

February 13, 2026

TO: Three Forks Zoning and Planning Board

FR: Randy Carpenter
Planning Consultant to the City of Three Forks

RE: Conditional Use Permit application

Name of Applicant: Richard Clarke

Hearing Date: February 19, 2026

Application Request:

Location: MINOR SUB 466, S26, T02 N, R01 E, Lot 3, ACRES 0.71

Zoning: Neighborhood Highway Business

Background:

Richard Clarke has applied for a Conditional Use Permit for a firewood processing facility at the intersection of Highway 2 and West Grove Street (abutting the Dollar Store to the south).. He wished to cut semi loads of logs into firewood length. The firewood would be sold onsite or delivered.

The lot is about 31,799 square feet (.73 acres) in size. The lot is currently vacant.

The surrounding zoning and land uses are:

- To the south: Residential-Airport Influence (R), residential
- To the north: Neighborhood Highway Business (NHB), commercial
- To the east: Residential (R), residential
- To the west: Neighborhood Highway Business (NHB), commercial; Public Lands Institutional (PLI), Three Forks Rodeo

According to the application, he has started building a 6.5 foot wooden fence around the facility. He stated that “once sawdust gets between 3 inches and 2 feet on the ground, I will haul excess to the dump.”

Staff Report:

Section 11-12-2 of the City of Three Forks Zoning Ordinance identifies the approval criteria to be used for Conditional Use Permits, as follows:

- A. The use conforms to the objectives of the Growth Policy and the intent of the Zoning Ordinance.

This application would be considered as a “Wholesale distributors with on premises retail outlets, provided warehousing is limited to commodities which are sold on the premises.” This use is a conditionally permitted use within the NHB district.

- B. Such use will not adversely affect nearby properties or their occupants.

Staff is quite concerned that the proposed use would adversely affect the adjoining land properties and their occupants, especially the residential uses to the south and east of the property. The facility would almost certainly emit significant noise, and would likely generate serious particulate matter (fine sawdust) that could drift onto abutting properties. While the applicant stated that he would remove sawdust from the property when it gets between 3 inches and 2 feet deep, it is likely that before he can do so, wind could pick up and blow sawdust over his fence and onto abutting properties.

- C. Such use meets density, coverage, yard, height, and all other regulations of the district in which it is to be located, unless otherwise provided for in this Title.

The applicant did not provide a plan showing where the facility would be located providing parking and loading spaces.

The applicant stated that the cut firewood for sale would be either sold on site or delivered. If the finished product is sold on site, the applicant would have to produce a plan that showed customer parking. If the product is not sold on site, the applicant would have to show where employee parking would be located.

The applicant would have to also show how the uncut logs would be unloaded on the property, and how it would be loaded onto either customer vehicles or his delivery vehicle.

- D. Public hearings have been held, after the required legal notice has been given and the public has been given a chance to be heard upon this matter.

Public hearings have been appropriately announced and scheduled for Thursday, February 19, 2026, at 6:30 PM with the Planning and Zoning Board. Public testimony and written comments will be taken and considered at each public hearing.

Conclusion:

Staff recommends denial of this conditional use permit application, given concerns about impacts on adjoining properties. If the application is approved, the applicant would have to produce a plan showing off-street parking and loading.

ZONING AND PLANNING BOARD MEETING MINUTES

February 19, 2026, Zoning & Planning Board meeting was called to order at 6:30PM at City Hall, located at 206 S. Main Street, Three Forks, MT.

Zoning Members present were Matt Jones, Rachael Tollison, Kelly Smith, Jacob Sebens, Reagan Hooton, and Amy Laban. Niki Griffis was excused due to illness. City Planner Randy Carpenter attended at City Hall. Zoning Consultant Lee Nellis was excused due to illness. (Zoom is a virtual meeting tool allowing people to attend remotely, which started as an option during the COVID-19 pandemic and the City has continued to offer for meetings.) There was a quorum with the attendance of seven Zoning Board members. The minutes were completed by City Clerk Crystal Turner.

Chairman Matt Jones called the meeting to order. He reminded everyone that the meeting was being recorded.

Public Present: Ace Meskimen, Richard Clarke and Sylvia Clarke were all present at City Hall. Anna Berghausen (616 2nd Ave W) attended via Zoom.

PUBLIC COMMENT (items not on the agenda): There were no comments for items not on the agenda.

