

- b. Minimum lot width ..... 125 feet
- c. Minimum front yard ..... 60 feet from right-of-way line
- d. Minimum side yard ..... 15 feet
- e. Minimum rear yard ..... 40 feet
- f. Maximum height. 35 feet
- g. Minimum floor area (heated space)..... 720 square feet
- h. Curb and gutter . Yes
- i. Paved driveway . Yes
- j. Sewage system .. Septic tank permitted
- k. Water system ... County water system

(2) *Mobile home parks:*

- a. Minimum site area ..... 25 acres
- b. Minimum site width..... 200 feet fronting on street having minimum classification of arterial
- c. Minimum lot area ..... 14,520 square feet
- d. Minimum lot width at pad location..... 60 feet
- e. Minimum front yard ..... 40 feet from right-of-way line
- f. Minimum side yard ..... 10 feet
- g. Minimum rear yard ..... 20 feet
- h. Maximum height. 35 feet
- i. Minimum floor area (heated space)..... 720 square feet
- j. Curb and gutter . Yes
- k. Paved driveway . Yes
- l. Sewage system .. Sanitary sewer required
- m. Water system ... County water system

(g) *Miscellaneous provisions:*

- (1) All mobile homes locating in a mobile home development subsequent to the date of adoption of this chapter shall provide documentation of compliance with the National Mobile Home Construction and Safety Act or compliance with specifications presented by the American National Standards Institute. Existing mobile homes within county mobile home developments not in compliance with either of these standards are nonconforming.
  - (2) No mobile home or accessory structure shall be located within two hundred (200) feet of the right-of-way line of any federal or state highway.
  - (3) No mobile home or accessory structure shall be located within forty (40) feet of any exterior boundary of a mobile home park.
  - (4) Each mobile home space within a park shall be clearly delineated and shall abut a paved street of not less than twenty-six (26) feet in width.
  - (5) Mobile home development site plan and other regulatory requirements are contained in Article IX of this chapter.
  - (6) Floodplain and undevelopable land are not to be included in the minimum site area.
- (Ord. No. 89-19, 11-7-89; Ord. No. 93-11, 12-21-93)

**Sec. 3-7-151. OI: office/institutional district.**

(a) *Purpose.* The office/institutional district is intended to encourage development of suitable business and professional enterprise, hospitals, medical and dental facilities of a character and density deemed compatible with the primary purpose of this district. Limited retail uses normally appurtenant to office/institutional uses are also permitted.

(b) *Permitted Uses:*

- (1) Churches and similar religious facilities.
- (2) Clubs and lodges of a business character.
- (3) Colleges and universities, business colleges, vocational-technical schools.

- (4) Hospitals and clinics, but not veterinary facilities.
- (5) Libraries, museums and art galleries.
- (6) Medical and dental clinics and offices.
- (7) Nursing and rest homes.
- (8) Professional and business offices providing that wholesale or retail merchandise is not offered for sale.
- (9) Public and governmental buildings and offices.
- (10) Retail uses in conjunction with and normally appurtenant to office/institutional uses, to include florist shops, cafeterias and snack shops located within office or medical buildings, pharmacies and gift shops.
- (11) Other uses as may be determined by the planning staff to be similar and compatible with the above-listed permitted uses.
- (12) Nursery schools, kindergarten schools, and day care centers providing child care for more than ten (10) children when conducted in a principal structure or institution not associated with a church facility, provided that at least two hundred (200) square feet of outdoor play area and thirty-five (35) square feet of indoor play area is provided for each child. Use of outdoor play area in shifts is allowed. The outdoor play area shall be enclosed by a security chain link fence at least four (4) feet in height. A decorative obscuring fence at least four (4) feet in height may be used when adjacent to residential zoned property. State license required.

- (3) Minimum front yard . . . 50 feet from right-of-way line
- (4) Minimum side yard . . . 15 feet
- (5) Minimum rear yard . . . 20 feet
- (6) Maximum height . . . . 6 stories  
(Ord. No. 90-09, 9-19-90)

**Sec. 3-7-152. C-1: neighborhood commercial district.**

(a) This district is intended to provide locations for limited retail and service uses to satisfy the common and frequent needs of nearby residents of nearby residential neighborhoods. It is the intent of this district to encourage such uses to be a part of a neighborhood convenience shopping center designed as a continuous architectural unit and on roads classified as minor arterial.

(b) *Permitted Uses:*

- (1) Apparel stores.
- (2) Automobile service stations; provided that petroleum derivatives are stored in accordance with safety requirements of existing county ordinances pertaining thereto, and that all pumps and structures are placed not less than fifteen (15) feet from the nearest right-of-way line of any street or high-

(c) *Accessory Uses.* Parking lots and parking structures of a commercial nature.

(d) *Conditional Uses.* None.

(e) *Conditional Exceptions.* None.

(f) *Space Limits:*

- (1) Minimum lot area . . . 20,000 square feet
- (2) Minimum lot width . . . 100 feet