

ARTICLE VII
DISTRICT REGULATIONS

SECTION 70.0 **R-1 RESIDENTIAL DISTRICT (Single Family)**

USE REGULATIONS

USES PERMITTED:

Single family dwellings, accessory structures (carports and utility rooms and structures used for residential storage), gardens, playgrounds, parks, public buildings, including public schools and libraries.

USES PERMITTED ON
APPEAL:

Customary home occupations, public utilities, semi-public buildings, golf courses, municipal, county or federal use.

USES PROHIBITED:

Business, commercial, industrial uses and services conducted for profit, billboards, signs, mobile homes, mobile home parks, overnight parking on the street of any commercial vehicle larger than a pickup truck.

SPACE AND HEIGHT REGULATIONS

MINIMUM LOT SIZE:

Minimum required lot area-15,000 square feet, unless a greater area is required by the Public Health Authority. Minimum required lot width at building line-100 feet. Accessory structure-10' side; 10' rear yard.

MINIMUM YARD SIZE:

Front, 40 feet; rear, 40 feet; side, 15 feet; except any structure used for the housing of household pets of any kind shall not be located closer than 25 feet to any property line or line of a district other than an agricultural district.

MAXIMUM TOTAL
BUILDING AREA

25% of total gross lot area.

MAXIMUM HEIGHT:

Thirty-five (35) feet, or 2-1/2 stories.

OFF-STREET PARKING:

(See Page 12.)

SECTION 71.0 R-2 RESIDENTIAL DISTRICT (Single Family and Two Family)

USE REGULATIONS

USES PERMITTED:

Single family and two family dwellings accessory structures, playgrounds, parks, public buildings of a governmental nature, including public schools, libraries and fire stations.

USES PERMITTED ON
APPEAL:

Home occupations, public utilities, substations, pumping stations, public buildings of a proprietary nature, general hospitals for humans and uses including private schools and churches and nurseries for children.

USES PROHIBITED:

Business, commercial, industrial uses and services conducted for profit, home occupations unless specifically permitted by the Board of Adjustment, billboards, signs, mobile homes, mobile home parks, overnight parking on the street of any commercial vehicles larger than a pickup truck.

SPACE AND HEIGHT REGULATIONS

MINIMUM LOT SIZE:

Minimum required lot area- 10,000 square feet for single family dwellings, for each additional unit add 2,000 square feet. Minimum required lot width at building line-75 feet.

MINIMUM YARD SIZE:

Front, 25 feet (minimum setback line); rear, 30 feet; sides, 10 feet; except any structure used for the housing of household pets of any kind shall not be located closer than 25 feet to any property line.

MAXIMUM TOTAL BUILDING AREA:

Thirty percent (30%) of total lot area.

MAXIMUM HEIGHT:

Thirty-five (35) feet or two stories.

OFF-STREET PARKING:

(See Page 12.)

SECTION 74.0 B-2 COMMERCIAL (Local Shopping)

See Amendment - End of Book

USE REGULATIONS

USES PERMITTED:

Neighborhood retail stores and markets including the following types of stores: food, special merchandise, radio and television, drugs and sundries, jewelry and gifts, florists, pet shops and similar types, single family dwellings, major auto repair.

Neighborhood services including the following types: dry cleaning and barber shops, beauty shops, shoe repair, offices, banks, post office and similar services.

USES PERMITTED ON
APPEAL:

Filling stations, provided however, that gasoline storage above ground is prohibited.

USES PROHIBITED:

Laundry and dry cleaning plants, manufacturing, trucking terminals, metal working and any use prohibited in a B-1 Commercial District.

SPACE AND HEIGHT REGULATIONS

It is the intent of this ordinance that lots of sufficient size to be used for business or service use to provide adequate parking and loading space in addition to the space required for the other normal operations of the business or service.

MINIMUM LOT SIZE:

Front yard - 20 feet; rear yard - 20 feet; side yard not specified except on a lot adjoining along its side lot line, a lot which is in a residential district there shall be a side yard not less than 8 feet wide.

