

ARTICLE 4

INTENT OF DISTRICTS

Sections:

4-1	"A"	Agricultural District
4-2	"R-1"	Low Density Residential District
4-3	"R-2"	Medium to High Density Residential District
4-4	"MHS"	Manufactured Home Subdivision District
4-5	"CS"	Countryside District
4-6	"MP"	Manufactured Home Park District
4-7	"C-1"	Restricted Commercial District
4-8	"C-2"	General Commercial District
4-9	"C-3"	Central Business District
4-10	"I-1"	Light Industrial District
4-11	"I-2"	Heavy Industrial District
4-12	"P"	Public Use District

SECTION 4-1 "A" AGRICULTURAL DISTRICT

4-101. It is the intent of the A District to preserve and protect agricultural uses and resources. The district is not intended to serve the homeowner who lives on a small suburban lot, but is designed to accommodate agricultural operations on substantial acreage. Intense urban usage is usually premature and undesirable in the A District, due to lack of infrastructure. Uses within this district are mostly related to agricultural activities. Uses that might have nuisance characteristics, if occurring in developed residential areas, are permitted when those characteristics are no more intense than normal agricultural uses.

SECTION 4-2 "R-1" LOW DENSITY RESIDENTIAL DISTRICT

4-201. The intent of the R-1 District is to provide primarily for one-family dwellings with accommodation for two-family dwellings and related residential uses such as churches and certain public uses which tend to be located at the edge of higher density, and more centrally located residential areas. The district is intended to accommodate a low population density for specified types of dwelling units on large to medium sized lots with emphasis on adequate open space around buildings.

SECTION 4-3 "R-2" MEDIUM TO HIGH DENSITY RESIDENTIAL DISTRICT

4-301. The intent of the R-2 District is to provide for a full range of dwelling units, from one-family to apartments and for related residential and certain public uses and also related residential uses and certain public uses. This district is located primarily where medium to high residential density will be compatible with surrounding uses and development patterns.

SECTION 4-4 "MHS" MANUFACTURED HOME SUBDIVISION DISTRICT

4-401. The intent of the MHS District is to provide land area for manufactured housing, recognizing the need and demand for alternative housing choices. This district also recognizes that alternative housing types often function best, and maintain optimum property value, when part of a well-planned development. It is intended that this district be established to accommodate manufactured homes on permanent foundations where lots are owned by manufactured home owners.

SECTION 4-5 "CS" COUNTRYSIDE DISTRICT

4-501. The intent of the CS District is to provide land area to accommodate a rural residential lifestyle, with limited future residential development which will provide adequate open space even after full development. The district is intended for one-family detached dwellings and limited related residential and agricultural uses.

SECTION 4-6 "MP" MANUFACTURED HOME PARK DISTRICT

4-601. The intent of the MP District is to provide manufactured home park developments which are compatible with the character of the surrounding neighborhood in which they are located. Manufactured home parks are residential uses and should be located in areas where services and amenities are available such as those found in areas comprised of site-built housing. This district is intended for those areas where the owner proposes to develop and rent or lease individual manufactured home sites.

SECTION 4-7 "C-1" RESTRICTED COMMERCIAL DISTRICT

4-701. The intent of the C-1 District is to provide for areas of convenient shopping facilities located to serve one or more residential neighborhoods. The types of uses permitted include basic retail, office and service uses.

SECTION 4-8 "C-2" GENERAL COMMERCIAL DISTRICT

4-801. The intent of the C-2 District is to allow basic retail, service and office uses located at specific points on major streets outside the central and neighborhood business districts. This district is also intended to provide locations for commercial activities that do not require a central location downtown, but do require a location easily accessible to downtown shoppers, therefore it is particularly appropriate adjoining a highway. Business uses needing large floor areas, particularly those of a service nature, not compatible with Central Business District uses, are included in this district.

SECTION 4-9 “C-3” CENTRAL BUSINESS DISTRICT

4-901. The intent of the C-3 District is to encourage the location of major business services and retail business activity in the central business district in order to maintain that area as the core retail district for the community.

SECTION 4-10 “I-1” LIGHT INDUSTRIAL DISTRICT

14-1001. The intent of the I-1 District is primarily to provide locations for those manufacturing industries and related industrial activities in which the production performance of the manufacturing industries characteristically produces a finished product which is generally produced from semi-finished materials and requires little or no outside material storage. The effect of the production process upon surrounding areas is normally that of traffic generated by the receipt and delivery of materials and goods and traffic generated by employees. The District is not intended to create obnoxious noise, glare, dust or odor or create intensive lot or land coverage. Commercial uses permitted in this district are generally those which serve the convenience of industrial establishments and their employees.

SECTION 4-11 “I-2” HEAVY INDUSTRIAL DISTRICT

14-1101. The intent of the I-2 District is to provide locations for basic or primary industries and related industrial activities. Many of these industries characteristically store bulk quantities of raw or scrap materials for processing to semi-finished products. Commercial uses permitted in this district are generally those which serve the convenience of industrial establishments and their employees. Certain obnoxious or hazardous uses are allowed upon the issuance of a conditional use permit.

SECTION 4-12 “P” PUBLIC USE DISTRICT

4-1201. The intent of the P District is to provide locations for property used for major public facilities.