

CHAPTER 2: ZONING REGULATIONS

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CHAPTER 2: ZONING REGULATIONS

2.01 Application of District Regulations

Minimum regulations/exceptions. The regulations set by this chapter within each district shall be minimum regulations and shall apply uniformly for each class or kind of structure or land, except as hereinafter provided:

- (A) *General.* No building, structure, or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved or structurally altered except in conformity with all the regulations herein specified for the district in which it was located.
- (B) *Limitations.* No building or other structure shall hereafter be erected or altered:
 - (1) *Height/bulk.* To exceed the height or bulk;
 - (2) *Number of units.* To accommodate or house a greater number of units. For all residential zoning districts, only one residential structure is allowed for each parcel of land;
 - (3) *Lot area.* To occupy a greater percentage of lot area;
 - (4) *Setback/open spaces.* To have narrower or smaller rear setbacks, front setbacks, side setbacks, or other open spaces than herein required; or
 - (5) *Other.* In any other manner contrary to the provisions of this chapter.
- (C) *Independent compliance.* No part of a setback, or other open space, or off-street parking or loading space required about or in connection with any building for the purpose of complying with this chapter shall be included as part of a setback, open space, or off-street parking or loading space similarly required for any other building.
- (D) *Annexation.* All territory which may hereafter be annexed to the city shall be considered to be in District R-A until the territory is rezoned as provided herein.
- (E) *Measuring setbacks.*
 - (1) *Front.* Measured from the street right-of-way, or street right-of-way setback as required by the Master Street Plan.
 - (2) *Side.* Measured from the side property line.

- (3) *Rear.* Measured from the rear property line.
- (4) *Corner.* A corner lot has two fronts and two sides.
- (G) *Conditional Uses.* These uses are permissible if approved by the Planning Commission. See Chapter 3, Use Conditions.

2.02 District R-A, Residential-Agricultural

- (A) *Purposes.* The regulations of the agricultural district are designed to protect agricultural land until an orderly transition to urban development has been accomplished; prevent wasteful scattering of development in rural areas; provide opportunity for affordable housing, increase scenic attractiveness; and conserve open space.
- (B) *Uses.*
 - (1) *Permitted uses.*

Unit 1	City-wide uses by right
Unit 3	Public protection and utility facilities
Unit 6	Agriculture
Unit 7	Livestock
Unit 8	Single-family dwellings
Unit 37	Manufactured homes

- (2) *Conditional uses.*

Unit 2	City-wide uses by conditional use permit
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 11	Manufactured Home Park
Unit 20	Commercial recreation, large sites
Unit 24	Home occupations
Unit 30	Extractive Uses
Unit 36	Wireless communications facilities
Unit 41	Accessory Dwelling Units

- (C) *Density.*

Units per acre	One
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- (D) *Bulk and area regulations.*

Lot width minimum	100 ft.
Lot Area Minimum:	1 acres
Lot area per dwelling unit	1 acres

- E) *Setback requirements.*

Front	Side	Rear
50 ft.	10 ft.	25 ft.

structures that exceed 45 feet in height shall be grandfathered in.

(F) *Building height regulations.*

Building Height Maximum	45 ft.
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Height requirements. Structures in this District are limited to a building height of 45 feet. Existing structures that exceed 45 feet in height shall be grandfathered in.

2.03 District RSF-1, Residential Single-Family – One Unit Per Acre

(A) *Purpose.* A district having single-family detached residences on lots with a minimum size of one unit per acre. The district is designed to permit and encourage the development of very low density detached dwellings in suitable environments, as well as to protect existing development of these types.

(B) *Permitted uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings

(C) *Conditional uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 24	Home occupations
Unit 41	Accessory Dwelling Units

(D) *Density.*

Units per acre	1
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(E) *Bulk and area regulations.*

Lot width minimum	80 ft.
Lot area minimum	1 ace
Land area per dwelling unit	1 acre

(F) *Setback requirements.*

Front	Side	Rear
35 ft.	10 ft.	25 ft.

(G) *Building height regulations.*

Building Height Maximum	45 ft.
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Height regulations. Structures in this District are limited to a building height of 45 feet. Existing

2.04 District RSF-2, Residential Single-Family – Two Units Per Acre

(A) *Purpose.* To provide a single-family dwelling transition zone between single-family neighborhoods that have developed with larger lot sizes (one acre and over) and non-residential areas.

(B) *Permitted uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings

(C) *Conditional uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 24	Home occupations
Unit 41	Accessory Dwelling Units

(D) *Density.*

Units per acre	2
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(E) *Bulk and area regulations.*

Lot width minimum	80 ft.
Lot area minimum	.5 Ac
Land area per dwelling unit	.5 Ac

(F) *Setback requirements.*

Front	Side	Rear
30 ft.	10 ft.	25 ft.

