

SUMMARY: TO BE READ IN CONJUNCTION WITH ORIGINAL RESOLUTION

ZONING DISTRICT NO. 10
ESTABLISHED DECEMBER 27, 1958
AMENDED APRIL 2, 1973
AMENDED OCTOBER 22, 2009, Resolution #2009-133

Lots 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, and 58 of Dinsmore's Orchard Homes No. 4. (T13, R19, S30)

SECTION I – USES

No building, structure or premises shall be used and no building or structure shall be erected structurally altered or maintained, except as otherwise provided in this ordinance, except for one or more of the following uses, and except as herein specifically provided, it shall be unlawful to use any of the lands within the boundaries or structures or buildings thereon for any commercial businesses or industrial use.

Permitted Uses:

1. One family dwellings
- ~~2. Two family dwellings~~ (Removed from language on 2 April, 1973)
3. Churches and Temples.
4. Libraries.
5. Schools or Colleges.
6. Parks and Playgrounds
7. Any public fire station, telephone exchange where no public telephone business office and no repair or storage facilities are maintained or any necessary public utility building.
8. Accessory buildings incidental to the above use located on land owned by the owner of the building of which the principal use is made and continuous thereto, provided that such accessory buildings do not involve the conduct of any business, industrial or commercial enterprise.
9. Any agricultural, horticultural or stock raising enterprise may be carried on within the above described districts, and, in connection therewith, buildings such as barns, silos, granaries, garages, sheds and the like, may be maintained, altered or erected; provided, however, that such buildings be reasonably designed for use in connection with the purposes specified in this sub-paragraph 9, and be not used for any other purpose.
10. Any building presently located within the boundaries of Zoning District 10 may be maintained and lawful use presently being made of the land in the said described district may be continued whether the same be in conformity with the provisions of the regulations herein; provided, however, that if any non-conforming use is discontinued for a period of more than six months, any future use thereafter shall be in conformity with the provisions of this ordinance. Buildings devoted to presently non-conforming uses may be maintained, altered or enlarged; provided, further, that buildings and lands

presently used for non-conforming use other than the use being made of such buildings or lands as of the date of the enactment hereof.

11. The growing and harvesting of timber is expressly permitted, but it shall be unlawful to conduct or operate any saw - mill, planing mill or other establishment for the processing of timber or the manufacture of wood products within the above-described planning and zoning districts.
12. Home Occupations (per Resolution #2009-133 subject to standards included in Resolution #2009-131)

SECTION II – VARIANCES:

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