

placed upon a zone lot until a legal permitted use has been established. (Ord. 68 §5(d)(3), 1980)

17.18.070 Sewer and water hookups required. No permit shall be issued for the erection, alteration, use or occupancy of any structure intended for human use or occupancy which will not be connected to a public sewage system or which is not served by a water supply system meeting all of the standards and requirements of the State Health and Social Services Department, all the standards and requirements of town ordinances, and approved by the town engineer. (Ord. 68 §5(d)(5), 1980)

17.18.080 Copies on file. A copy of all required permits and variance requests shall be filed by the zoning administrator and shall be available for examination. (Ord. 68 §5(d)(8), 1980)

Chapter 17.21

A DISTRICT

Sections:

- 17.21.010 Purpose.
- 17.21.020 Permitted uses.
- 17.21.030 Accessory uses.
- 17.21.040 Home occupations.
- 17.21.050 Lot area.
- 17.21.060 Lot width.
- 17.21.070 Yards.

17.21.010 Purpose. The A district is intended to allow for and protect agricultural uses within the town by controlling density and land coverage and providing for compatible land uses. (Ord. 68 §6(a)(1), 1980)

17.21.020 Permitted uses. The following uses may be operated as permitted uses in the A district:

A. General agriculture, which shall include farming, ranching, grazing, dairying, animal or plant husbandry. Not permitted, however, are:

1. The spreading, accumulation, feeding or use of garbage in any manner on the open surface of the land,
2. Animal feedlot or commercial holding pens,
3. A use or activity engaged in within three hundred feet of a residential or retail business structure if such use or activity results in unreasonable and continuous odors, dust or noise;

B. Church and parish house;

- C. Cemetery;
- D. Fire station;
- E. Golf course;
- F. Greenhouse or plant nursery;
- G. Kennel for the keeping, boarding or training of animals;
- H. Public or private schools for elementary or secondary education;
- I. Public park, playground and other public recreational facilities;
- J. Recreation camp;
- K. Radio and television transmitting stations and towers;
- L. Stand for the sale, at retail, of agricultural products or commodities raised on the premises;
- M. Transmission line, station and tower;
- N. Veterinary clinic, including observation pens;
- O. Essential public utility and public service installations. Such uses shall not include business offices, repair, sales or storage facilities. (Ord. 68 §6(a)(2), 1970)

17.21.030 Accessory uses. Any use which complies with all of the following conditions may be operated as an accessory use to a permitted use in the A district:

- A. Is clearly incidental to and commonly associated with the operation of a permitted use;
- B. Is operated under the same ownership and on the same property as the permitted use;
- C. Does not include permanent residential occupancy except by owners or persons employed on the premises and their immediate families. Single-family dwellings, mobile homes, guest homes and lodges may be accessory uses to a permitted use. (Ord. 68 §6(a)(3), 1980)

17.21.040 Home occupations. When a permanently occupied dwelling unit is maintained as an accessory use to one of the permitted uses listed in this section, a home occupation may be conducted in that dwelling unit in the A district provided all of the following conditions are met:

- A. Such use shall be conducted entirely within a dwelling unit and carried on by the inhabitants living there and no others.
- B. Such use shall be clearly incidental and secondary to the use of the dwelling for dwelling purposes and shall not change the residential character thereof.
- C. The total area used for such purposes shall not exceed one-third of the gross floor area of the user's dwelling unit.
- D. There shall be no offensive noise, vibration, smoke, dust, odors, heat or glare noticeable at or beyond the property line.

E. A home occupation shall provide additional off-street parking of one parking space for each two hundred square feet of gross floor area occupied by the home occupation. (Ord. 68 §6(a)(4), 1980)

17.21.050 Lot area. There is no minimum area requirement for zone lots in the A district, except that where permanent residential occupancy is conducted as an accessory use, there shall be at least three acres of land for each permanently occupied dwelling unit. (Ord. 68 §6(a)(5), 1980)

17.21.060 Lot width. There is no minimum width for zone lots in the A district. (Ord. 68 §6(a)(6), 1980)

17.21.070 Yards. Minimum yards for structures in the A district:

- A. Front yards, thirty feet;
- B. Side yards, fifteen feet;
- C. Rear yards, forty feet. (Ord. 68 §6(a)(7), 1980)

Chapter 17.24

R-S DISTRICT

Sections:

- 17.24.010 Purpose.
- 17.24.020 Permitted uses.
- 17.24.030 Accessory uses.
- 17.24.040 Home occupations.
- 17.24.050 Lot area.
- 17.24.060 Lot width.
- 17.24.070 Yards.
- 17.24.080 Yard encroachments.
- 17.24.090 Height.
- 17.24.100 Fences and walls.

17.24.010 Purpose. The R-S district is intended as a permanent residential district for those areas of the community where it is desirable to maintain low residential densities. (Ord. 68 §6(b)(1), 1980)

17.24.020 Permitted uses. The following uses may be operated as permitted uses in the R-S district:

- A. Single-family dwelling;
- B. Church and parish house;
- C. Community center, may be public or private but not operated for gain;
- D. Fire station;