

CODE OF ORDINANCES  
Appendix A ZONING

Zoning District	Stated Intent and Purpose
<b>MH: Mobile Home</b>	This district's purpose is to provide a suitable location for the development of mobile home parks and related uses. The district's intention is to afford a place for persons who wish to live in traditional mobile homes in a park setting.
<b>O-1: Office</b>	<u>This district is intended to accommodate uses such as offices, banks and personal services which can serve as transitional areas between residential and commercial districts and provide a transition between major thoroughfares and residential districts.</u>
<b>C-1: Neighborhood Commercial</b>	This district intends and purposefully provides neighborhood shopping areas to meet residents' day-to-day convenience shopping, service, and professional needs.
<b>C-2: General Commercial</b>	This district's intent is to promote the development of businesses that primarily serve the needs of residents and other businesses in a regional market.
<b>I-1: Industrial Manufacturing</b>	This district is intended for industrial use and has few nuisance characteristics, but it also permits nonretail commercial and service establishments. It is designed to permit the manufacturing, production, processing, assembling, packaging, and treatment of products from previously prepared materials. The purpose of this district is to promote industrial areas which are protected from incompatible uses.

Commented [AH1]: Added 5.7.2025

**Sec. 307. Dimensions.**

Zoning district	Zoning Lot dimensions		Front yard <u>Setback</u>	<u>BackRear</u> yard <u>Setback</u>	Side yard <u>Setback</u>		Min. total square feet	Maximum height	Maximum stories
	Minimum area	Minimum width	Minimum depth	Minimum depth	Minimum total	Minimum 1 side			
R-1A Agricultural and One-family residential	2 Acres	<u>99165'</u>	35'	35'	25'	10'	1,040'	45'	3
<u>R-1 Single Family</u> Residential	8,000'	70'	25'	35'	20'	10'	1,040'	25'	2
<u>R-2 Multi-Family</u> Residential	1 Acre	100'	25'	35'	20'	20'	750'	45'	3
MH – Mobile Home	See State Statutes THE MOBILE HOME COMMISSION ACT Act 96 of 1987								
<u>O-1 Office</u>	5,000'	100'	30'	40'	A				
<u>C-1 Neighborhood</u> Commercial <u>Neighborhood</u>	6,000'	100'	30'	40'	A		2,000	45'	3
<u>C-2 Commercial</u> General	10,000'	100'	40'	40'	B		2,000'	70'	5
I-1 Industrial	12,000'	200'	40'	100'*	60*	60*	2,000'	80'	5

\* I-1 setback restrictions when abutting residential property 100 feet.

A. Where public sanitary sewer is not available, the minimum lot size shall be one acre. Where public water is not available, the minimum lot size shall be 15,000 square feet. Where public sanitary sewer or public water is not available, the minimum lot width shall be 90 feet in the R-1 Single Family district.

A.B. 10 feet each side if detached; may be attached to another business with approved firewall construction between; 20 feet if abutting a residential district (both main & accessory bldg.).

B.C. 20 feet each side if detached; may be attached to another business with approved firewall construction between; 40 feet if abutting a residential district (both main & accessory bldg.).

Commented [AH2]: Add from previous ZO. Edit includes 90 feet width for R-1 Single Family which is the smallest zoned residential lot as it was equal to previous RU-1 district.