

SUMMARY: TO BE READ IN CONJUNCTION WITH ORIGINAL RESOLUTION

ZONING DISTRICT NO. 41B ESTABLISHED MAY 23, 1984 RESOLUTION #84-078

Being portions of Section 23 and 26, and Township 12 North, Range 20 West.

SECTION I – PERMITTED USES

1. No use shall be permitted except, single-family residential uses, grazing, horticulture, agriculture, timber-growing activities, and public utility installations.
2. Single-family residential uses shall be restricted to a density of two dwellings per acre.

SECTION II – PROHIBITED USES

1. Any use other than the permitted uses.

SECTION III – GENERAL REGULATION AND VARIANCES

1. A legal non-conforming use shall be defined as a use of the land which was an actual and lawful use at the time of adoption of the current Zoning District 41A development regulations, but which use because of such adoption or subsequent changes in district boundaries or regulations, does not conform to the existing regulations.
2. A legal non-conforming use shall not be enlarged, increased, or extended to occupy a greater area of land than was occupied at the effective date of adoption of the Zoning District 41B Regulations.
3. No such non-conforming use shall be moved in whole or in part to any other portion of the lot or parcel occupied by such use at the effective date of adoption or amendment of the Zoning District 41B Regulations.
4. If any such non-conforming use of land or structures ceases for any reason for a period of five (5) years, any subsequent use of the land shall conform to the standards specified by the Zoning District 41A Regulations.
5. The minimum size of lots shall be fifteen-thousand (15,000) square feet.

6. The Board of the County Commissioners may authorize variances which will not be contrary to the public interest where, owing to special conditions, literal enforcement would result in unnecessary hardship.