CONSENT AGENDA

Approval of the 1/15/2026 Meeting Minutes

Reagan Hooton moved to approve the minutes. Kelly Smith seconded the motion.

Motion Passed Unanimously.

PUBLIC HEARINGS

Public Hearing and Recommendation for a Conditional Use Application for a Log Firewood Cutting and Selling Business by Richard Clarke Located at Minor Subdivision 366, Commonly Known as (TBD) MT-Hwy 2 (next to Family Dollar)

Kelly Smith stated she would recuse herself from this hearing, discussion and decision because she has helped the applicant significantly in preparing for this application. She moved from the Board table to the audience.

Randy Carpenter read his staff report into the record. He stated that this use is allowed in the NHB, so it does conform. However, he is concerned it would affect adjoining land (properties and occupants) due to emitting noise and particulate matter (fine sawdust). In conclusion, staff recommended denial given his concerns about impacts on adjoining properties. The staff report further stated that if the recommended approval, the applicant would have to produce a plan showing off-street parking and loading.

Applicant Presentation: Richard Clarke stated that there will not be any employees other than himself and his son. He has not presented a parking or access plan yet, because he has not heard any response from MDT. Sylvia Clarke said her husband has spoken with most of the neighbors, who all already have fences installed and no one has stated any concerns to him directly. Mr. Clarke said it would take a long time to build up a lot of sawdust. He was told [presumably by a realtor or property owner – this was not

ZONING AND PLANNING BOARD MEETING MINUTES

stated on the record] that there were no restrictions on this lot, and he did not do his own homework. He learned of the conditional use option for his business when he came into City Hall.

Board Comments: Reagan Hooton said she has heard that electric chainsaws are quieter than gas chainsaws. Mr. Clarke said electric saws are not strong enough for the work he does. Matt Jones asked if there would be a processor on site? Reagan asked what that means. Matt explained they would take the log, cut it in half, and then it would split, cut it, and dumped into a pile. Mr. Clarke said that a processor would not be used, as they do not have one, but he would like to. Rachael Tollison asked what the hours of operations would be. Mr. Clarke answered that summer would have longer hours, as that is when people stock up. They would like 8am-5pm, six days a week. Matt asked how semitrucks would access the property. There was discussion (and demonstration on the screen) of how the Family Dollar's access from the highway is on MDT right-of-way and MDT could grant additional access on this driveway, and then exiting the property is pending MDT approval across from Illinois Street. Or they may recommend exit and entrance from the same location. Matt verified two employees: Mr. Clarke and his son, so two chainsaws would be running. Mr. Clarke said yes.

Public Comment: There was an emailed public comment letter from Julia Dobie (321 W Front Street) concerning the effects to neighboring properties such as being surrounded by residential, asked how the applicant would mitigate noise and air pollution, and how the semitrucks would access the property.

Applicant Rebuttal: Sylvia Clarke agreed they should have done their due diligence, but the realtor told them they could basically *do whatever they wanted on this property*. Richard Clarke said he would have semitrucks for maybe 2-3 days in a row, up to 6 times a year.

Chairman Jones closed public comment.

Board Discussion: Rachael Tollison said she did not think the semitrucks would be a big deal due it being on the highway where semitrucks already travel daily. She added that she could be concerned about chainsaws. Amy Laban said she grew up around chainsaws, her father was a forester and they burned 6-8 cords a year, and the noise does not bother her. She understands where this particular piece of land is, someone moving to this area should expect noise from the proximity to the highway. Reagan Hooton asked if there was a restriction on operational hours in this zone. Kelly Smith said no, it is a conditional use permit so the Board could set those hours. Amy said she remembered when the Board discussed the campground across the street, and all the various types of businesses in the area including residential, and we should keep that in the back of our minds to be consistent. Jacob Sebena said he feels that the sound will carry farther than the conversation has addressed. "Yes, there is a fence there, but those are two-stroke engines, loud machines. I would feel more comfortable if there were a way to use electric saws, but I wasn't aware they wouldn't work for this," Jacob stated. Mr. Clarke said electric saws are more for home use, not commercial purposes. Matt Jones said he believes it will be too noisy, and is concerned with sawdust secondly. "I did speak with a couple of processors in Belgrade who told me *their sawdust flies everywhere* but they use a processor more than a chainsaw. Personally, I would not want to live next to it. For my personal use and office, we cut a semi load last weekend and from 200 yards away, you could hear it," Matt said. He added the wood he cuts for personal use makes a mess in his yard. He does not think this is the right area of town for this type of business. Amy said she

