





## DISTRICT DESCRIPTIONS

### A-1 AGRICULTURAL DISTRICT

The A-1 General Agricultural District is proposed to include sparsely settled areas which are primarily agricultural in nature. The only proposed regulation for these areas is that an adequate setback of buildings from major streets and highways be provided. The following list of uses are proposed for such areas.

1. Dwelling structure for farm owner, operator or employee
2. All agricultural land uses
3. All of the earth extraction industries
4. Drilling for and extraction of natural gas and oil
5. Transportation, pipeline and utility easement and rights-of-way
6. Temporary road side stands for the sale of farm products
7. Advertising signs, school, church, cemetery, park, plant nursery, airport, and other similar uses.

### A-2 SUBURBAN DISTRICT

The A-2 Suburban District is established to include areas which have mixed agricultural and urban uses therein. The use of land in these areas will represent a variety of urban and rural uses including the single family dwelling unit on a small tract, residential uses with farm animals on acreages and agricultural endeavors of a limited scale. It is the purpose of this district to promote a compatibility between uses and to protect such areas from incompatible activities. The following uses are included in this district.

1. Detached one family dwelling
2. Church
3. School
4. Agricultural crops
5. Raising of farm animals but not the operation of commercial feed lots
6. Drilling for an extraction of oil and natural gas
7. Home beauty shops
8. Small bulletin boards or signs pertaining to the leasing or selling of a building or premises
9. All the following uses:
  - a. Home occupation
  - b. Library
  - c. County use
  - d. Park, golf course, country club and other similar activities

### R-1 SINGLE FAMILY DISTRICT

The R-1 Single Family Dwelling District is intended for areas which are composed of detached single family dwellings in conjunction with a limited number of uses which are appropriate to this setting. This is the most restrictive residential district. In addition to the single family structure, churches, schools, parks, libraries, home occupations and general purpose farms or gardens are allowed in this district.

### R-2 GENERAL RESIDENTIAL DISTRICT

The R-2 General Residential District provides an area within which all types of residential structures are allowed. It includes all the uses allowed in the R-1 district along with a number of more intensive activities which are considered to be appropriate in a residential district, but which are too intensive in nature to allow in the R-1 district. Uses permitted in this district are: all residential uses, mobile home park, child care center, medical facility, and lodge halls.

### C-1 NEIGHBORHOOD COMMERCIAL

The C-1 Neighborhood Commercial District has been established as the most restrictive type of commercial district. This district has been used to provide a location for retail trade and personal service enterprises located within or near residential neighborhoods. This type of commercial activity is limited in scope and is intended primarily to meet the regular daily needs and is provided for the convenience of the people of adjacent residential areas. Shops and stores in these areas usually have close physical proximity to residential dwellings, churches, and schools. For this reason the types of uses permitted are limited to those that serve the everyday needs of the housewife. Yard area, setback and off-street parking requirements are more restrictive than are those of other commercial districts.

### C-2 GENERAL COMMERCIAL

The C-2 General Commercial District is provided as a location for the conduct of the general business and commercial enterprises of the community. This district allows for a wide range of commercial activities and is not as restrictive as the C-1 classification. Most of the existing roadside development has been placed in this district.

### I-1 RESTRICTED LIGHT INDUSTRIAL DISTRICT

The I-1 Restricted Light Industrial District has been proposed to provide space for production and assembly plants that are conducted in such a manner that the noise, odor, dust, and glare of the operation is completely confined within an enclosed building. It is expected that buildings in this district will be carefully designed and constructed so as to be architecturally attractive and surrounded by landscaped yards and open area. These types of industrial uses can be located fairly close to residential neighborhoods and shopping centers without adversely affecting them.

### I-2 LIGHT INDUSTRIAL DISTRICT

The I-2 Light Industrial District is proposed to provide an area for the conduct of light manufacturing, assembling and fabrication, and for warehousing and wholesale activities. Uses included are freighting and trucking yard, oil field equipment yard, sale barn, liquor warehouse, light manufacturing and similar uses.

### I-3 HEAVY INDUSTRIAL DISTRICT

The I-3 Heavy Industrial District is provided for the most intensive types of industrial enterprises. Use permitted in these areas include such things as refineries, wholesale storage of gasoline, salvage yards and intensive manufacturing activities such as the manufacturing of portland cement. These uses should be downwind and usually widely separated from other residential and commercial uses of the community.

It is proposed that residential uses not be allowed in any industrial district. Residential development in an industrial area retards plant expansion and does not provide the type of physical environment suitable for housing. While residential uses are authorized for all commercial districts, generally it is desirable to keep the mixture of residential and commercial activity at a minimum.

### FLOOD PLAIN DISTRICT

A Flood Plain District is proposed to give control of land areas that are subject to periodic flooding. An area placed under this classification cannot be developed with housing or other urban uses until the flood hazard is removed. It can be used for agricultural and public recreational purposes. This does not condemn an area for development but merely requires the necessary improvements in drainage so that the flood danger is eliminated.