

## **4.2 R-2 Residential Zone**

In the R-2 Residential Zone, the following uses are permitted, subject to regulations set forth in this ordinance:

### **Principal Uses Permitted:**

- Multiple dwelling of 2, 3, or 4 units having a minimum lot area of 2 acres
- All uses permitted in the R-1 Residential Zone
- Such accessory uses are customarily incidental to the foregoing uses

### **Uses permitted with a Special Use Permit**

- Camp Ground
- Nursery
- Stable, Riding
- Retail Store
- Professional or Business Office
- Barber/Beauty Shop
- Home Based Business with the following criteria:
  - No more than 5 outside the family employees working on premise
  - No more than 3 commercial vehicles with a maximum of 1 heavy duty commercial vehicle (GVW of 26,000 lbs. or more)) parked on premise as established in the Special Use Permit
  - No more than 3 commercial trailers with a maximum of 1 heavy duty (GVW of 26,000 lbs. or more)) associated with the commercial vehicles parked on premise as established in the Special Use Permit
  - Outside storage of equipment, supplies and materials must be screened, fenced with solid fence or under cover as established in the Special Use Permit
  - Examples: Furniture Refinishing, Upholstering, Small Contractor

## **4.3 R-M Mobile Home Residential Zone**

In the R-M Mobile Home Residential Zone the following uses are permitted, subject to all regulations set forth in this ordinance:

### **Principal Uses Permitted:**

- One-family dwelling having a minimum lot area of 1 acre
- Neighborhood Park or playground
- Mobile home having a minimum lot area of 1 acre home occupation
- Such accessory uses as are customarily incidental to the foregoing uses

### **Uses permitted with a Special Use Permit:**

- Home based business with the following criteria:
  - No more than 2 outside the family employees working on premise

## **9.0 ARTICLE IX - NON-CONFORMING USES**

### **9.1 Continuation**

The lawful uses of any land or building existing at the time of adoption of this ordinance may be continued although such use does not conform with the provisions of this ordinance. Any such building may be reconstructed or structurally altered and the non-conforming use thereby changed, provided the following conditions prevail:

#### **Non-Conforming Use of Buildings and Mobile Homes**

- Reconstruction or Alteration. A non-conforming building may be reconstructed or altered during its life not to exceed 50 percent of its fair value, unless such alteration of the building results thereby in its change from a non-conforming to a conforming use as defined by this Ordinance. This restriction, however, shall not apply to farm buildings
- Restoration. A building, non-conforming as to use, which has been damaged by fire or other causes to the extent of 75 percent of its fair value shall not be repaired or reconstructed except in conformance with the regulations of the Zone in which such building is located or for the same non-conformance use
- Discontinuance. Whenever a non-conforming use has been discontinued for a period of 18 months, any future use of such building shall be in conformance with the regulation for the Zone in which it is located. This restriction, however, shall not apply to farm buildings
- Changes. A non-conforming use may not be changed to another non-conforming use under the provisions of this Section
- Mobile Homes. Mobile homes may be replaced, or added to, subject to the provisions of Article IX, Section 33 - Zoning Permit

#### **Non-Conforming Use of Land**

- The non-conforming use of land shall not be enlarged or extended beyond the area of land occupied by such use at the time of the adoption of this ordinance
- A non-conforming use of land may not be moved in whole or in part to any other portion of the lot or parcel of land occupied by non-conforming use at the time of adoption of this ordinance
- A non-conforming use of land shall not be changed to another non-conforming use.
- If a non-conforming use of land is discontinued for a period of 18 months it shall not be renewed, and any subsequent use of the land shall conform to the regulations of the Zone in which the land is located
- The Discontinued land use restrictions shall not apply to farm land. Any farm active prior to incorporation of this Zoning Ordinance may cease and restart farm operation at the discretion of the property owner as long as there is a minimum 10 acres of land. Acquiring land of multiple property owners to meet the 10 acre minimum to establish a farm in a non-agricultural Zone is not allowed



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