

ARTICLE 8

COUNTRYSIDE DISTRICT (CS)

Sections:

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SECTION 8-1 INTENT

8-101. 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. The CS district 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 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. Development in rural areas is encouraged to utilize cluster subdivisions methods to allow density in the future when infrastructure becomes available.

8-102. Following the effective date of these Regulations, to be eligible for zoning classification as Countryside, land should be at least twenty (20) acres in area. Land which does not itself meet the above criteria, but which is surrounded by sections of land zoned Countryside, may also be zoned Countryside.

8-103. New lots shall be created within the Countryside District only if constituting 5 or more acres, as provided in Section 8-5. New lots less than 5 acres may be permitted if developed in accordance with Article 13, Conservation Subdivision Development Standards, of the City’s Subdivision Regulations.

SECTION 8-2 PERMITTED USES

8-201. 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:

1. Agricultural purposes.
2. Grain storage structures.
3. Single-family dwellings.
4. Subdivisions for one-family dwellings, when constructed as either conventional or cluster subdivisions in accordance with the City’s subdivision regulations.

SECTION 8-3 PARKING REGULATIONS

8-301. Two (2) off-street parking spaces shall be provided for each dwelling unit.

8-302. Additional parking requirements are contained in Article 22 of these regulations.

SECTION 8-4 SIGN REGULATIONS

8-401. 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, not to exceed six (6) square feet in area.

8-402. Additional sign regulations are contained in Article 27 of these Regulations.

SECTION 8-5 HEIGHT, AREA AND YARD

8-501. 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.

8-502. In the Countryside District, the minimum dimensions of lots and yards as part of an overall subdivision shall be as follows:

1. Lot Area: For every lot created after March 1, 2005, the minimum lot area shall be 5 acres with 300 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 5 acres, the Zoning Administrator shall determine whether the lot area nonetheless meets the spirit and intent of this requirement.
2. Lot Dimensions: For every lot created after March 1, 2005, the minimum width of a lot shall be 300 feet. The minimum depth of a lot shall be 500 feet. There shall not be a lot depth-to-width ratio greater than 3:1 (i.e. the depth of a lot cannot be greater than 3 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.