

SUMMARY: TO BE READ IN CONJUNCTION WITH ORIGINAL RESOLUTION

ZONING DISTRICT NO. 34 ESTABLISHED JANUARY 9, 1973

The E ½ of the SE ¼, Section 27, T13N, R18W lying north and east of U.S. Interstate 90, except a tract in the SE ¼ described as follows: Beginning at a point 1,102 feet S 89°30' W of the E ¼ corner of Section 27, thence S 37°04' E 569 feet, thence S 52°56' W 760 feet, thence N 37°04' W 1,132.6 feet, thence N 89°30' E 946.3 feet to the point of beginning. This district includes Buttrey Acres and Buttrey Acres No. 2.

SECTION I – USES

Prohibited Uses

1. Any commercial use.
2. Any industrial use.
3. Mobile homes, except as noted under permitted uses.
4. Trailer parks or camps.

Permitted Uses

1. Single family dwelling.
2. Accessory building.
3. Mobile home for one year while main residence is under construction.

SECTION II – SPACE AND BULK REQUIREMENTS

1. Minimum lot size One-half (½) acre.

SECTION III – GENERAL REGULATIONS AND VARIANCES

1. No building, structure or premises shall be used, erected or maintained except in conformance with this resolution.
2. All structures shall be constructed of new materials and no used structures shall be moved into the district.
3. No lot may be subdivided or sold if such action would create a lot less than ½ acre in size.
4. Lots being less than ½ acre on a recorded plat on December 13, 1972, may be used for one single family residence.
5. 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.

SECTION IV – HISTORY

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 see the County Zoning Officer.