ZONING AND PLANNING BOARD MEETING MINUTES

understands Matt's comments, but also thinks that when folks bought homes nearby, they knew they were right near the grocery, the rodeo grounds, and that different applications for zoning could come before the City. "You bought your house in a neighborhood that is strictly residential [speaking directly to Matt]. This is an area that has a lot of different districts all coming together," Amy said. Rachael said a weekend of noise would be tolerable, but feels all day for six days a week could be intolerable. Sylvia Clarke asked if the Board required them enclosed the entire property, would it still be an issue? Mr. Clarke said the fence they started building is now on hold because they do not know where the driveway will go, and whether they should continue to invest money into this property pending this [Board's] decision.

Mr. Clarke asked if they reduced the proposed operation to five days a week, would that help? Reagan Hooton commented, "That would certainly help." Rachael Tollison said she did not think the sawdust would be that big of an issue. Reagan then asked if any plumbing would need to be on this property. Kelly Smith answered no, they may have a shop but are not planning on a bathroom at this time. The Board discussed with Mr. & Mrs. Clarke where they currently operate, and about chainsaw noise in general, and other permitted uses that could work on this property.

Amy Laban moved to approve the CUP for the log firewood cutting/selling business with the condition that the business hours are 8 to 5, Monday through Friday, that the fence is complete around the property, and DOT approval for an entrance and exit is obtained. Motion died for lack of second.

This application will be heard by the City Council on 3/10/2026.

Public Hearing, Discussion and Decision to Send a Recommendation to the City Council Regarding Chapter 15 – General Industrial

Randy Carpenter explained the permitted uses would be using SIC Codes. There was an in-depth discussion regarding artisanal uses with accompanying retail uses, and what types of artisanal uses could be. It was agreed to leave the text as written "without retail".

The next topic discussed was if residential would be allowed at a business site if the business said it was required (like an on-site manager). Kelly Smith and Crystal Turner said they do not agree with Lee's recommendation that all permitted and conditional uses in GI should incorporate one dwelling. There was discussion that land in the GI would be bought up just to put a residence up, or this clause could be taken advantage of, and how the City would have to police the issue if the person living there was an employee the home is designated for. Randy Carpenter asked if the majority of the Board OK to remove? Amy Laban asked, "If we remove it and someone applies for a CUP and say their business requires it, would there be a possibility we could allow it?" Randy answered no, it would have to at least be added to the conditional uses. "You have the batch plant, and now the fire cutter, where we just said at the last hearing tonight no to that type of business being next to residential, and now we are going to say yes to residential in an industrial area? That doesn't make sense, just to *solve the affordable housing issue*," Randy said. Jacob Sebena said he could not think of a use that would require a caretaker on site. Reagan likes the way it is written, with the caveat.

ZONING AND PLANNING BOARD MEETING MINUTES

Kelly Smith moved to send Chapter 15, General Industrial to the City Council, leaving B as written and removing C. Amy Laban seconded the motion.

Motion Passed Unanimously.

OLD BUSINESS

A. Discussion Regarding Chapter 17 – Residential

Randy Carpenter clarified with Kelly Smith that this was really a remaining discussion and decision on the manufactured homes aspect of this chapter. Kelly answered yes. She explained on page 3, “Our current ordinance states 10 years [or newer] is what it is now, and Susan [Swimley] said she will defend it if someone challenges that rule. Mobile homes should be de-titled, and placed on a permanent foundation.”

Amy Laban said, “In light of the conditions, I wouldn’t have a problem with that.” Randy confirmed who believes mobile homes OK and get rid of 11-17-9.G? Rachael Tollison, Reagan Hooton, Kelly Smith, and Amy Laban all audibly agreed.

Kelly said, “Regarding Mobile Home Parks – should this be its own Zoning District, or allowed in other Zoning Districts? I think it should be its own district and allowed in other zoning. If we keep what’s documented in here, a mobile home park would have to be 2 acres or more, so that will limit new ones being in any existing part of town. But if something annexes into the city limits, that property (if over 2 acres) could contain a mobile home park. There isn’t room in General Industrial if that was the case. We do have quite a few mobile home parks in city limits already too.” Reagan Hooton asked, “If we made it its own district, there is nothing on the map for it, but we would leave it as an option for future land?” Kelly and Rany Carpenter replied yes. Amy Laban asked if the Board wanted to put a maximum size on there. This question spurred good Board discussion regarding a 13 acre parcel adjacent to city limits that just went on the market. The discussion was whether a 13 acre mobile home park was too large for how the City desires to grow. There is a typo on 11-7-10 mobile home parks should read 11-17-10, but Matt suggested getting it out of Chapter 17, and making it its own chapter. Jacob Sebena said that seemed appropriate. Amy agreed.

