

ARTICLE V

SCHEDULE OF DISTRICT REGULATIONS

Section 100 A-1 AGRICULTURAL DISTRICT

100 Permitted Uses

- A. Agricultural uses such as the growing of crops, dairying, grazing, the raising and maintaining of poultry and livestock, horticulture, viticulture, floriculture, forest and woods. Also permissible as an agricultural use are such uses as the raising of fur-bearing animals, fish and minnow hatcheries, riding academies, livery or boarding stables, dog kennels and other similar enterprises and uses.
- B. Detached Single-Family Dwellings excluding Manufactured Homes.
- C. One (1) road side stand or Open Air Market per premise or Lot, for the sale of edible products or product of the soil produced entirely on the premises, provided that the stand does not exceed an area of two-hundred (200) square feet.
- D. Signs, as regulated in ARTICLE VI, Section 111, and as provided below:
  - 1. Signs not over twelve (12) square feet in area advertising the sale of farm products produced on the premises.
  - 2. Churches, Schools, public Buildings, and other non-agricultural permitted land uses may have one (1) bulletin board or Informational Sign, not to exceed twenty-four (24) square feet in area. Such bulletin board or Informational Sign shall indicate nothing more than the name and/or address of the premises, and schedule of services or other information relevant to the operation of the premises. Such Sign shall not be located closer than fifteen (15) feet from the road right-of-way and may have indirect illumination.
- E. Churches or similar places of worship with Accessory Structures
- F. Elementary or high Schools, public or private, and institutions of higher learning.
- G. Athletic fields, fairgrounds, country clubs and golf courses, playgrounds, swimming pools, and recreational areas operated by public agencies or by private organizations for the use of their membership.
- H. Lodge Halls and other civic organizations' Buildings.
- I. Child Care Homes as defined in ARTICLE II.
- J. Non-Profit Residential Homes for the Handicapped and/or Aged, as defined in ARTICLE II, provided that no more than eight (8) residents shall be allowed.

- K. Public works and public utility facilities, such as dams, locks, public quarries, navigation terminals, railroad lines and stations, transmission lines and substations, bus terminals, and loading platforms, water supply reservoirs, sewage disposal plants, and similar uses.
- L. Radio and Television Broadcasting Stations, Studios, towers, and facilities.
- M. Home Occupations as defined in ARTICLE II.
- N. Veterinaries as defined in ARTICLE II.

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Uses Permitted on Review

The following uses shall be permitted only after being reviewed and approved by the East Ridge City Council as provided for in ARTICLE IV of this Ordinance.

- A. Airports, landing strips and heliports.
- B. Hospitals, sanitariums, or correctional institutions.
- C. Mines, Gravel Pits, Quarries or other Subsurface extraction of natural mineral resources.
- D. Child Care Centers as defined in ARTICLE II.
- E. Cemeteries, Mausoleums, Funeral Homes, and Crematories.
- F. Nursing Homes, Clinics, and Retirement Centers.
- G. Outdoor Amusements such as Drive-In Theaters, Driving Ranges, and Miniature Golf, and Temporary Uses such as Circuses or Fairs.
- H. Commercial Residential Homes for the Handicapped and/or Aged as defined in ARTICLE II, provided that no more than eight (8) residents shall be allowed.
- I. Recreational Vehicle Parks and other camping facilities as restricted in ARTICLE VII.

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Accessory Uses Permitted

- A. Buildings, Structures, and uses customarily incidental to any of the above uses when located on the same Lot or tract, subject to the regulations or restrictions of ARTICLE V.
- B. Home Occupations as defined in ARTICLE II.

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Height and Area Regulations

- A. Each Lot shall have a Front Yard with a minimum Depth of twenty-five (25) feet.
- B. Side Yards

1. For Single-Family Dwellings and Accessory Structures, Side Yards shall be not less than ten (10) feet and an additional four (4) feet shall be provided on each Side Yard for each additional Story or part thereof greater than twenty-five (25) feet, except as allowed in ARTICLE VI, Section 101.5.
  2. For churches, Schools, or other non-residential permitted uses and their Accessory Structures there shall be a side Yard of not less than thirty-five (35) feet.
- C. Rear Yards
1. There shall be a Rear Yard for a main Building of not less than twenty-five (25) feet.
  2. Unattached Buildings of accessory use shall not be located closer to a Rear Lot Line than ten (10) feet, except as allowed in ARTICLE VI, Section 101.5.
- D. The minimum Lot area of each Lot used solely for residential purposes shall be one-half (1/2) Acre.
- E. The minimum Lot area of each non-residential Lot shall be one (1) Acre.
- F. No Dwelling shall occupy more than 35% of its Lot, and no Building shall occupy more than 50% of its Lot.
- G. No Building shall exceed two and one-half (2 ½) stories or thirty-five (35) feet in height. Water towers, silos, granaries, barns, and similar Structures or necessary mechanical appurtenances may exceed this height limit as provided in ARTICLE V.

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Off-Street Parking

Off-Street Parking shall be provided on the same Lot or on a Lot adjacent to the Building in accordance with the following requirements:

- A. There shall be two (2) Parking Spaces for every Dwelling Unit.
- B. There shall be one (1) Parking Space for every three (3) seats in the main auditorium of churches and other public Buildings.
- C. Hospitals and other extended care facilities shall have one (1) Parking Space per two (2) beds or residents.
- D. Elementary Schools shall have one (1) Space for every classroom plus eight (8).
- E. Middle and Junior High Schools shall have three (3) Spaces for every classroom or one (1) Space per every three (3) seats in the main auditorium or gym, whichever is greater.
- F. High Schools shall have six (6) Spaces for every classroom or one (1) Space per every three (3) seats in the main auditorium or gym, whichever is greater.

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- G. Lodges or Clubs shall have one (1) Space per one hundred (100) square feet in the main meeting or club room, or three fifths (.6) of a Parking Space per Acre, whichever is greater.
- H. There shall be one (1) Space per three hundred (300) square feet of indoor space, exclusive of halls, stairs or similar service areas, for Child Care Centers. Child Care Centers shall also provide adequate turning and waiting space.
- I. Parking Space for any other permitted use shall be an ample amount to accommodate all vehicles of transportation that are used by employees, visitors, or patrons of the permitted use. The Off-Street parking facilities shall be designated so as to make it unnecessary for cars to back across sidewalks or into alleys, or otherwise maneuver in and out of Parking areas into areas for pedestrian or automotive traffic.