(G) *Building height regulations.*

Building Height Maximum	45 ft.
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Height regulations. Structures in this District are limited to a building height of 45 feet. Existing structures that exceed 45 feet in height shall be grandfathered in.

2.05 District RSF-4, Residential Single-Family – Four Units Per Acre

(A) *Purpose.* To permit and encourage the development of low density detached dwellings in suitable environments, as well as to protect existing developments of these types.

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(B) Permitted uses.

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings

(C) Conditional uses.

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 24	Home occupations
Unit 41	Accessory Dwelling Units

(D) Density.

Units per acre	4
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(E) Bulk and area regulations.

Lot width minimum	80 ft.
Lot area minimum	.25 Ac
Land area per dwelling unit	.25 Ac

(F) Setback requirements.

Front	Side	Rear
25 ft.	10 ft.	25 ft.

(G) Building height regulations.

Building Height Maximum	45 ft.
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Height regulations. Structures in this District are limited to a building height of 45 feet. Existing structures that exceed 45 feet in height shall be grandfathered in.

2.06 District RMF-2, Residential Multi-Family

(A) *Purpose.* The RMF-2 Residential District is designed to permit and encourage the development of multi-family residences at a low density that is appropriate to the area and can serve as a transition between higher densities and single-family residential areas.

(B) *Uses.*

(1) *Permitted uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings

(2) *Conditional uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 12	Limited business
Unit 24	Home occupations
Unit 37	Manufactured Homes

(C) *Density.*

Dwellings per acre	2
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(D) *Bulk and area regulations.*

	Single-family	Two-family
Lot width minimum	100 ft.	100 ft.
Lot area minimum	1 Ac	1 Ac
Land area per dwelling unit	.5 Ac	.5 Ac

(E) *Setback requirements.*

Front	Side	Rear
30 ft.	10 ft.	25 ft.

(F) *Height regulations.*

Building height maximum	45 ft.
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2.07 District RMF-4, Residential Multi-Family

(A) *Purpose.* The RMF-4 Residential District is designed to permit and encourage the development of multi-family residences at a higher density that is appropriate to the area.

(B) *Uses.*

(1) *Permitted uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three-Family dwellings

(2) *Conditional uses.*

Unit 2	City-wide uses by conditional use
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	permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 24	Home occupations
Unit 26	Multi-family dwellings
Unit 37	Manufactured Homes

(C) *Density.*

Dwellings per acre	4
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(D) *Bulk and area regulations.*

Lot width minimum	100 ft.
Lot area minimum	1 Ac
Land area per dwelling unit	.25 Ac

(E) *Setback requirements.*

Front	Side	Rear
30 ft.	10 ft.	25 ft.

(F) *Height regulations.*

Building height maximum	45 ft.
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2.08 District MU, Mixed Use Zoning District

(A) *Purpose.* The Mixed Use district is designed to serve as an area between commercial districts/uses and residential districts/uses. Mixed Use promotes a walkable, pedestrian-oriented neighborhood development form with sustainable and complementary neighborhood businesses that are compatible in scale, aesthetic, and use with the surrounding land uses.

(B) *Uses*
(1) *Permitted uses*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 12	Limited Business
Unit 13	Eating Places
Unit 24	Home occupations

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall

need approval when combined with pre-approved uses.

(2) *Conditional uses*

Unit 2	City-wide uses by conditional use
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government Facilities
Unit 10	Three-family dwellings
Unit 15	Neighborhood shopping goods
Unit 19	Commercial recreation, small sites
Unit 25	Offices, studios and related services
Unit 26	Multi-family dwellings
Unit 41	Accessory Dwelling Units

(C) *Density.* 10 Units Per Acre.

(D) *Bulk and Area*
(1) *Lot width minimum*

Single-family	35 feet
Two-family	70 feet
Three or more	90 feet
All other uses	None

(2) *Lot area minimum.*

Single-family	4,000 sq. ft.
Two-family or more	3,000 sq. ft. of lot area per dwelling unit
All other permitted and conditional uses	None

(E) *Setback regulations*

Front	10 feet
Side	5 feet
Rear	15 feet

(F) *Building height regulations.*

Building Height Maximum	45 ft.
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(G) *Building area.* On any lot, the area occupied by all buildings shall not exceed 60% of the total area of the lot.

2.09 District R-O, Residential Office

(A) *Purpose.* The Residential-Office District is designed primarily to provide area for offices , together with community facilities, restaurants and compatible residential uses.

(B) *Uses.*

(1) *Permitted uses.*

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Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 12	Limited business
Unit 24	Home Occupation
Unit 25	Offices, studios, and related services

(2) *Conditional uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government Facilities
Unit 10	Three-family dwellings
Unit 13	Eating places
Unit 15	Neighborhood shopping goods
Unit 26	Multi-family dwellings
Unit 41	Accessory Dwelling Units

(C) *Bulk and area regulations.*
(Per dwelling unit for residential structures)

(1) *Lot width minimum.*

Single-family	80 ft.
Multi-family	80 ft.

