

CITY OF WEISER CODE

(AR) Agricultural Residential Zone

Allowed Uses:

Accessory buildings, Agricultural uses, except CAFOS, Customary Home Occupations Parks, Playgrounds, Libraries, Community Centers, Police stations, Fire stations, Postal substations

Conditional Uses:

Airports, Heliports, Artificial Lakes, Educational institutions, Natural Resources development, RV Parks, Religious institutions, research and development centers. Similar uses to above.

Minimum Lot Area and Setbacks:

5 acres, 75' width minimum, 30' front yard setback from property line, 15' side yard setbacks, rear yard 30' setbacks. 3 ½ stories/45' height limit.

WASHINGTON COUNTY CODE

Agricultural Zones

A1 Agricultural Zones

Allowed Uses: Cultivation, storage & sale of crops, vegetables, fruits, plants, flowers & nursery stock produced on the premises, Farm & ranch houses, buildings & other structures, Home business, Livestock and poultry raising, feeding and sale, for non-original parcels (after 1979), 20 acre minimum for house. For original parcels (before 1979) depending on the formula, 3 additional 1-acre splits.

Special (Conditional) Uses:

Ag Businesses, ag research facilities, Farm chemicals sales and storage, Farm equipment and supply dealers, Fertilizer processing and distributor facilities, Food processing facilities, Gasohol refinery, Grain handling facilities, Herbicide and insecticide dealers, Seed dealers, Winery; distillers, Airports, CAFOs, Cemeteries, some Commercial uses, Cottage industries, Daycare facilities, Emergency services, Extraction of dirt and minerals & crushing of same, Fairgrounds, Farm and ranch houses additional to that which is otherwise permitted, if necessary to house farm laborers for the operation of the ranch or farm, Gas and oil well

development, Lots, larger than one acre but smaller than twenty (20) acres, Outdoor gun clubs, Prisons, Public utilities and public service uses or structures, Radio and television transmitting stations, Religious institutions, Research and development centers for experimental or scientific investigation of materials, methods or products, Roadside stands for agricultural products, Temporary living quarters, such as that necessary for dependent relatives of the property owner

CANNOT BE REZONED UNTIL SHOWING THAT LAND IS NOT PRIME AGRICULTURAL LAND

Setbacks:

None unless adjacent to residential A2 zone, 10' feet side yard, 30' rear yard, 35' height limit, no frontage requirements

A2 Agricultural Transitional Zone

Allowed Uses:

All uses permitted in A1
Residential subdivision with lots one acre or larger

Conditional Uses: Those I, A1

Setbacks: side yards 10', rear yard 30', 35' height limits, no frontage requirements.

**(AL) Residence District, Low Density-
Single Family**

Allowed Uses:

Accessory buildings, City utilities and public service uses, Customary Home Occupations, Golf Courses, Recreational use, Grazing of Livestock up to 3 animals per acre, Parks, Playgrounds, Libraries, Community Centers, Police stations, Fire stations, Postal substations, Single Family Residences, Two family dwellings (duplexes and townhouses.

Conditional Uses:

Two Family Dwellings, A professional office (i.e. dr. lawyer, using residence for consultation and not general practice, Airports, Heliports, Artificial Lakes, cemeteries, crematories, Educational institutions, nursery and daycare, Natural Resources development, planned unit development, RV Parks, Religious institutions, research and development centers. Similar uses to above.

Minimum Lot Area and Setbacks:

½ acre, 75' width minimum, 25' front yard setback from property line, 6' side yard setbacks combined total 15', rear yard 25' setbacks. 2 ½ stories/35' height limit.
65% minimum open space

**(A) Residence District, Low Density-
Single Family**

Allowed Uses:

Accessory buildings, professional office using residence for consultation & not general practice, Utilities & public service uses, Customary Home Occupations, Golf Courses, Recreational use, Grazing of Livestock up to 3 animals per acre, Parks, Playgrounds, Libraries, Community Centers, Police stations, Fire stations, Postal substations, Single Family Residences, Two family dwellings (duplexes and townhouses.

Conditional Uses:

Artificial Lakes, cemeteries, crematories, Educational institutions, Hospitals & Sanitariums, Medical or Dental Clinic or health center, Mortuary or Funeral Home, Natural Resources development, Nursing Homes, planned unit development, RV Parks, Religious institutions, research & development centers, neighborhood commercial, Similar uses to above.

Minimum Lot Area and Setbacks:

9,600 square feet, 75' width minimum, 25' front yard setback from property line, 6' side yard setbacks combined total 15', rear yard 25' setbacks. 2 ½ stories/35' height limit. 65% minimum open space

**(B) Residence District, Medium Density-
Single Family**

Allowed Uses:

Accessory buildings, All A residential uses, Two family dwellings (duplexes and townhouses).

Conditional Uses:

All A residential uses, Multi-family dwellings, Auditoriums, Stadiums, Similar uses to above.

