

TITLE SEVEN – SUPPLEMENTAL REGULATIONS

CHAPTER 1153 “S-1” Special District.

- 1153.01 Permitted Uses.**
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CROSS REFERENCES

- Computation of Required Yards - See P. & Z. 1133
 - Rear Dwellings – See P. & Z. 1133
 - General Regulations - See P. & Z. 1181
 - Off-Street Parking and Loading Requirements – See P. & Z. 1183
 - Signs - See P. & Z. 1185
 - Special provisions - See P. & Z. 1187
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1153.01 PERMITTED USES.

In an “S-1” Special District, no land or building shall be used or changed in use and

No building shall be located, erected, or structurally altered,

Unless otherwise provided herein, except for one or more of the following:

- A. Agricultural.
- B. Plant nursery.
- C. Public Uses.
- D. Recreational Facilities.
- E. Semi Public Uses.
- F. Accessory uses.

(Ord. 44-2023. Passed 08-21-2023.)

1153.02 CONDITIONALLY PERMITTED USES.

In an "S-1" Special District, the following uses shall be classed as conditionally permitted uses and may be permitted by the Board of Zoning Appeals, subject to the general conditions as set forth in Chapter 1137, and subject to the conditions noted:

- A. Single-family dwelling.
- B. Cemetery. (See Chapter 1151)
- C. Public Service Facility.
 - 1. Public Service Facility shall mean the erection, construction, alteration, operation, or maintenance of:
 - a. Buildings,
 - b. Power Plants or Substations,
 - c. Water Treatment plants or pumping stations,
 - d. Sewage Disposal plants or pumping plants (stations),
 - e. Other similar public service structures by
 - A public utility, or
 - A railroad,Whether publicly or privately owned, or by a municipal or other governmental agency, including the furnishing of
 - Communications,
 - Electrical,
 - Gas,
 - Public water and sewage services,
 - Rail transport.
 - 2. All permanent buildings shall be constructed and designed so as to conform with the setback and building design of existing uses in the district.

3. Screening and plantings to buffer any structures other than buildings from adjacent residential uses are required.

D. Specialized Animal Raising and Care, Veterinary Establishment
(see Chapter 1151).
(Ord. 44-2023. Passed 08-21-2023.)

1153.03 BUILDING HEIGHT LIMIT.

No building shall hereafter be erected or structurally altered to a height exceeding thirty-five (35') feet.

(Ord. 5-97. Passed 2-4-97.)

1153.04 REQUIRED LOT AREA AND LOT WIDTH.

- A. Minimum lot area shall be not less than one (1) acre.
 - B. Minimum lot width shall be one hundred (100') feet.
- (Ord. 5-97. Passed 2-4-97.)

1153.05 YARDS REQUIRED

The following minimum yard requirements shall apply to all yards in a "S-1" District.

- A. Front Yard: Fifty (50') feet.
 - B. Rear Yard: Fifty (50') feet.
 - C. Side Yard: Twenty feet (20') feet (each side).
- (Ord. 5-97. passed 2-4-97.)

1153.06 PERCENTAGE OF LOT COVERAGE.

All buildings including accessory buildings shall not cover more than thirty-five (35%) percent of the lot area.

(Ord. 5-97. Passed 2-4-97.)

1153.07 PERMITTED SIGNS.

The provisions of Chapter 1185 shall apply in this district.

(Ord. 5-97. Passed 2-4-97.)

1153.08 OFF-STREET PARKING AND LOADING REQUIREMENTS.

The provisions of Chapter 1183 shall apply to this district.

(Ord. 5-97. Passed 2-4-97.)

1153.09 GENERAL REGULATIONS.

The provisions of Chapter 1181 shall apply to this district.

(Ord. 5-97. Passed 2-4-97.)

1153.10 WIND GENERATOR(S), LOW & HIGH IMPACT REGULATIONS.

The provisions of Chapter 1187 shall apply.

(Ord. 44-2023. Passed 08-21-2023.)