

Section 140: "O" ZONING DISTRICT

A. Purpose

The intent of this district is to allow medium density residential development in areas that are primarily served by central utilities (i.e. water and sewer). If central water and sewer are not readily available, any Major Subdivision development must provide such utilities for the development. Two-family and multi-family dwellings should also be encouraged in this district.

B. Permitted Uses

1. Planned Unit Developments
2. Multi-family dwellings
3. Residential Subdivisions
4. Second Dwellings and Medical Hardships per Article 10
5. Single family dwellings one dwelling unit per lot to include, site-built homes, modular homes, mobile home (single) or mobile home (double).
6. Single family dwellings on an unsubdivided lot not to exceed two site-built dwelling units per lot with a maximum density of 1 single family dwelling unit per three acres.
7. Two-family dwellings
8. Agricultural, farming, dairy farming, livestock and poultry raising, forestry, and other uses commonly classified as agricultural with no restrictions to operation of such vehicles and machinery that are customarily incidental to such agricultural uses, and with no restrictions to the sale or marketing of products raised on the premises.
9. Bed and Breakfasts and Vacation Rentals
10. Cemeteries
11. Churches
12. Educational, cultural, religious uses
13. Fraternal or Private Club
14. Home Occupations
15. Preschool, Daycare Center and Daycare Group, special or other private school
16. Public building or facility erected by a governmental agency
17. Public parks or playgrounds

C. Conditional Uses

1. Golf course and clubhouse, driving range (unlighted) as an accessory use (miniature golf courses not included)
2. Kennels, Small

D. Supplementary Area and Lot Regulations

Minimum lot area for subdivisions without central water and sewer service – three (3) acres.

Minimum lot area for subdivisions with central water and sewer service - 30,000 square feet.

E. Density Requirements

Maximum of one dwelling unit per 10,000 square feet.

F. Combination Uses

1. Combination uses can exist in the same structure or in multiple structures on the same parcel.
2. When a combination use exists, the total density permissible on the entire tract shall be determined by having the developer indicate on the plans the portion of the total lot that will be developed for each purpose and calculating the density for each portion as if it were a separate lot.