Minimum Lot Area and Setbacks:

7,200 square feet, 60' width minimum, 25' front yard setback from property line, 5' side yard setbacks plus 2' for each story above 2nd story, rear yard 20' setbacks. 2 ½ stories/35' height limit. 60% minimum open space

**(B1) Residence District, Medium Density-
Single Family/Agricultural**

Allowed Uses:

Accessory buildings, All A residential uses, Two family dwellings (duplexes and townhouses).

Conditional Uses:

All A residential uses, Multi-family dwellings, Auditoriums, Stadiums, grazing of livestock for 3 animals per acre. Similar uses to above.

Minimum Lot Area and Setbacks:

7,200 square feet, 60' width minimum, 25' front yard setback from property line, 5' side yard setbacks plus 2' for each story above 2nd story, rear yard 20' setbacks. 2 ½ stories/35' height limit. 60% minimum open space

COMMERCIAL DISTRICTS

Minimum Lot Area and Setbacks for All Commercial:

No Minimum Lot Size or min. Lot Width unless Residential, 60' minimum. 5' front setbacks, no side yard setback unless residential adjoining, 10' side yard. No rear setbacks, 10% minimum open space. 4 story height restriction.

(C1) Neighborhood Commercial

Allowed Uses:

All uses in B Residential, Banks, Barbershops, bookstores, catering, delicatessen, drugstore, daycare, florist, gift shops, interior decorating & upholstery, jewelry store, medical/dental clinics & labs, newsstands, office buildings, parking lots, pizza parlor, post office, record shops, restaurants without drive-thru, tailor shops, video rental, similar uses.

C1 Commercial Zone:

Allowed Uses:

Auditoriums and assembly halls, Automobile parking areas, Banks and savings institutions, Bed and breakfasts, Convenience stores/gas stations, Drive-in establishments, Medical and dental offices, Motels and hotels. Personal service shops, Places serving food or beverages, Professional offices. Radio and appliance repair shops. Restricted retail businesses not of an industrial manufacturing nature. Studios, Undertaking establishments, similar uses.

Conditional Uses:

Dormitories, sorority and fraternity houses, Emergency services, Hospitals, rest homes, convalescent homes and nursing homes, Mobile/manufactured home parks. Recreational vehicle park, Residential dwellings, especially in combination with a mixed use of a site.

Setbacks:

No setbacks unless adjacent to A2 10' side, 30' rear, 35' height limit, 35' front

(C2) Central Business District

Allowed Uses:

Antique shops, Bakeries and bakery goods shops, Bicycle shop, Blueprinting and photo development establishments, Car washes, Clothes cleaning pick up stations or pressing establishments, Clothing apparel shops, Custom dressmaking or millinery stores, Dairy shops, Dancing and/or music studios or academies. Department stores, Dry goods and notions stores, Electrical appliance shops, Grocery, fruit or vegetable stores, Hobby shops, Hotels and motels, Housing on second and higher floors of structures, Indoor recreational facilities, Indoor theaters. Laboratory, Laundromat/dry cleaner, Meat markets, Paint and wallpaper stores. Parks and plazas, Pharmacy, Printing, publishing, bookbinding and lithographing establishments, Professional offices, Radio and television sales and repairs, Radio/TV stations (except exterior communications facilities), Retail sales, Shoe repair shops, Sporting goods stores, Supermarkets, Variety stores, Similar uses.

C2 Commercial Zone:

Allowed Uses:

Amusement/recreation centers, Auto repair shops, Bakeries, Bottling, Builder supply yards, lumberyards, Cabinet & carpenter shops, Cleaning & dyeing establishments, Commercial or wholesale businesses not of an industrial or manufacturing nature, Dairy processing & distribution plants, Frozen food locker plants, Gas stations, Handicraft products manufacturing centers, Ice & cold storage plants, Laundries, Plumbing shops, Printing shops & publishing houses, Restricted retail business not of a commercial, industrial or manufacturing nature, Roofing shops, Storage warehouses, storage facilities for oil, gasoline and petroleum products, but not including bulk plants and storage areas, Theaters, upholstery shops, Used car lots& used machinery lots.

Conditional Uses:

Dormitories, sorority & fraternity houses, Emergency services, Hospitals, nursing homes, Mobile/manufactured home parks, RV park, Residential dwellings, especially in combination with a mixed use of a site, prisons

Setbacks: No setbacks unless adjacent to A2 10' side, 30' rear, 45' height limit, 35' front

(C3) Commercial Districts.

Allowed Uses:

Auto, RV, and/or truck sales and rentals, motorcycle shops, sales and repairs, public garages for retail service only, including automobile repairing, painting, upholstering, body-fender work, provided all operations are conducted in an enclosed building, Carpenter, plumbing or sheet metal shops, Clubs or lodges and fraternal associations, Commercial parking lots, Drive-in restaurants, Hardware stores and furniture stores, Filling stations or service stations, Lumberyards, Parcel delivery service branches, Pet shops, Public utilities and public service uses or structures, Shopping centers, Trailer sales areas, Wholesale establishments, storage or wholesale warehouses, similar uses.

