

## CHAPTER III

### USE ZONES

The City of Gassville is divided into the following use zones as indicated on the Zoning Map which is a part of these regulations.

#### Residential Use Zone

The residential use zones are intended primarily for residences, with permitted related uses such as churches, schools and recreational facilities. The permitted uses and the area requirements establish the character of the use district.

R-1  
R-2

Residential (low density)  
Residential (low-medium density)

#### Commercial Use Zone

The commercial use zones are intended for the conduct of business and provision of services and the processing and manufacturing of goods which by the nature of the operation do not constitute a nuisance or a danger to the community.

C-1  
C-2

Central Business District  
Highway Commercial

#### Industrial Use Zone

Industrial use zone is intended for general manufacturing and industrial activities, and for the bulk storage of goods.

I-1

Industrial

The boundaries of these districts are shown on the Zoning Map which accompanies and is made a part of these regulations. The original of this map is properly attested and on file with the city clerk, and said map and all the information shown thereon shall have the same force and effect as if fully set forth or described herein.

Where uncertainty exists as to the boundaries of districts as shown on the Zoning Map, the following rules shall apply.

- a) Boundaries indicated as approximately following the center lines of streets, highways and alleys shall be construed as following such center lines.

- b) Boundaries indicated as approximately following platted lot line shall be construed as following such lot lines.
- c) Boundaries indicated as approximately following city limits shall be construed as following city limits.
- d) Boundaries indicated as parallel to or extensions of features mentioned in the preceding rules shall be so construed.
- e) In circumstances not covered by the preceding rules, the Board of Adjustment shall interpret the district boundaries.

**Section 1. Residential R-1 (low density)**

This zone is intended primarily for low density residential neighborhoods characterized by conventional type, single-family residential dwellings with a suitable lot area.

**A. Permitted Uses**

- 1. Residential structures (single family).
- 2. Public schools, parks, churches and religious educational buildings.
- 3. Municipal recreational uses and public utilities and structures.
- 4. Accessory structures or uses incidental to the permitted principal use.
- 5. Home occupations, as defined.

**B. Area Requirements, Residential**

- 1. Minimum lot area:
  - a. Single family ..... 9,000 square feet
- 2. Minimum lot width: (at front yard building line)
  - a. Single family ..... 75 feet
- 3. Front yard: minimum of 25 feet. On corner lots the front yard shall be considered as parallel to the street upon which the lot has the least dimension.



4. Side yard minimum

- a. Side yard (each): Minimum 10 feet from each property line.
- b. Side yard street: Minimum 15 feet from side street lot line.

5. Rear yard: Minimum 20 feet from rear lot line or center of alley if one exists.

6. Off-street parking

- a. Single family: Parking space shall be provided on the lot to accommodate one motor vehicle.

C. Area Requirements, Place of Public Assembly

1. Height

- a. Maximum height shall be two and one-half stories and not to exceed 35 feet for that portion of the structure used for assembly or offices.

2. Yard requirements

- a. Minimum of 25 feet from all property lines.

3. On-lot parking

- a. Places of public assembly shall provide one on-lot parking space to accommodate one motor vehicle for each four persons accommodated in the assembly hall.
- b) Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- c) Boundaries indicated as approximately following city limits shall be construed as following city limits.
- d) Boundaries indicated as parallel to or extensions of features mentioned in the preceding rules shall be so construed.
- e) In circumstances not covered by the preceding rules, the Board of Adjustment shall interpret the district boundaries.

Section 1a: Residential R-2

This zone is intended primarily for low-moderate residential neighborhoods characterized by residential dwellings containing a suitable lot area.

A. Permitted Uses

1. Residential structures.
2. Mobile homes.
3. Public schools, parks, churches and religious educational buildings.
4. Municipal recreational uses and public utilities and structures.
5. Accessory structures or uses incidental to the permitted principal use.
6. Home occupations, as defined.
7. Mobile home parks (by special permit - see Section 4. Special Uses Page Z-11).

B. Area Requirements, Residential

1. Minimum lot area:
  - a. Single-family .....9,000 square feet
  - b. Two-family and Multi-family.....an additional 2,250 square feet for each additional family unit per lot.

2. Minimum lot width: (at front yard building line)
  - a. Single-family .....75 feet
  - b. For each additional dwelling unit an additional 15 feet shall be added to the minimum width requirement.

Mobile home parks shall meet the following requirements.

3.
  - a. Provide a minimum of 2,000 square feet for each mobile home;
  - b. Provide for parking on each lot so as not to block any thoroughfare;
  - c. Have an internal circulation system of not less than 20 feet in right-of-way to provide access to a public street;
  - d. Each mobile home lot shall have public water, sanitary sewer, and electric power.



2. The Board of Adjustment may waive the height requirements when it is demonstrated that the equipment and structure to house the operation requires greater height.

**E. Off-street Parking**

1. One on-lot parking space shall be provided for every 4 employees.

**F. Off-street Loading and Unloading Facilities**

1. Each structure or use shall provide off-street loading and unloading facilities which will not block a street, alley, or other public way.

**Section 4. Special Uses**

The City Council of Gassville or the Board of Zoning Adjustment, by special permit, after public hearing and after study and report by the Planning Commission subject to such reasonable conditions and protective restrictions as are deemed necessary, may authorize the following special uses in any district from which they are otherwise prohibited:

1. Cemetery or mausoleum
2. Funeral home
3. Greenhouse or nursery
4. Hospital, clinic or institution not primarily for the mentally ill or those with contagious diseases, provided that less than 40 percent of the total land area is occupied by buildings and that all the required yards are increased by one foot of building height in excess of height limits specified in these regulations.
5. Nursing homes
6. Radio tower or broadcasting station
7. Public utility structure.

Z-11

2, Page Z-7 thereof is repealed and deleted and in place thereof is hereby inserted a new page Z-7 to read as set out in page Z-7 attached hereto and made a part hereof.