(2) *Lot area minimum.*

Single-family	.25 Ac
Multi-family	.25 Ac

(D) *Density.*

Units per acre	4
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(E) *Setback regulations.*

Front	30 ft.
Side	10 ft.
Rear	25 ft.

(F) *Building height regulations.*

Building Height Maximum	45 ft.
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Height regulations. Any building which exceeds the height of 20 feet shall be set back from any side boundary line of an adjacent single family district an additional distance of one foot for each foot of height in excess of 20 feet.

2.10 District C-1, Commercial

(A) *Purpose.* The Commercial District is designed primarily to provide convenience goods, personal services or shopping centers which provide a wide range of retail uses.

(B) *Uses.*

(1) *Permitted uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government Facilities
Unit 12	Limited Business
Unit 13	Eating places
Unit 14	Hotel, Motel and amusement facilities
Unit 15	Neighborhood shopping
Unit 16	Shopping goods
Unit 17	Transportation trades and services
Unit 18	Gasoline service stations and drive-in restaurants
Unit 19	Commercial recreation, small sites
Unit 25	Offices, studios, and related services
Unit 35	Outdoor music establishments*

(2) *Conditional uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 14	Hotel, Motel and amusement facilities
Unit 16	Shopping goods
Unit 19	Commercial recreation, small sites
Unit 28	Center for collecting recyclable materials
Unit 29	Dance Halls
Unit 32	Sexually oriented business
Unit 33	Adult live entertainment club or bar
Unit 34	Liquor Stores
Unit 36	Wireless communications facilities*
Unit 38	Mini-storage units

(C) *Density.* None.

(D) *Bulk and area regulations.* None.

(E) *Setback regulations.*

Front, when parking lot in front	50 ft.
Front, when parking lot in rear	10 ft.
Side	None
Side, when contiguous to a residential district	25 ft.
Rear	25 ft.

(F) Height regulations. Maximum height is four stories or 55 feet whichever is less.

(G) Building area. On any lot the area occupied by all buildings shall not exceed 40% of the total area of such lot.

2.11 District I-1, Heavy Commercial And Light Industrial

(A) Purpose. The Heavy Commercial District is designed primarily to accommodate certain commercial and light industrial. The Light Industrial District is designed to group together a wide range of industrial uses, which do not produce objectionable environmental influences in their operation and appearance. The regulations of this district are intended to provide a degree of compatibility between uses permitted in this district and those in nearby residential districts.

(B) Uses.

(1) Permitted uses.

Unit 1	City-wide uses by right
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government Facilities
Unit 6	Agriculture
Unit 12	Offices, studios and related facilities
Unit 13	Eating places
Unit 17	Transportation trades and services
Unit 18	Gasoline service stations & drive-in restaurants
Unit 21	Warehousing and wholesale
Unit 22	Manufacturing
Unit 25	Professional offices

(2) Conditional uses.

Unit 2	City-wide uses by conditional use permit
Unit 19	Commercial recreation, small sites
Unit 20	Commercial recreation, large sites
Unit 23	Heavy Industrial
Unit 27	Wholesale bulk petroleum storage facilities with underground storage tanks
Unit 28	Center for collecting recyclable materials
Unit 31	Facilities emitting odors and facilities handling explosives
Unit 36	Wireless communications facilities
Unit 38	Mini-storage units
Unit 39	Auto salvage and junk yards

(C) Density. None.

(D) Bulk and area regulations. None.

(E) Setback regulations.

Front,	50 ft.
Side when adjoining Residential districts	50 ft.
Side, when adjoining C, I, or P districts	10 ft.
Rear, when adjoining C, I, or P districts	10 ft.
Rear when adjoining Residential district	50 ft.

(F) Height regulations. Maximum height is four stories or 55 feet whichever is less.

(G) Building area. None.

2.12 District P-1, Institutional

(A) Purpose. The Institutional District is designed to protect and facilitate use of property owned by larger public institutions and church related organizations.

(B) Uses.

(1) Permitted uses.

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities

(2) Conditional uses.

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 26	Multi-family dwellings
Unit 36	Wireless communications facilities
Unit 42	Clean technologies

(C) Density. None.

(D) Bulk and area regulations. None.

(E) Setback regulations.

Front	30 ft.
Side	20 ft.
Side, when contiguous to a residential district	25 ft.
Rear	25 ft.

(F) Height regulations. There shall be no maximum height limits in P-1 Districts, provided, however, that any building which exceeds the height of 20 feet shall be set back from any boundary line of any residential district a distance of one foot for each foot of height in excess of 20 feet.