

ORDINANCE NO. 294X

**ORDINANCE CHANGING THE PERMITTED USE OF THE REAL PROPERTY
DESCRIBED HEREIN FROM NONRESIDENTIAL TO RESIDENTIAL.
THIS ORDINANCE SUPERSEDES ALL PREVIOUS ZONING
ORDINANCES.**

Zoning Categories

Category	Abbreviation
Low Density Residential	L-R
Single Family Residential	R-1
Multifamily Residential	R-2
Retail Business	RB
Commercial Industrial	C-I
Floodplain Management Overlay	FM

Use Classifications

A = Authorized
P = Permission of Town Council required
X = Expressly prohibited

	L-R	R-1	R-2	RB	CI
Single Family Homes, site built	A	A	A	X	X
Single Family Homes, factory Built, assembled on site	A	A	A	X	X
Single Family Homes, factory Built, assembled off site	P	P	P	X	X
Mobile homes	P	X	X	X	X
Duplexes	A	A	A	X	X
Multi-family less than five units	P	X	A	X	X
Multi-family five units or more	P	X	P	X	X
Detached garage	A	P	X	P	P
Accessory use structures	A	P	X	X	X
— Renting less than three rooms of owner occupied single family home	P	P	P	P	X
Bed and Breakfast	P	P	X	X	X
Motel	X	X	X	A	P
Apartment building	X	X	A	P	X
Keeping of Livestock	A	P	X	X	X

Gardens or fruit raising	A	A	P	P	X
Child Day Care	P	P	P	A	X
Home service business (Hair Care, Nails, Massage, etc)	P	P	P	A	P
Catering service	P	P	P	A	A
Retail stores	X	X	X	A	P
Commercial Nurseries and Greenhouses	A	P	X	A	A
Mini-storage facilities	P	X	X	A	A
Temporary Stands for sale of Agricultural products	A	P	X	P	P
Restaurants	P	X	X	A	P
Office buildings	P	X	X	A	A
Public service buildings (Churches, Lodges, etc.)	P	P	P	P	X
	L-R	R-1	R-2	RB	CI
Medical clinics	P	P	P	A	X
Manufacture, fabrication	P	X	X	X	A
Dog Kennels or commercial dog training facilities	A	X	X	X	X

Zone Boundaries

Exemptions

The following public properties will be exempt from zoning restrictions as long as they are used for their current purpose.

1. The St John Country Club and Golf Course.
2. The St John Fairgrounds and city maintenance shop.
3. The Public School and associated playgrounds and athletic fields.
4. The St John City Park

C-I Commercial Industrial

North of Highway 23 and East of the Railroad to the city boundary.

East of Park Street and North of the first alley north of Front Street to the city boundary.

North of Highway 23, west of Loomis Avenue to the city boundary.

— North of Highway 23, west of Park Street, east of Loomis Avenue to the city boundary, excluding the lots immediately facing Short Street .

Retail business

All properties facing Front Street east of the footbridge and west of the railroad.

All properties facing Front Street between the footbridge and Loomis Avenue.

All properties facing Highway 23 between the footbridge and Loomis Avenue.

The area bounded by Paradise Creek, Highway 23 between Loomis Avenue and the St John Fairgrounds.

R-2 Multifamily Residential

The property currently occupied by the Community Pride Assisted Living Facility.

R-1 Single Family Residential

Those properties facing Short Street between Loomis Avenue and Park Street

All properties west of but facing Lawrence Avenue, Lawrence Circle, and Bartholow Street between Broadway and Front Street.

All properties facing Willson Lane and Bell Lane.

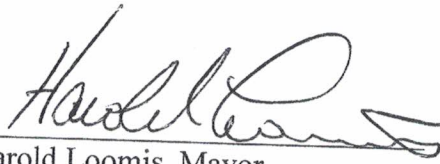
All properties facing West View

Those properties facing Fairway Lane between Clubhouse Road and Willson Road

L-R Low Density Residential


All properties within the boundaries of the city not otherwise designated

PASSED by the Town Council in regular meeting held on the 14th day of May, 2007, and signed by the Mayor and attested by the Town Clerk in authentication thereof.



Harold Loomis, Mayor

ATTEST:


Linda Hayes, Clerk - Treasurer

