

SUMMARY: TO BE READ IN CONJUNCTION WITH ORIGINAL RESOLUTION

ZONING DISTRICT NO. 38 ESTABLISHED NOVEMBER 7, 1974 RESOLUTION #240

Being the NW ¼ of the SW ¼ and the E ½ of the SE ¼ and the NW ¼ of the SE ¼, all in Section 10, T14N, R19W.

INTENT

This district is created to provide for low density residential development adjacent to critical resource areas, such as aquifer recharge areas and critical wild habitats, such as winter game ranges, breeding and spawning area, rare vegetation, etc.

SECTION I – USES

Permitted Uses

1. Single family residence.
2. Accessory buildings incidental to main building.
3. Parks and playgrounds.

Conditional Uses

1. Home occupation
2. Residential PUD

SECTION II – SPACE AND BULK REQUIREMENTS

Maximum residential density	1 dwelling per 5 acres
Maximum building height	50 feet
Maximum lot coverage	5 percent
Minimum lot width	150 feet
Minimum front yard	50 feet
Minimum side yard	15 feet
Minimum rear yard	20 feet

SECTION III – GENERAL REGULATIONS AND VARIANCES

1. The Board of County Commissioners may authorize variances not being contrary to the public interest where, owing to special conditions, literal enforcement would result in unnecessary hardship.
2. All applicable regulations of Appendix I.

SECTION IV – HISTORY

Resolution 77-63: Rescinded the ZD #38 zoning in the following portion known as: E $\frac{1}{2}$ of the SW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 10, T14N, R19W, and the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, T14N, R19W.

Resolution 81-132: This resolution amended Section I of all County Zoning Districts excluding: 4, 10, 12A, 32, and 36; to allow for **Home Occupations as Customary Uses and Special Exceptions**. For complete information please see the included resolution or the County Zoning Resolution.