In light of Mobile Homes being its own chapter, the existing Chapter 17 would need the reference in 11-17-9 to be whatever chapter number mobile homes become. Randy Carpenter asked if anyone sees anything in the mobile home chapter that they want changed, and offered he feels the number of required visitor spaces is excessive. The Board agreed that there should be some sort of maximum acreage size for a park, and spell out the setbacks referenced in 11-17-10.G. It also recommended to change the required parking to 2 spaces per mobile home. Randy does not like the 2.5 parking spaces required per mobile home unit. Amy Laban felt the wording “mobile home spaces” meant parking spaces, so that could be clearer by saying “mobile home lots”.

Randy reminded the Board this residential chapter reduces the lot size from 10,500 to 7,000 square feet. Kelly asked, “Is everyone OK with the 40% coverage max?” Everyone agreed.

ZONING AND PLANNING BOARD MEETING MINUTES

Kelly Smith said the Residential chapter needs to be edited based on the Board's direction, and then next Zoning meeting it should be heard under Public Hearings to be recommended to move forward to the City Council.

Randy Carepenter said that he will also present landscaping, trash enclosure, and other residential diagrams/illustrations which will be included in some of these chapter.

NEW BUSINESS

There was no new business.

NEXT CHAPTER(S) TO COME TO THE BOARD: in March. Rachael will be gone the week of the 23rd. Reagan will be gone as well. The Board agreed to hold the next meeting on the 12th of March. These items will be heard:

- A. Residential with illustrations for Public Hearing.
- B. CBD and HCD for Old Business.

Jacob Sebena moved to adjourn. Everyone seconded the motion. Motion passed unanimously. The meeting was adjourned at 8:25 PM.

APPLICATION FOR CONDITIONAL USE PERMIT

City of Three Forks, P.O. Box 187, Three Forks, MT 59752

Phone/Fax: (406) 285-3431

Date _____

PLEASE READ EVERYTHING CAREFULLY AND PROVIDE EVERYTHING REQUIRED!

The undersigned hereby makes application for a Conditional Use Permit pursuant to the requirements of the City of Three Forks Zoning Code Title 11, Chapter 12.

See www.threeforksmontana.us Online Documents > Ordinance and City Codes

Name of Applicant: RICHARD CLARKE Phone No. 406-599-5480

Mailing Address of Applicant: 406 PEARL Dr., BELGRADE, MT 59714

Email Address of Applicant: SYLVIAPECK7@GMAIL.COM

Property Owner LEGAL Name: RICHARD LEE CLARKE Phone No. 406-599-5480

Mailing Address of Property Owner: 406 PEARL Dr., BELGRADE, MT 59714

Email Address of Property Owner: SYLVIAPECK7@GMAIL.COM

Subject Property – Name of Project LOT NEXT TO FAMILY DOLLAR

Legal Description: Block 3 Lot(s) _____ Addition CO S 466

Address (if available) TBD

Current Zoning N#B Land Area .73 ac. Sq. Ft., or _____ Acres

Conditional Use to consist of the following: Semi Loads of firewood

delivered, cut into firewood, and either sold on site or delivered.

Do you have a Developer/Architect/Contractor (YES) (NO) Name and Address: _____

Phone #: _____

If yes to above, Full set of construction plans required (foundation, plot, elevation, utilities, etc.)

Impact Fee Due (Yes/No) \$ _____ Water &/or Sewer &/or Fire

If you are adding a new service (unit), changing or adding a "use", redevelopment or modifying an existing use or building, Impact fees may be required to be paid.

SUBMITTAL: PLEASE read Title 11, Chapter 12 of the City of Three Forks Ordinances, specifically Section 3 for what is required for submittal. All ordinances are online at www.threeforksmontana.us - Online Documents > Ordinances and City Codes, or can be obtained from City Hall. Submit all items required in the ordinance or explain why you are eliminating a requirement, ask questions if unsure about what is needed.

