

CHAPTER 4
DISTRICTS ENUMERATED

Section

ARTICLE A: Residence Districts

10-4A-1 A-1 Districts
10-4A-2 A-2 Districts
10-4A-3 A-3 Districts
10-4A-4 A-4 Districts

ARTICLE B: Business Districts

10-4B-1 Business Districts

ARTICLE C: Farming Districts

10-4C-1 Farming Districts

ARTICLE D: Recreational Districts

10-4D-1 PR-1 Districts
10-4D-2 PR-2 Districts
10-4D-3 PR-3 Districts

ARTICLE E: Public Land District

10-4E-1 PL District

ARTICLE A: RESIDENCE DISTRICTS

§10-4A-1: A-1 DISTRICTS:

In the A-1 Districts (Residence, 40,000 square feet) the only uses which hereafter may be established are:

- (A) Single-family residences, excluding trailers and tents, each on a building plot or lot of not less than one hundred forty feet (140') in width at the established building line and forty thousand (40,000) square feet in area, excepting any smaller lot or parcel of land of public record on the adoption date hereof.
- (B) Churches.
- (C) Public and community parks excluding commercial enterprises therein.
- (D) Community waterworks.
- (E) Public fire stations.

(Ord. 66-7, 12-19-1966)

§10-4A-2: A-2 DISTRICTS:

In the A-2 Districts (Residence, 20,000 square feet) the only uses which hereafter may be established are those permitted in A-1 Districts and, in addition, the following:

- (A) Single-family residences, excluding trailers and tents, each on a building plot or lot of not less than one hundred feet (100') in width at the established building line and twenty thousand (20,000) square feet in area, excepting any smaller lot or parcel of land of public record on the adoption date hereof.

(Ord. 66-7, 12-19-1966)

§10-4A-3: A-3 DISTRICTS:

In the A-3 Districts (Residence - 5 acres) the only uses which hereafter may be established are:

- (A) Single-family residences, excluding trailers and tents, each on a building plot or lot of not less than three hundred feet (300') in width at the established building line and five (5) acres in area, excepting any smaller lot or parcel of land of public record on the adoption date hereof.
- (B) Churches.
- (C) Public and community parks excluding commercial enterprises, therein.
- (D) Community waterworks.
- (E) Public fire stations.

(Ord. 71-7.1, 10-21-1971)

§10-4A-4: A-4 DISTRICTS:

In the A-4 Districts (Residence - 2 acres) the only uses which hereafter may be established are those permitted in the A-3 Districts and, in addition, the following:

- (A) Single-family residences, excluding trailers and tents, each on a building plot or lot of not less than two hundred feet (200') in width at the established building line and two (2) acres in area, excepting any smaller lot or parcel of land of public record on the adoption date hereof.

(Ord. 71-7.1, 10-21-1971)

ARTICLE B: BUSINESS DISTRICTS

§10-4B-1: B-1 DISTRICTS:

In the B-1 Districts, the only uses which hereafter may be established are those permitted in the A-2 Districts, and, in addition, the following:

- (A) Permitted Uses:

Animal hospitals.

Greenhouses.
Nurseries.
Professional and business offices.
Residential apartments and duplex or group houses at the rate of not more than one living unit for each three thousand (3,000) square feet of lot or building plot.
Restaurants.
Retail business and service establishments.

(B) Special Uses:

Personal wireless service facilities.
Schools, whether public or private.

(Ord. 2004-011, 11-15-2004)

ARTICLE C. FARMING DISTRICTS

§10-4C-1: F DISTRICTS:

In the farming districts, the only uses which hereafter may be established are the following:

(A) Permitted Uses:

On a lot or plot of not less than twenty (20) acres in area, the growing of usual farm products, such as vegetables, fruits, trees and grain and their storage, and the raising of usual farm poultry and livestock and other customary uses of agricultural land.

Single-family residences, excluding trailers and tents, each on a building plot or lot of not less than one hundred forty feet (140') in width at the established building line and forty thousand (40,000) square feet in area, excepting any smaller lot or parcel of land of public record on the adoption date hereof.

(B) Special Uses:

Personal wireless service facilities.
Schools, whether public or private.

(Ord. 2004-011, 11-15-2004)

ARTICLE D: RECREATIONAL DISTRICTS

§10-4D-1: PR-1 DISTRICTS:

In the PR-1 Districts (Private Recreational, Passive Recreation Areas) the only use allowed is as a "passive recreational area", which is defined as an area used in such a manner that the existing nature of the land is not altered, changed, or varied in any respect. No structures or lighting may be installed, erected or maintained. (Ord. 77-138, 6-20-1977)

§10-4D-2: PR-2 DISTRICTS:

In the PR-2 Districts (Private Recreational, less than 30,000 square feet) the only uses allowed are:

- (A) Uses permitted in the PR-1 Districts.
- (B) Minor recreational areas.

For the purposes of determining the uses allowed in a PR-2 District a “minor recreational area” is defined as an area wherein the following uses are allowed: “Tot parks” including the installation of “playground type” equipment (e.g., swings, slides, climbers, teeter-totters, etc.); pedestrian parks including the installation of benches, and areas with single basketball backstops having appropriate surfaces and support poles. However, except as permitted herein, no structures as defined in Section 10-1-3 of this Title or temporary or permanent facilities (whether or not attached to the ground) or lighting facilities may be installed or erected, except after a grant of variation pursuant to the conditions and procedures as set forth in this Zoning Ordinance.

(Ord. 77-138, 6-20-1977)

§10-4D-3: PR-3 DISTRICTS:

In the PR-3 Districts (Private Recreational, 30,000 square feet or more) the only uses allowed are:

- (A) Uses permitted in the PR-1 and PR-2 Districts.
- (B) Major recreational areas.

For the purpose of determining the uses allowed in a PR-3 District, a “major recreational area” is defined as an area wherein the following uses are allowed: baseball diamonds, provided backstops may not exceed three hundred (300) square feet; football, soccer and other field sport areas including the usual and customary goal facilities; tennis courts with appropriate surfaces, necessary fencing, nets, player and spectator benches, providing that the fencing does not exceed twelve feet (12’) in vertical dimension and that the player-spectator benches do not exceed a capacity of thirty (30) persons nor six feet (6’) in vertical dimension.

Except as permitted herein, no structures as defined in Section 10-1-3 of this Title, or temporary or permanent facilities (whether or not attached to the ground) or lighting facilities, may be installed or erected, except after a grant of variation pursuant to the conditions and procedures set forth in this Zoning Ordinance.

(Ord. 77-138, 6-20-1977)

ARTICLE E: PUBLIC LAND DISTRICT

§10-4E-1: PL DISTRICT:

In the Public Land District (PL), the only uses which may hereafter be established in this District shall be the following:

(A) Permitted Uses:

Community waterworks.

Public buildings and land which are utilized for a village hall, police station, and/or other municipal offices and facilities.

Public forest, wildlife, and/or nature preserves.

Public parks and playgrounds.

(B) Special Uses:

Personal wireless service facilities.

Schools, whether public or private.

(Ord. 2004-011, 11-15-2004)