Conditional Uses:

Airports, heliports or other aircraft landing fields, Artificial lake, all districts, Auction establishment, Auditoriums, stadiums, arenas and similar uses, Bars, taverns, and retail liquor stores, Boarding, lodging or rooming houses, bed and breakfasts and guesthouses, Building materials, garden supply, Bus and railroad stations, Cemeteries & crematories, Coffee Stand, Commercial recreation uses,

Educational institutions, including university facilities, Hospitals and sanatoriums, Industrial laundry, Kindergarten, Land reclamation projects, Libraries, museums, fire or police stations, Manufactured home parks, Medical & dental clinic or medical health center, Medical research facilities, Minor utility facilities, Mortuary or funeral home, Natural resources development, Nursing or convalescent homes, Outdoor recreation, Parks, playgrounds, community centers and other recreational uses operated by other than a governmental agency, Public utilities and public service uses or structures, Religious institutions including places of worship, schools and convents, Research and development centers for experimental or scientific investigation of materials, methods or products, Sanitary fill projects meeting state requirements, Self-service storage. Shelter homes, similar uses.

Minimum Lot Area and Setbacks for All Commercial:

No Minimum Lot Size. No Minimum Lot Width. 5' front setbacks, no side yard setback unless residential adjoining, 25' side yard. No rear setbacks unless residential adjoining, 25' side yard, 10% minimum open space. No height restrictions

INDUSTRIAL DISTRICTS

Allowed Uses: all types of industrial uses dependent on smoke, fly ash, dust, odor, gases and fumes, vibration, noise and sound, raising of cattle and livestock, feed and fuel stores, lumberyards, machine shops, trailer courts, all uses in Commercial Districts except dwellings. Similar uses.

D1 Light Industrial Zone

Allowed Uses:
Those in C2, Bag, carpet & rug cleaning Blacksmith, welding or other metal working shops, excluding punch presses of over twenty (20) tons' rated capacity, drop hammers & other machine operated tools producing excessive noise, as determined at the property line by the commission. Cement & concrete sales establishments. Commercial packing sheds for farm crops. Experimental film or testing laboratories, Foundries, casting lightweight nonferrous metals or electric foundries not causing noxious fumes or odors, Ice manufacturing & cold storage plants, creamery & bottling plants & distribution stations, Machine shops, Manufacturing facilities for bakery goods, candy, cosmetics, pharmaceuticals, toiletries and food products, excluding fish or meat products, sauerkraut, vinegar, yeast & rendering or refining of fats or oils, Manufacturing facilities for food products, Manufacturing facilities for musical instruments, toys, novelties, rubber or metal stamps and other small rubber products. Manufacturing facilities for optical goods, scientific and precision instruments, Manufacturing of electric and neon signs, billboards and other commercial advertising structures; light

sheet metal products including heating & ventilating equipment, cornices and eaves. Residence used for security or operational purposes tied directly to the use of the property, Storage and sale of grain, livestock feed or fuel, provided that dust is effectively controlled, Sugar beet dumps, Underground storage facilities for inflammable liquids.

Conditional Uses: C2

Setbacks:

No setbacks unless adjacent to A2 10' side, 30' rear, 100' height limit, 50' front

D2 Heavy Industrial Zone

Allowed Uses:

Factory or industrial operations not permitted in other zones, Kennels, Residence used for security or operational purposes tied directly to the use of the property, Veterinary or animal hospitals.

Conditional Uses:

CAFOs.

Gas and oil well development.

Setbacks:

CONDITIONAL USES FOR ALL ZONES:

Airports, heliports or other aircraft landing fields, Artificial lake, Auditoriums, stadiums, arenas & similar uses, Cemeteries, mausoleums, columbariums & crematories, Commercial recreation uses in the C commercial district, Educational institutions, including university facilities, Hospitals and sanatoriums. Kindergarten or day nursery in the residential districts, Land reclamation projects, Libraries, museums, fire or police stations or other governmental enterprises, Medical & dental clinic or medical health center, Mortuary or funeral home, Natural resources development, Nursing or convalescent homes, Parks, playgrounds, community centers and other recreational uses operated by other than a governmental agency, Planned unit developments, Public utilities and public service uses or structures, Recreational vehicle parks, Religions institutions including places of worship, schools and convents, Research and development centers for experimental or scientific investigation of materials, methods or products, Sanitary fill projects meeting state requirements, Townhouses

No setbacks unless adjacent to A2 10' side, 30' rear, 100' height limit, 50' front

R RECREATION ZONE

All uses by special use permit

GENERAL CITY/COUNTY

PLANNED UNIT DEVELOPMENTS & DEVELOPMENT AGREEMENTS- City and County are similar

NON-CONFORMING USES- Fairly similar except that the City requires an owner declaration after 1 year of use

SUBDIVISIONS- Similar process for City and County, County is less on the design standards

LANDSCAPING REQUIREMENTS

City Code is much more specific than County Code, City Code also has more landscaping requirements.