

SUMMARY: TO BE READ IN CONJUNCTION WITH ORIGINAL RESOLUTION

**ZONING DISTRICT NO. 18
ESTABLISHED OCTOBER 26, 1959
EXPIRED OCTOBER 26, 1969 (SEE HISTORY)
REESTABLISHED AUGUST 30, 1971**

The NW ¼ of the SW ¼, SW ¼ of the SW ¼ and the NE ¼ of the SW ¼, Section 2, Township 12 N, Range 20 W.

SECTION I – USES

Permitted Uses

1. One family dwelling
2. Two family dwelling.
3. Churches.
4. Libraries.
5. Parks and playgrounds.
6. Schools.
7. Accessory buildings incidental to the above uses.
8. Temporary residence for a period of 18 months from the date construction of a permanent residence has begun. (See SECTION II – GENERAL REGULATIONS).
9. Commercial uses with in 435 feet of Highway 93 being in the NE ¼, SW ¼. (Added 30AUG71).

Prohibited Uses

1. Cemeteries.
2. Commercial uses except within 435 feet of Highway 93 in NE ¼, SW ¼.
3. Dumps for refuse, garbage, sewage, rubbish or junk.
4. Hide plants.
5. Industrial uses.
6. Junk yards.
7. Raising of pigs and goats.
8. Rendering plants.
9. Sawmills.
10. Slaughter house.
11. Taverns, bars, night clubs or dance halls.
12. Trailer courts.
13. Wrecking yards.
14. Any noxious or offensive activity which may become an annoyance or nuisance.

SPACE AND BULK REQUIREMENTS

Setbacks:

Minimum front yard Thirty (30) feet
Minimum side yard Ten (10) feet

SECTION II – GENERAL REGULATIONS

No building, structure or premises shall be used and no building shall be erected, altered or maintained except as provided herein.

A mobile home, trailer, basement or garage may be used as a temporary residence in conjunction with the construction of a permanent home for a period not exceeding 18 months.

All buildings and structures shall be constructed of new or sound materials.

No dwelling, including garage, shall be erected placed or altered unless its actual cost, excluding land, exceeds \$20,000. (AMENDED 30AUG71)

These provisions may be altered or modified by petition to the Planning and Zoning Commission or the constituted planning and zoning authority by 60 percent of the free landowners of the district.

Nonconforming buildings maybe maintained, and any lawful use presently being made of the land, whether the same be in conformity with the provisions of the regulations or otherwise; provided, however, that if any nonconforming use is discontinued for a period of two years, any future use thereafter shall be in conformity of the provisions of this zoning ordinance.

The Board of County Commissioners shall have the power to authorize such variance from these regulations that will not be contrary to public interest where, owing to special conditions, the literal enforcement of the Planning and Zoning Commission would result in unnecessary hardship.

HISTORY

Zoning District No. 18 was originally formed on October 26, 1959, but contained a provision to limit the zone to a ten year period. Between October 26, 1969 and August 30, 1971 the subject area was unzoned.

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 Officer.