MAXIMUM HEIGHT:

Thirty-five (35) feet or two stories.

OFF-STREET PARKING:

Two-hundred (200) square feet of parking for each 100 square feet of one story building and per each 60 square feet of two story buildings.

OFF-STREET LOADING AND UNLOADING:

Shall use required rear or side yard for loading and unloading. A plot including elevation, drainage, building placement, parking, loading and unloading shall accompany all applications for building permits.

SECTION 75.0 I-1 INDUSTRIAL (Light)

USE REGULATIONS

USES PERMITTED:

Any industrial, service or commercial use except those which, in the opinion of the Building Inspector, would cause noise, smoke, gas,

vibration, fumes, dust, or other objectionable conditions which would affect a considerable portion of the town, including the following types of business or industry: ice plants, ice cream plants and creameries, cold storage plants, bottling and central distribution plants, baking plants, textile mills, dyeing plants, warehouses, dry cleaners and laundaries, trucking terminals and similar types.

USES PERMITTED
ON APPEAL:

Any industrial, service or commercial use and subject to such conditions and safeguards as the Board of Adjustment may require to preserve and protect any portion of the town which otherwise could be adversely affected. This is to also include B-2 usage.

USES PROHIBITED:

Residences and apartments, except quarters for a watchman or custodian and his family, slaughter houses, stockyards, bag cleaning, central mixing plant for cement, mortar, plaster or paving material, curing, tanning or storage of hides, distillation of bones, coal, tar or wood, fat rendering, forge plant, manufacture of aceteylene, acid, pottery, alcohol, ammonia, bleaching, powder, brick, tile, concrete blocks, candles, fertilizer, paint, turpentine, etc. Junk yards, saw mill or planer mill.

SPACE AND HEIGHT REGULATIONS

MINIMUM LOT SIZE:

It is the intent of this ordinance that lots of sufficient size be used for any industrial

service or business use to provide adequate parking and loading space in addition to the space required for the other normal operations of the enterprise.

MINIMUM YARD SIZE:

Front yard: None specified except existing establishments (other than residential) are set back, any new structure shall be set back not less than the average of the existing setbacks of the establishments within one hundred (100) feet each side thereof.

MAXIMUM HEIGHT:

Any building over one story is subject to approval of the Evergreen Fire Department.

OFF-STREET PARKING:

Space necessary to accommodate the cars of all workers in the industry or use. Also space necessary to store overnight all vehicles incidental to the operation of the industry or use.

OFF-STREET LOADING
AND UNLOADING:

Shall provide adequate space for loading or unloading all vehicles or trucks incidental to the operation of the industry or use.

SECTION 76.01 I-2 INDUSTRIAL (Heavy)

USES PERMITTED:

Any industrial service or commercial use except those, which in the opinion of the building official would cause noise, smoke, gas, vibrations, fumes, dust or other objectionable conditions which would affect a considerable portion of the city.

USES PERMITTED ON
APPEAL:

Any industrial service or commercial use and subject to such conditions and safeguards

as the Board of Adjustment may require to preserve and protect any portions of the city which otherwise could be adversely affected.

USES PROHIBITED:

Residences and apartments, excepting quarters for a watchman or custodian and his family, mobile homes, and mobile home parks, feed lots for cleft-footed animals and fowl.

MINIMUM YARD SIZE:

Front yard; none specified except where existing establishments (other than residential) are set back, any new structure shall be set back not less than the average of the setbacks of the existing establishments within one hundred (100) feet each side thereof.

MAXIMUM HEIGHT:

None specified except that the building height shall not exceed the limitations of the City Fire Department.

OFF-STREET PARKING:

Space necessary to accommodate the cars of all workers in the industry or use. Also, space necessary to store overnight all vehicles incidental to the operation of the industry or use.

OFF-STREET LOADING
OR UNLOADING:

Shall provide adequate space for loading or unloading all vehicles or trucks incidental to the operation of the industry or use.