

**Sections:**

- 6-101 Application**
- 6-102 Use Regulations**
- 6-103 Performance Standards**
- 6-104 Parking Regulations**
- 6-105 Off-Street Loading Regulations**
- 6-106 Sign Regulations**
- 6-107 Height, Area and Bulk Regulations**
- 6-108 Supplementary Height, Area and Bulk Regulations**
- 6-109 Supplementary Use Regulations**

**6-101 Application:** The regulations set forth in this Article, or set forth elsewhere in these Regulations when referred to in this Article, are the regulations in the "V-1" Village District. This District is designed to encourage the continued existence of small unincorporated "villages" (i.e. townsites platted or designed many years ago and intended to become cities, but which never incorporated or became cities) by placing very narrow restrictions on their use and further development. No development of new "villages" is contemplated under these provisions and only fill-in type development of existing "villages" with low intensity uses is intended.

**6-102 Use Regulations:** In District "V-1," no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered, except for one or more of the following uses:

1. Any use permitted in the "R-1" Single-Family Residential District.
2. Communication tower subject to compliance with Article 9-103(3).
3. Manufactured home – subject to the owner providing evidence of one of the following:
  - a. A manufactured home exists on the zoning lot currently.
  - b. A manufactured home previously existed on the zoning lot but was removed from the zoning lot less than one year from the date of the zoning permit application.
  - c. The County Commission previously approved a special use permit or conditional use permit for the zoning lot.
4. All other uses, including any proposed commercial and industrial uses, shall require a Conditional Use Permit.

All construction is subject to the approval under the requirements of all Public Works Divisions Codes, Policies, and Regulations.

**6-103 Performance Standards:** The Performance Standards for permitted uses are contained in Article 9 of these Regulations.

**6-104 Parking Regulations:** The Parking Regulations for permitted uses are contained in Article 10 of these Regulations.

**6-105 Off-Street Loading Regulations:** The Off-Street Loading Regulations for permitted uses are contained in Article 11 of these Regulations.

**6-106 Sign Regulations:** The Sign Regulations are contained in Article 12 of these Regulations.

**6-107 Height, Area and Bulk Regulations:** In the "V-1" Village District, the height of buildings, the minimum dimensions of lots and yards, and the minimum lot area permitted on any lot shall be as follows:

1. **Height:** Buildings and structures shall not exceed 35 feet in height.
2. **Front Yard:** The depth of the front yard shall be at least 20 feet.
3. **Side Yard:** There shall be a side yard on each side of a dwelling. The depth of the side yard shall be at least 10 feet.
4. **Rear Yard:** The depth of the rear yard shall be at least 10 feet.
5. **Lot Dimensions:** No minimum lot dimensions are established. It is required that every lot shall provide sufficient setbacks as specified herein and still provide adequate building area.
6. **Lot Area:** No minimum lot area is established. It is required that sufficient area will be provided to meet the requirements established herein.

The Height, Area and Bulk Regulations are also set forth in the chart of Article 13. Said chart, and all notations and requirements shown therein, shall have the same force and effect as if all the notations and requirements were fully set forth or described herein.

**6-108 Supplementary Height, Area and Bulk Regulations:** The Supplementary Height, Area and Bulk Regulations are contained in Article 14 of these Regulations.

**6-109 Supplementary Use Regulations:** The Supplementary Use Regulations, including permitted Conditional Uses and Accessory Uses, are contained in Article 15 of these Regulations.