semi-detached or detached dwellings less than sixty (60) ft wide shall be rear-loaded.
      c. Required parking spaces shall not be permitted along existing streets.
   2. No Townhouse site shall share the same block frontage with detached single-family dwellings or duplexes unless separated by an alley, watercourse or buffer.
   3. Building groups shall be planned so that all units on the same block frontage are either front-loaded or rear-loaded.
   4. Adequate provisions for emergency access from the rear of lots may be required by the Fire Marshal for lots less than sixty (60) ft in width.
   5. A sidewalk of at least thirty-six (36) inches in width shall be provided connecting from the front entrance of each unit to the rear of the building group for unobstructed access to the rear of each unit. Where units are set back no more than twenty (20) ft from the sidewalk along the street, such
sidewalk may be used as a part of this required access. Where such access must cross lots, an easement of five (5) ft in width shall be provided.

6. An easement appurtenant across lots shall be provided where a property owner must cross an adjoining property to reach his or her own property with gates provided if fence extends to the property line.

7. The applicant shall provide for and establish an organization or other legal entity for the ownership and maintenance of any commonly owned areas designated as such on the site development plan (see also 6.11). Such organization shall be created by covenants running with the land and such deed restrictions or covenants shall be duly recorded in the Office of the Probate Judge.

8. No fences shall be allowed in the front yard for front-loaded units.

9. Private swimming pools are prohibited on individual townhouse lots in the RT District but may be placed in a common area.

10. All utilities shall be placed underground or in an alley for rear-loaded lots.

11. All lots shall be served by water and sewer.

12. Garbage and refuse collection and disposal shall be the responsibility of management and such collection facilities shall be screened as required in §9.4 Screening.
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<td>Multi-family Dwellings, §7.15</td>
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Y – The use is permitted by right subject to any limitations of the applicable district. Similar uses to those listed may also be permitted subject to §2.6 Interpretation of Uses and §2.7 Unclassified Uses.

SE – Special Exception Use, requires approval by ZBA (see §2.8). May also be subject to district limitations.

C – Conditional Use, requires approval by the Commission (see §2.9). May also be subject to district limitations.

A use followed by a numeric cross-reference is also subject to the regulations referenced.

A blank cell indicates that the use is not permitted.
§5.11. A-1 Agricultural District

Intent. This district consists primarily of undeveloped lands where agricultural and related pursuits may occur within the City and where agriculture support centers may serve outlying areas beyond the City. Further, the intent of the A-1 District is to preserve these areas in agriculture, forestry, rural residential and other limited, yet compatible land uses until such time as a higher density development pattern may be desired and City services can be expanded to accommodate this development.

5.11.1. Use Regulations. Refer to Table 5.2 and the provisions herein.

1. Those institutional uses listed herein as permitted or as Special Exception Uses shall be limited to medium intensity as provided in §3.5.3 unless approved by the Commission as a Conditional Use.

5.11.2. Area and Dimensional Regulations. Except as may be provided for elsewhere in this Ordinance, the following area and dimensional regulations shall be required:

1. Minimum Lot Size: 20,000 sf

2. Minimum Yard Size:
   a. Front: Forty (40) ft
   b. Rear: Forty-five (45) ft
   c. Side: Fifteen (15) ft

3. Maximum Height: Thirty-five (35) ft or 2-1/2 stories

4. In the A-1 Agricultural District, no structure housing livestock or fowl of any kind shall be located any closer than 100 ft from any property line of a district other than an A-1 Agricultural District. In any event, no such structure shall be located any closer than 300 ft from the nearest then existing residence other than that of the owner of the property.

5. Regulations for Manufactured Homes. Manufactured homes shall be permitted subject to the following requirements:

   a. All manufactured homes, as located on the proposed site, shall be at least seventy-five (75) ft from the nearest residential structure, excluding another such home.

   b. Water and sanitary facilities must be approved by the City, as well as the County Health Department.

   c. Site Requirements:
      (1) Minimum Lot Width: 100 ft
      (2) Minimum Lot Area: 15,000 sf

   d. Yard Requirements:
      (1) Front: Thirty-five (35) ft
      (2) Undedicated street: Sixty (60) ft from centerline
      e. Side: Fifteen (15) ft
      f. Rear: Thirty-five (35) ft
      g. Parcel and adjacent property, under the same ownership, will allow the following:
         (1) One (1) home: 15,000 sf
         (2) Two (2) homes: One (1) acre minimum
      h. Only two additional homes, three including the principal structure, shall be permitted.