

ARTICLE D

ZONING DISTRICTS

SEC 9-1-12 ESTABLISHMENT OF DISTRICTS

- (a) Districts. For the purpose of this Chapter, present and future, provision is hereby made for the division of the Village of Scandinavia into the following seven (7) basic zoning districts:
- (1) Single Family Residence (R1)
 - (2) Multiple Family Residence (R2)
 - (3) General Commercial (C)
 - (4) General Industrial (I)
 - (5) Agricultural District (A)
 - (6) Institutional (G)
 - (7) Conservancy District (W)

SEC 9-1-13 ZONING MAP

- (a) The official zoning map is an integral part of this ordinance. The single official copy of this map, entitled "Village of Scandinavia Official Zoning Map," together with a copy of this ordinance, shall be kept at the office the Village Clerk, and shall be certified by the Village President and attested by the Village Clerk. Any changes in zoning district boundaries shall be recorded on the map. No such change shall be effective until so recorded and until a duly certified and attested certificate describing the change is filed with the map.
- (b) The district boundaries are either streets or alleys unless otherwise shown, and where the designation on the map indicates that the various districts are approximately bounded by a street or alley line, such street or alley line shall be construed to be the district boundary line.
- (c) Where the district boundaries are not otherwise indicated and where the property has been or may hereafter be divided into blocks and lots, the district boundaries shall be construed to be lot lines, and where the designations on the map are approximately bounded by lot lines, said lot lines shall be construed to be the boundary of the district.
- (d) In unsubdivided property, the boundary shown on the map shall be determined by the use of the scale shown on such map.

SEC. 9-1-14 R1 SINGLE-FAMILY RESIDENTIAL DISTRICT

(a) The R1 District is intended to provide a quiet, pleasant and relatively spacious living area protected from traffic hazards and intrusions of incompatible land uses. In addition to the lot and parking standards, the following requirements shall apply:

1. One private garage, attached or detached, for the storage of not more than three motor-driven vehicles shall be permitted.
2. One accessory building shall be permitted. A detached garage and an accessory building shall not occupy more than thirty (30) percent of the required area for the rear yard. Accessory buildings shall not be permitted in the front yard.
3. No accessory building or garage shall be constructed on any lot prior to the time of construction of a principal building to which it is accessory.

(b) Refer to Article F for permitted and conditional uses

(c) Single and Two-Family Dwelling Standards

	One Family	Two Family
Maximum Building Height	35 ft	Same
Minimum Side Yard Principal Buildings Accessory Buildings	8 ft min-total 20 ft 3 ft min on each side	Same
Minimum Front Yard Setback	25 ft	Same
Minimum Rear Yard Setback: Principal Buildings Accessory Buildings	25 ft 8 ft	Same Same
Minimum Lot Area Per Family	8500 sq ft	5000 sq ft
Minimum Lot Width (Measured at rear of front yard)	75 ft	Same
Minimum Floor Area Per Family 900 sq ft	600 sq ft	Same
Parking: Off-Street Residential Place of Public Gathering	1 space per family 1 space per 5 seats	Same Same

(d) Single Dwelling Manufactured Home Standards

All lot and parking standards for single-family dwellings shall apply. In addition to the lot and parking standards, the following requirements shall apply:

1. The home shall be a double wide of at least twenty-four (24) feet in width having a minimum floor area of 900 square feet.
2. Have a non-metallic, wood shake, asphalt or fiberglass shingle roof with a minimum slope of 3:12.
3. Have a minimum six (6) inch eave attached to the entire perimeter of the roof.
4. Have exterior wall coverings consisting of any of the following materials or combinations thereof:
 - a. Aluminum, steel or vinyl siding;
 - b. Wood or simulated wood; or
 - c. Brick or stone.
5. Have a permanent foundation meeting the requirements of the state uniform dwelling code and approved by the building inspector, which surrounds the entire perimeter of the structure and completely encloses the space between the siding and the finished grade.
6. Are permanently affixed to the foundation. Manufactured homes must have the running gear and towing hitch removed and have an anchoring system that is totally concealed under the structure.
7. Are constructed and installed pursuant to a building permit and subject to all required inspections to insure that the foundation and all on-site work is constructed to minimum standards and that a manufactured home is assembled on-site to assure that it is in compliance with standards regulating the anchoring of the structure to its foundation and other building requirements.
8. Comply with all other applicable requirements of the zoning district in which the manufactured home is located, such as, but not limited to, lot size and setback requirements.
9. An attached accessory structure shall be similar in material and design as that of the manufactured home.

