

ARTICLE 12
COUNTRYSIDE DISTRICT (CS)

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SECTION 12-1 INTENT

12-101. The Regulations set forth in this Article, or set forth elsewhere in these Regulations when referred to in this Article, are the Regulations in the Countryside District (CS).

- a. The “CS” Countryside District is intended to reduce the number of nonconforming properties, both undeveloped and developed, which would otherwise result from the application of these Regulations to newly-annexed property. It will provide a rural residential lifestyle where residents have adequate open space by which to preserve that character even after the area becomes fully developed in accordance with this Article. The district will also allow for limited future single-family residential development without encouraging the premature loss of open space or the loss of land used for agricultural purposes.
- b. Following the effective date of these regulations, to be eligible for zoning classification as Countryside, land should be considered on a section (640 acres) basis. Only sections of land which: (1) were comprised of 16 or more tracts, parcels or lots, and each conforming to the relevant zoning regulations and subdivision regulations in effect prior to the effective date of these Regulations and (2) have a minimum of three miles of public roads through or abutting the section, may be zoned Countryside. Land which does not itself meet the above criteria, but which is surrounded by sections of land zoned Countryside, may also be zoned Countryside.
- c. New lots shall be created within the Countryside District only if constituting 20 or more acres, as provided in this Section 12-5.

SECTION 12-2 PERMITTED USES

12-201. In the Countryside District no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered, except for the following uses:

- a. Agricultural purposes.
- b. Grain storage structures.
- c. Single-family dwellings. Single-family dwellings shall include residential-design manufactured homes but shall not include other manufactured homes, mobile homes or trailers.
- d. Accessory uses customarily incidental to the normal operation of the above uses.

SECTION 12-3 PARKING REGULATIONS

12-301. Two (2) off-street parking spaces shall be provided for each dwelling unit. All dwellings and residences shall be provided with at least a one-car garage, either attached or unattached to the main dwelling. The garage shall be constructed of material similar to the dwelling or residence which it serves, and shall be located within 100 feet of the dwelling unit.

12-302. Additional parking requirements are contained in Article 22 of these Regulations.

SECTION 12-4 SIGN REGULATIONS

12-401. The following signs shall be allowed by permit in the Countryside District (CS):

1. One (1) non-illuminated sign per residence or building under construction, not more than sixty-four (64) square feet in area showing the name of the architects, engineers, builders or contractors. Any such sign shall be removed within ten (10) days of project completion.
2. One (1) non-illuminated home occupation sign per property lot.

12-402. Additional sign regulations are contained in Article 27 of these Regulations.

SECTION 12-5 HEIGHT, AREA AND YARD

12-501. Height: Buildings or structures other than those actually used for agricultural purposes shall not exceed 35 feet and/or two and one-half (2 1/2) stories in height.

12-502. In the Countryside District, the minimum dimensions of lots and yards shall be as follows:

- a. Lot Area: For every lot created after the effective date of these regulations, the minimum lot area shall be 20 acres with 600 feet or more of frontage on a public road. In cases where unusual lot configuration or dedications for public uses have created a lot of less than 20 acres, the Zoning Administrator shall determine whether the lot area nonetheless meets the spirit and intent of this requirement.
- b. Lot Dimensions: For every lot created after the effective date of these regulations, the minimum width of a lot shall be 600 feet. The minimum depth of a lot shall be 600 feet. There shall not be a lot depth-to-width ratio greater than 4:1 (i.e. the depth of a lot cannot be greater than 4 times its width). In the event of unusual lot configurations, the Zoning Administrator shall determine whether the lot dimensions nonetheless meet the spirit and intent of this requirement.