

4.12: Agricultural-Reserve District (A-R)

4-43

*Clinton Zoning Ordinance
Chapter 4: Zoning Districts*

4.12.1: Intent

The intent of this district is to allow agricultural and recreational activities compatible with intensive urban development, in harmony with low-density residential development.

4.12.2: General

- A. Minimum Parcel Size:** 1 acre
- B. Minimum Lot Depth:** 200 feet
- C. Minimum Floor Area:** 1,300 square feet
- D.** The site shall be in one (1) ownership, or if in several ownerships, the application for amendment to the Zoning Chapter shall be filed jointly by all of the owners.

4.12.3: Uses

- A. Permitted Uses:** The following uses or combination of uses shall be considered.
 - 1. Any single-family residential use at a density not exceeding four (4) dwelling units per acre of land.
 - 2. Farm or establishment for the growing, care, processing, packing, and handling of field crops, truck gardening products, and fruit and/or nut trees.
 - 3. Tree Farm, timber area, or forest management area
 - 4. Horticultural nursery.
 - 5. Church, cemetery, religious, eleemosynary, semi-public philanthropic institution.
 - 6. Club, lodge, grange, union hall, community center, or social center
 - 7. Any publicly owned and operated building, facility, or land.
 - 8. Unlighted, regulation size or par three golf courses.
 - 9. Wildlife refuges including caretaker's dwellings and associated facilities.
 - 10. Schools, private or public; day care centers; child nurseries
- B. Prohibited Uses:** The follow uses or combination of uses shall not be considered in the A-R district.
 - 1. Sexually Oriented Businesses
 - 2. Cellular Towers
 - 3. Mobile homes/Manufactured homes

4.12.4: Design Criteria and Development Standards

- F.** Overall site design shall be harmonious in terms of landscaping, enclosure of principal and accessory uses, sizes of structures, street patterns, and use relationships.
- G.** Densities for residential dwelling units shall not exceed four (4) unit per acre of land area including yard and other dimensional requirements.
- H.** Bufferyards: As determined as needed by the Planning Commission and City Council.
- I.** Open Space: As determined as needed by the Planning Commission and City Council.

4.13: Historical Buildings and Maintenance District (HB-MD)

4.13.1: Intent

The Historical Building and Maintenance District is an overlay district, designed and intended to promote the educational, cultural, economic, and general welfare of the community by providing a mechanism for the identification, recognition, preservation, maintenance, protection and enhancement of existing historic and architecturally valuable structures, properties and/or districts which serve as visible reminders of the social, cultural, economic, political and/or architectural history of the City of Clinton.