

Subdivision X. - C Community

Sec. 22-374. - Purpose.

The purpose of the C Community District is to identify those areas which have traditionally serviced the nearby farms and residences but were not legally incorporated into villages or cities and to recognize that these older communities have mixed their residential, commercial, and farming uses. The community zoning district shall be utilized in rural hamlet areas and limited-service areas as described in the county agricultural and land use plan. A site may have a conditional use without the principal use being established.

(Ord. No. 2022-12, § 11.04(f)(9)(i), 10-11-2022)

Sec. 22-375. - Principal uses.

Principal uses in the C Community District are as follows:

- (1) Single-family detached home.
- (2) Parks, conservancy areas.
- (3) Community living arrangements and similar facilities in single-family dwellings, eight or fewer occupants.

(Ord. No. 2022-12, § 11.04(f)(9)(ii), 10-11-2022)

Sec. 22-376. - Accessory uses.

Accessory uses in the C Community District are as follows:

- (1) Garage, residential.
- (2) Residential accessory uses.
- (3) Home occupations, accessory.
- (4) Child care provided in a residence.
- (5) Local utilities.
- (6) Household pets (kennels separately defined, not included here).
- (7) Growing of field crops.

(Ord. No. 2022-12, § 11.04(f)(9)(iii), 10-11-2022)

Sec. 22-377. - Conditional uses.

Conditional uses in the C Community District are as follows:

- (1) Church.
- (2) School.
- (3) Mobile home on foundation.
- (4) Mobile home park (including sales of mobile homes associated with park operation).
- (5) Multiple dwelling unit structures, established as a planned development, with overall density not exceeding five dwelling units per acre.
- (6) Duplex.
- (7) Rest home; nursing home.
- (8) Day care center.
- (9) Community living arrangements and similar facilities, nine or more occupants.
- (10) Extensive on-site parking or storage.
- (11) Home occupation, conditional.
- (12) Non-local utilities.
- (13) Public and semi-public uses.
- (14) Keeping of dogs as household pets on a noncommercial basis in excess of two per premises.
- (15) Raising/keeping of farm animals, provided that parcels are at least 2.0 acres and provided that the number of animals will not exceed one animal unit per 1.0 acre.
- (16) Private airstrips when lands are adjacent to an FAA-approved airport.
- (17) General merchandise store.
- (18) Food store.
- (19) Building material, hardware, garden supply retail.
- (20) Automotive dealer, mobile home dealer.
- (21) Fuel dealer.
- (22) Service station and repair shop.
- (23) Apparel and accessory store.
- (24) Furniture, home furnishings and equipment.
- (25) General retail establishment.
- (26) Finance, insurance and legal service.
- (27) Real estate office.
- (28) Personal services establishment.
- (29) Business services.
- (30) Repair services.
- (31) Business association office.

- (32) Civic, social and fraternal association.
- (33) Church.
- (34) Other professional services.
- (35) Community buildings (local government owned).
- (36) Community garages and storage facilities (local government owned).
- (37) Communication services.
- (38) Eating and drinking place.
- (39) Hotel, motel.
- (40) Movie theater.
- (41) Amusement and recreation facility and services.
- (42) Construction contractor.
- (43) Transportation services.
- (44) Wholesale trade.
- (45) Residence.
- (46) Public and semi-public uses.

(Ord. No. 2022-12, § 11.04(f)(9)(iv), 10-11-2022)

Sec. 22-378. - Minimum lot area.

Minimum lot area in the C Community District is as follows:

- (1) Sewered: 8,000 square feet except shoreland area, which shall be 10,000 square feet.
- (2) Unsewered: See section 22-104.

(Ord. No. 2022-12, § 11.04(f)(9)(v), 10-11-2022)

Sec. 22-379. - Minimum width.

Minimum lot width in the C Community District is as follows:

- (1) Sewered: 80 feet.
- (2) Unsewered: 100 feet.

(Ord. No. 2022-12, § 11.04(f)(9)(vi), 10-11-2022)

Sec. 22-380. - Minimum depth.

Minimum lot depth in the C Community District is as follows:

- (1) Sewered: 80 feet.

(2) Unsewered: 150 feet.

(Ord. No. 2022-12, § 11.04(f)(9)(vii), 10-11-2022)

Sec. 22-381. - Minimum yards.

Minimum yards in the C Community District are as follows:

(1) Front: See section 22-678(b).

(2) Rear: 25 feet.

(3) Side: ten feet each.

(Ord. No. 2022-12, § 11.04(f)(9)(viii), 10-11-2022)

Sec. 22-382. - Maximum building height.

Maximum building height in the C Community District is as follows: three stories or 35 feet.

(Ord. No. 2022-12, § 11.04(f)(9)(ix), 10-11-2022)

Secs. 22-383—22-407. - Reserved.