

CHAPTER 3

USE DISTRICTS

SECTION 301 DISTRICT CLASSIFICATIONS

301.1 Classification. In order to classify, regulate and restrict the locations of uses and locations of buildings designated for specific areas; and to regulate and determine the areas of yards, courts and other open spaces within or surrounding such buildings, property is hereby classified into districts as prescribed in this chapter.

SECTION 302 MINIMUM AREAS FOR ZONING DISTRICTS

302.1 Minimum areas. The minimum areas that may constitute a separate or detached part of any of the following zoning districts on the zoning map or subsequent amendments to said zoning map shall be as shown in Table 302.1. When a nonresidential district is directly across the street from or abuts the district with the same or less restrictive classification, the area of the land directly across the street or abutting the property may be included in the calculations in meeting the minimum district size requirements.

TABLE 302.1
MINIMUM AREAS FOR ZONING DISTRICTS

ZONING DISTRICT	MINIMUM AREA ^a OF THE DISTRICT
A, Division 1	No minimum
A, Division 2	[JURISDICTION TO INSERT NUMBER]
A, Division 3	[JURISDICTION TO INSERT NUMBER]
C, Division 1	[JURISDICTION TO INSERT NUMBER]
C, Division 2	[JURISDICTION TO INSERT NUMBER]
C, Division 3	[JURISDICTION TO INSERT NUMBER]
C, Division 4	[JURISDICTION TO INSERT NUMBER]
CR, Division 1	[JURISDICTION TO INSERT NUMBER]
CR, Division 2	[JURISDICTION TO INSERT NUMBER]
FI, Division 1	[JURISDICTION TO INSERT NUMBER]
FI, Division 2	[JURISDICTION TO INSERT NUMBER]
FI, Division 3	[JURISDICTION TO INSERT NUMBER]
R, Division 1	[JURISDICTION TO INSERT NUMBER]
R, Division 2	[JURISDICTION TO INSERT NUMBER]
R, Division 3	[JURISDICTION TO INSERT NUMBER]

For SI: 1 acre = 4047 m².

a. The adopting jurisdiction should fill in with appropriate land areas expressed in acres.

SECTION 303 ZONING MAP

303.1 General. The boundaries of each zoning district are to be indicated upon the official zoning map as approved by the

legislative authority. Said map and subsequent amendments thereto shall be considered as a part of this code.

SECTION 304 ANNEXED TERRITORY

304.1 Classification. Any territory hereafter annexed shall automatically, upon such annexation, be classified as R, Division 1a, residential district, and be subject to all conditions and regulations applicable to property in such district.

SECTION 305 CONDITIONAL USES

305.1 General. The principal objective of this zoning code is to provide for an orderly arrangement of compatible buildings and land uses, and for the property location of all types of uses required for the social and economic welfare of the community. To accomplish this objective, each type and kind of use is classified as permitted in one or more of the various use districts established by this code. However, in addition to those uses specifically classified and permitted in each district, there are certain additional uses which it may be necessary to allow because of the unusual characteristics of the service they provide the public. These conditional uses require particular considerations as to their proper location to adjacent, established or intended uses, or to the planned growth of the community. The conditions controlling the locations and operation of such special uses are established by the applicable sections of this code.