

Chapter 28.12 Zoning District Schedule (continued)

District	Basic Provisions	Special Exceptions That May Be Granted by the Board of Appeals	Minimum Requirements								Maximum Limitations	
			Floor Area	Lot Width	Lot Area - Sq. Ft.	Front Set-Back	Corner Side Yard	Interior Minimum	Side Yard Total	Rear Yard	Total Lot Coverage	Height (Stories)
28.12.010 R-1	Single Family Dwellings.	Schools, Churches, Parks and accessory structures, Home Occupations (Ord. 1293)	1,200 sq. ft.	75'	9,000 sq. ft.	^30'	20'	5'	20'	10'	30%	2½
28.12.020 R-2	Single and two family dwellings	Same as R-1, new multi-family dwellings (Ord. 992), modular homes, (Ord. 1109), Home Occupations (Ord. 1293)	600 sq. ft. (1st unit) 500 sq. ft. (each add. unit)	50'	6,000 sq.ft. (1st unit) 2,000 sq.ft. (each add unit)	^25'	20'	5'	15'	7'	30%	2½
28.12.030 R-3	Multi-Family Dwellings, rest homes, modular homes, mobile homes, business and private offices, R-1 and R-2 uses. (Ord. 1048), Home Occupations (Ord. 1293)	Utility structures, clubs of non-commercial type, mobile' home parks, neighborhood shopping facilities.	600 sq. ft. (1st unit) 500 sq. ft. (each add.unit)	50'	6,000 sq.ft. (1st unit) 2,000 sq.ft. (each add. unit)	^25'	15'	*5' (Ord. 1012)	*15'	7' (Ord. 1047)	35%	4
28.12.040 B-1	Neighborhood Business, Service Business or Retail Business	Same as R-1 and R-2.				^25'	15'	10'	20'	20'	40%	2½
28.12.050 B-2	Central Business Dist. general commercial uses, shops and services, assisted living facilities, R-1 and R-2 uses:	Auto service stations and repair garages, off-site signs, apartments										
28.12.060 B-3	Highway Commercial Roadside uses for convenience of travelers, drive-ins, 'motels tourist homes, eating establishments, commercial recreation, R-1 and R-2 uses. Box truck bodies and portable cargo containers, except as prohibited in Ch. 28.13.020. (Ord. 10-1228-18).	Same as B-2, automatic car washes, minimum interior may be reduced to 4', total side yard to 8' and rear yard to conform to set back lines of adjacent buildings. Offices and retail businesses. (Ord. 1056)				^25'	15'	8'	18'	15'	50%	2½
28.12.070 I	Research facilities, office buildings, interior storage facilities, electronic manufacturing, assembly plants, light manufacturing, warehouses, small repair shops fertilizer and feed stores, grain elevators, open storage of vehicles and non-junk materials when adequately screened, cold storage plants, on-site signs, heavy manufacturing, oil field equipment storage and repair, on and off site signs, outdoor advertising. Box truck bodies and portable cargo containers, except as prohibited in Ch. 28.13.020. (Ord. 10-1228-18).	Junk or salvage yards, paint or fertilizer manufacture and other uses inclined to be obnoxious due to excessive noise, odor, heat or safety hazard.				^Set back lines in Old Town shall conform to set back lines of existing adjacent buildings			*Buildings 2 ½ stories in height or less.			
28.12.080 P	Public Use-Parks, recreation uses, schools hospitals, library, cemetery, fairgrounds, public offices and other public offices, other public buildings of a non-industry nature, airport & airplane related businesses and medical office buildings. Box truck bodies and portable cargo containers, except as prohibited in Ch. 28.13.020. (Ord. 10-1228-18).											
28.12.090 A	Cultivation and growing crops, orchards and nurseries, dairy farming, keeping or raising animals for sale, residences and accessory buildings, necessary to the permitted use. Recreational and public uses. Box truck bodies and portable cargo containers, except as prohibited in Ch. 28.13.020. (Ord. 10-1228-18).	Commercial feed lots and facilities for slaughtering, selling and processing animals.			43,560 (1 acre)							