

Chapter 17.12ZONE LOTSections:

- 17.12.010 Required for each structure.
- 17.12.020 Constituents--Designation authority.
- 17.12.030 Conformance to zone regulations.
- 17.12.040 Existing structures.
- 17.12.050 Plat conformance.

17.12.010 Required for each structure. Except in the A agricultural district, the C-1 central business district and the I-2 heavy industrial district, or as otherwise provided by this title, a separate ground area called the zone lot shall be designated, provided and maintained for each structure containing a permitted use or uses. Each zone lot shall have at least one front line and shall be occupied only by a main structure containing the permitted use or uses and a subordinate structure or structures containing only accessory uses. Designated zone lots in the A, C-1 and I-2 districts may contain more than one main structure containing a permitted use or uses. (Ord. 85 §2(part), 1981; Ord. 68 §4(d)(1), 1980)

17.12.020 Constituents--Designation authority. A zone lot shall consist of a single parcel of contiguous land and shall be designated as a zone lot only by the owner thereof. Where a designated zone lot is not owned by a single individual or entity or where the ownership of a structure to be placed on the zone lot is different from the ownership of the land, all responsible parties shall agree and participate in the designation of the zone lot. A record of the designation of zone lots shall be kept in the files of the zoning administrator. (Ord. 85 §2(part), 1981; Ord. 68 §4(d)(2), 1980)

17.12.030 Conformance to zone regulations. No zone lot shall be designated unless it shall conform to all of the applicable regulations of the zoning district in which the property is located. (Ord. 85 §2(part), 1981; Ord. 68 §4(d)(3), 1980)

17.12.040 Existing structures. The land area occupied by a use and/or the building site designated and occupied by each structure on the effective date of this regulation shall be deemed the zone lot for such use and/or structures. Upon application to and approval by the zoning administrator the boundaries and area of the zone lot may be amended provided full compliance can be maintained with all of the

requirements of this title. (Ord. 85 §2 (part); 1981; Ord. 58 §4(d) (4), 1980)

17.12.050 Plat conformance. a zone lot may or may not conform to the numbered and designated lots on a duly recorded plat. (Ord. 85 §2(part), 1981; Ord. 68 §4(d) (5), 1980)

Chapter 17.15

ADMINISTRATIVE OFFICIALS

(Repealed, Ord. 228, 1993)

Chapter 17.14

PLANNING AND ZONING COMMISSION

Sections:

- 17.14.010 Administration
- 17.14.020 Definitions
- 17.14.030 Responsibilities
- 17.14.040 Hold harmless

17.14.010 Administration. It shall be the responsibility of the town council and its authorized agent, the planning and zoning commission, to administer the zoning ordinances of the town. (Ord. 227, 1993)

17.14.020 Appointment. The planning and zoning commission shall consist of five members, each residing within the corporate limits of the town or within one mile of the corporate limits of the town, who shall be appointed by the mayor with the consent of the town council. Members of the commission shall serve without compensation, other than their expenses.

A. The term of the members of the commission shall be three years, except that the initial term of two members shall be for one year and the term for two members shall be for two years. In the event a vacancy shall occur during the term of any member, a successor shall be appointed by the mayor, with consent of the town council, for the unexpired portion of the term. (Ord. 305, 1996; Ord. 227, 1993)