

(J) Parking restrictions. Parking of motor or recreational vehicles with greater than one ton carrying capacity, boats or trailers shall be permitted to park in designated parking spaces only.

(K) Off-street parking and loading and unloading requirements. Must meet the requirements of §§ 155.175 through 155.198.

(L) Snow storage. On-site snow storage shall be provided for in the amount of 10% of the total required parking space. This storage amount shall be in addition to the required parking space. (Ord. passed 8-27-90) Penalty, see § 155.999

R-3 RURAL RESIDENTIAL DISTRICT

§ 155.045 PURPOSE.

The purpose of this District is to provide for very low density one-family residences, while preserving the rural character of the District. There is no lower quality of livability than that possible in any other Residential District. All developed or undeveloped lots shall be seeded with grass, except by permission of the Planning Commission. (Ord. passed 8-27-90)

§ 155.046 PRINCIPAL USES.

Single-family residences and farms; multi-family dwellings and limited commercial also permitted with site plan review and approval. Signs and billboards are prohibited in any R-3 District, except by the issuance of a conditional use permit by the Planning Commission. (Ord. passed 8-27-90) Penalty, see § 155.999

§ 155.047 REQUIRED CONDITIONS.

(A) Municipal sanitary sewer and water service will not be provided.

(B) Sanitary sewer and water provisions are subject to approval by the County Health Department. (Ord. passed 8-27-90)

§ 155.048 HEIGHT AND AREA.

(A) Maximum height. Two stories, but not to exceed a height of 35 feet.

(B) Front yard. There shall be a front yard of at least 50 feet in depth.

(C) Side yard. There shall be two side yards, each of which will be at least 20 feet in depth.

(D) Rear yard. There shall be a rear yard of at least 50 feet in depth.

Zoning Code

(E) Lot area. The minimum lot area shall be 108,900 square feet (2¼) acres and the minimum front lot line shall be 100 feet in length.

(F) Floor area. There shall be a minimum floor area of 880 square feet.
(Ord. passed 8-27-90) Penalty, see § 155.999

§ 155.049 ACCESSORY USES.

No accessory building, including garages, shall be erected in any required front yard, shall not exceed 35 feet in height and shall be at least 20 feet from the side lot lines and 50 feet from the rear lot line.

(Ord. passed 8-27-90) Penalty, see § 155.999

§ 155.050 USES SUBJECT TO SPECIAL CONDITIONS.

(A) An accessory building to be used as a private stable, barn, chicken coop or similar type building shall be no less than 100 feet from any lot line.

(B) The animals, poultry or birds shall be confined in a suitable fenced area, paddock or building.

(C) Stables, barns and other similar accessory buildings shall be kept clean and manure shall be treated and handled in a manner as to control odor and flies and shall be screened from view.

(D) All confinement areas, stables, barns and other similar accessory buildings shall, in all instances, be located in the rear yard.
(Ord. passed 8-27-90) Penalty, see § 155.999

C-1 NEIGHBORHOOD COMMERCIAL DISTRICT

§ 155.060 PURPOSE.

The purpose of this District is to accommodate those retail sale and service facilities that are considered to be an indispensable function of residential neighborhoods. Commercial activities for Neighborhood Commercial are those which primarily offer goods and services which generally are required by the family on a daily or less than weekly basis. In view of this primary purpose, it is important that the neighborhood shopping developments be built around family, food, household and automotive services. All developed and undeveloped lots shall be seeded with grass, except by permission of the Planning Commission.
(Ord. passed 8-27-90)

§ 155.061 PERMITTED USES.

The following types of commercial activities may be permitted: