

2.3.26 **Planning District 26. (DRAFT)**

2.3.26.1 Effective Date

On June 9, 1992, a majority of qualified electors in Planning District 26 voted to institute County Zoning. On September 21, 1993, the County Commission adopted the Planning District 26 Zoning Map and Ordinances.

2.3.26.2 District Boundaries

A legal description of the boundaries for Planning District 26 may be found under Appendix A.

~~2.3.26.3 Local Provisions for Planning district 26~~

~~(a) No cemeteries are allowed.~~

~~(b) No recreational vehicle parks are allowed.~~

~~(c) Accessory dwellings are permitted by right in residential districts, provided they do not exceed 60% of the size, in square feet, of the principal residence.~~

~~(d) The required side yards in the "RSF-2, Single Family" district may be reduced to 3-feet on one side and 10-feet on the other side provided a minimum of 13-feet separation remains between buildings.~~

2.3.26.3 Local Provisions for Planning District 26

(a) One accessory dwelling per lot shall be permitted by right in the RSF-1 and RSF-2 districts, provided the accessory dwelling does not exceed 60% of the size, in square feet, of the principal dwelling.

(b) The required side yard setbacks for RSF-1 and RSF-2 lots existing on or before xx/xx/2020, and which do not meet the minimum lot width requirements for the underlying zoning designation, may be reduced to 3-feet on one side and 10-feet on the other side provided a minimum of 13-feet separation remains between buildings.

(c) The following zoning districts shall not be available in Planning District 26, and all references in the zoning ordinance to such districts are deleted, except as to lots or parcels included in such districts as of xx/xx/2020:

1. RSF-3, Single Family District
2. RSF-4, Single Family District
3. RTF-4, Two Family District

4. RSF-6, Single Family District
5. RTF-6, Two Family District
6. RMF-6, Multiple Family District
7. HDR, High Density Residential District

(d) Planned Residential Development (PRD) Districts, Article 9, shall not be available in Planning District 26, and all references to Planned Residential Districts, for Planning District 26, in the zoning ordinance are deleted.

(e) The following uses shall not be allowed either as a Permitted Use, Conditional Use or Special Exception in any commercial district in Planning District 26:

1. Boarding, rooming or lodging house, dormitory
2. Car wash
3. Cemetery
4. Discount/variety store
5. Drug store exceeding
6. Laundry, self service
7. Mini-warehouse
8. Neighborhood convenience store, greater than 4,000 square feet
9. Nightclub, bar, tavern
10. Recreational vehicle park
11. Restaurant, drive-in
12. Restaurant, fast food