SEC. 9-1-15 R2 MULTIPLE FAMILY RESIDENCE DISTRICT

- (a) The R-2 District is intended to provide a living area that is pleasant, but not as spacious as the R-1 District. In addition to the lot and parking standards, the following requirement shall apply:
 1. A minimum of a (1) one car garage per unit, a maximum of a two (2) car garage per unit.
 2. One accessory building which shall not occupy more than thirty (30) percent of the required area for the rear yard shall be permitted. Accessory buildings shall not be permitted in the front yard. Any accessory building projected forward of the rear building line of the principal building shall satisfy the same side yard requirements as the principal building.
- (b) Refer to Article F for permitted and conditional uses
- (c) Multiple Family Dwelling Standards

Maximum Building Height	45 ft
Side Yard: Principal Buildings	10 ft on each side
Side Yard: Accessory Building	8 ft
Front Yard Setback	30 ft
Rear Yard Setback	25 ft
Lot Area Per Family	3500 sq ft
Parking: Off-Street Residential	1 per family and 1 for guests
Parking: Places of Public Gathering	1 per 5 seats
Minimum Floor Area Per Family	800 sq ft for multi-family (600 sq ft if one bedroom)

SEC 9-1-16 C GENERAL COMMERCIAL DISTRICT

- (a) The C District is intended to provide an area for the business and commercial needs of the community.
- (b) Refer to Article F for permitted and conditional uses
- (c) Commercial Building Standards

Maximum Building Height	45 ft
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Minimum Side Yard: Fireproof Construction	10 ft on each side
Non-Fireproof Construction	None
Minimum Front Yard Setback	10 ft
Minimum Front Yard Setback	None
Minimum Rear Yard Setback	25 ft
Minimum Lot Width: Fireproof Construction	25 ft
Non-Fireproof Construction	45 ft
Off-Street Parking	1 space for every 200 sq ft of floor area
Off-Street Parking: Places of Public Gathering	1 space per 5 seats
Truck Unloading Area	Sufficient space so that no streets or alleys need be blocked

(d) Refer to Article G for site plan requirements

SEC 9-1-17 I GENERAL INDUSTRIAL DISTRICT

(a) The I District provides land for all uses which normally include the use of heavy machinery and may require outdoor storage area for raw materials and/or finished products, provided such storage is enclosed by a suitable screening fence. Residential, commercial and public uses are prohibited except that a dwelling unit may be provided for a caretaker or superintendent if the industrial use requires constant supervision.

(b) Refer to Article F for permitted and conditional uses

(c) Industrial Building Standards

Maximum Building Height	45 ft
Minimum Side Yard: Principal Buildings	30 ft on each side
Accessory Buildings	8 ft on each side
Minimum Front Yard Setback	25 ft
Minimum Rear Yard Setback	25 ft
Minimum Lot Width(Measured at rear of front yard)	100 ft
Truck Unloading Area	Sufficient space so that no streets or alleys need be blocked

(d) Refer to Article G for site plan requirements

SEC 9-1-18 A AGRICULTURAL DISTRICT

(a) The A District provides exclusively for agricultural uses. The intent is to help conserve good farming area and prevent uncontrolled, uneconomical spread of residential development which results in excessive costs to the community for premature provisions of essential public improvements and services (such as sewer and water lines).

(b) Refer to Article F for permitted and conditional uses

(c) It shall be unlawful to keep any farm animal within this District. Any landowner who is keeping any farm animal as of February 12, 1997, shall be allowed to continue this use, and this use shall be a permitted non-conforming use provided that the buildings in which the farm animals are kept shall be at least 100 feet from the nearest residential or commercial district. If the non-conforming use is discontinued for a period of twelve (12) months, any future use of the building and premises shall conform to this Ordinance.

(d) Agricultural Building Standards

Maximum Building Height	35 ft residential structures.(no maximum on other structures)
Minimum Side Yard	8 ft on each side
Minimum Front Yard Setback	25 ft
Minimum Rear Yard Setback	25 ft
Minimum Lot Area per Family (residential)	5 acres

(e) Refer to Article G for site plan requirements

SEC 9-1-19 G INSTITUTIONAL DISTRICT

(a) The G District is intended to eliminate the ambiguity of maintaining, in unrelated use districts, areas which are under public or public-related ownership and where the use for public purpose is anticipated to be permanent.

(b) Refer to Article F for permitted and conditional uses

- (c) There are no setbacks, lot sizes or other dimensional requirements applicable to the G District.
- (e) Notwithstanding any other requirement, restriction or condition contained in G District in the Village Ordinances, any area designated as a permitted use in a G District shall be entitled to construct, maintain and improve any sign, fencing and other appurtenance consistent with the permitted use without the requirement to obtain further permits.
- (f) Refer to Article G for site plan requirements

SEC 9-1-20 W CONSERVANCY DISTRICT

- (a) The W District is intended to preserve the natural state of scenic areas in the community and to prevent uncontrolled, uneconomical spread of residential development, and to help discourage intensive development of flood prone lands so as to prevent potential hazards to public and private property.
- (b) Refer to Article F for permitted and conditional uses
- (c) There are no setbacks, lot sizes or other dimensional requirements applicable to the W District.
- (d) Refer to Article G for site plan requirements