COMPLETE packages must be submitted to City Hall before noon on the last Friday of a month and will require 2 public hearings. The second hearing could be 5 to 7 weeks after submittal. What is needed on every submission: a Plot Plan (**drawn to scale**) including the following information: All existing and proposed structures, proposed locations of ingress and egress, off-street parking arrangement, zoning districts of surrounding property,

proposed landscaping and location of all signs plus items required in the Ordinance specific to what the CUP is requesting. The lack of any of the required information will delay this application.

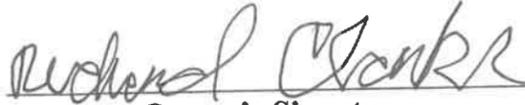
IMPORTANT:

- 1) Per Zoning and Planning By-Laws Article 9 section C-6: Failure to attend public hearings will result in postponement of the hearing. You must attend in person, via zoom or have a representative attend both Zoning and Planning Hearing and City Council Hearing.
- 2) All Statements of explanation and mitigation of use, size, employees, signage, etc. presented in this application are made conditions of approval, if approved.
- 3) If there are any CHANGES to this application after the Zoning Board Hearing, that are not requested by the Zoning Board, the applicant will be required to submit a new application and fee.
- 4) Inspection Requirement
 - a. Any Conditional Use Permit approved under this title shall at all times be subject to inspection by city officials (Zoning official, City Employee, or person(s) designated by the Mayor), to insure conformity with approval and details in the application.
 - b. The business licensee and/or employees of such licensee shall at all times allow the zoning compliance officer to enter the premises for inspection of any licensed activity, if applicable.
- 5) Compliance Certificate (provided with approval letter with conditions) is required to be signed and returned within 10 days of CUP completion, certifying all conditions have been met, before opening or use.

*Permit Reviews often have professional services and/or special meetings that staff utilizes to ensure adherence to Zoning, Floodplain or Legal requirements. These are not included in the permit fee paid at time of submittal. However, Ord. #11-20-1(A) allows for the City to submit an invoice to the **applicant/property owner for the reimbursement** of reasonable expenses from professional services.

AFFIDAVIT of OWNER

I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other forms, documents, plans or any other information submitted as a part of this application to be full, true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be incorrect or untrue, I understand any approval based thereon may be rescinded and other appropriate action taken. The signing of this application signifies approval for representatives of the City of Three Forks to be present on the property for routine monitoring and inspection during the approval and development process. All work shall be done in accordance with the approved plans, and in compliance with the requirements of the City of Three Forks Zoning Ordinance, Title 11.


Property Owner's Signature

Misrepresentation of Information: Any applicant who shall swear falsely as to the contents respecting any matter in said application or who shall make any false representation in said affidavit shall be deemed guilty of perjury and shall be punished as provided by law (Ord. #11-20-5-3).

FOR OFFICIAL USE ONLY	
Filing Fee (\$500) Paid	yes 1/21/26
If this application is after-the-fact, additional fee: \$	NO
Zoning Board Hearing Date	2/19/26
Action Taken	
City Council Hearing Date	
Action Taken	
Logged into City spreadsheet(s)	

January 21, 2026

To Zoning and Planning Board, City Council and Public,

My name is Richard Clarke. I do not have a formal education, as my father died when I was in the 8th grade and I had to leave school to help support the family. I have been cutting firewood for 16 years. I have been leasing ground outside of Belgrade for 3 years for my business.

I had a realtor looking for an area I could purchase to move my business too. He found the lot next to the Three Forks Family Dollar Store, and told me he did not see anything that prohibited me from doing my business there. The realtor sign posted on the lot indicated it was a "commercial" lot. My plan was to get my business moved and run my business for about a year and then turn it over to my son that has been working with me for the last 8+ years.

About a week before purchasing the lot, I came to City Hall to discuss putting a building on the lot. I was told I would need to fill out a floodplain permit, zoning permit and a conditional use permit, as my business for cutting firewood was not a permitted use, but it might fall under "Wholesale distributors with on premises retail outlets", which is a conditional use in the Neighborhood Highway Zoning district.

It wasn't until after I had closed on the lot that it was told to me that my business of having logs trucked in, cutting them up and selling firewood might not be approved in this zoning district due to being close to a residential district. I had already started my 6 1/2 foot fence to help with the noise in the neighborhood. We chose a wooden fence as it would look nicer than a metal fence and would absorb noise. Once sawdust gets between 3 inches and 2 feet, on the ground I will haul excess to the dump. If any of the users of the rodeo grounds would like sawdust for their pens or trailers, I would make that available to them.

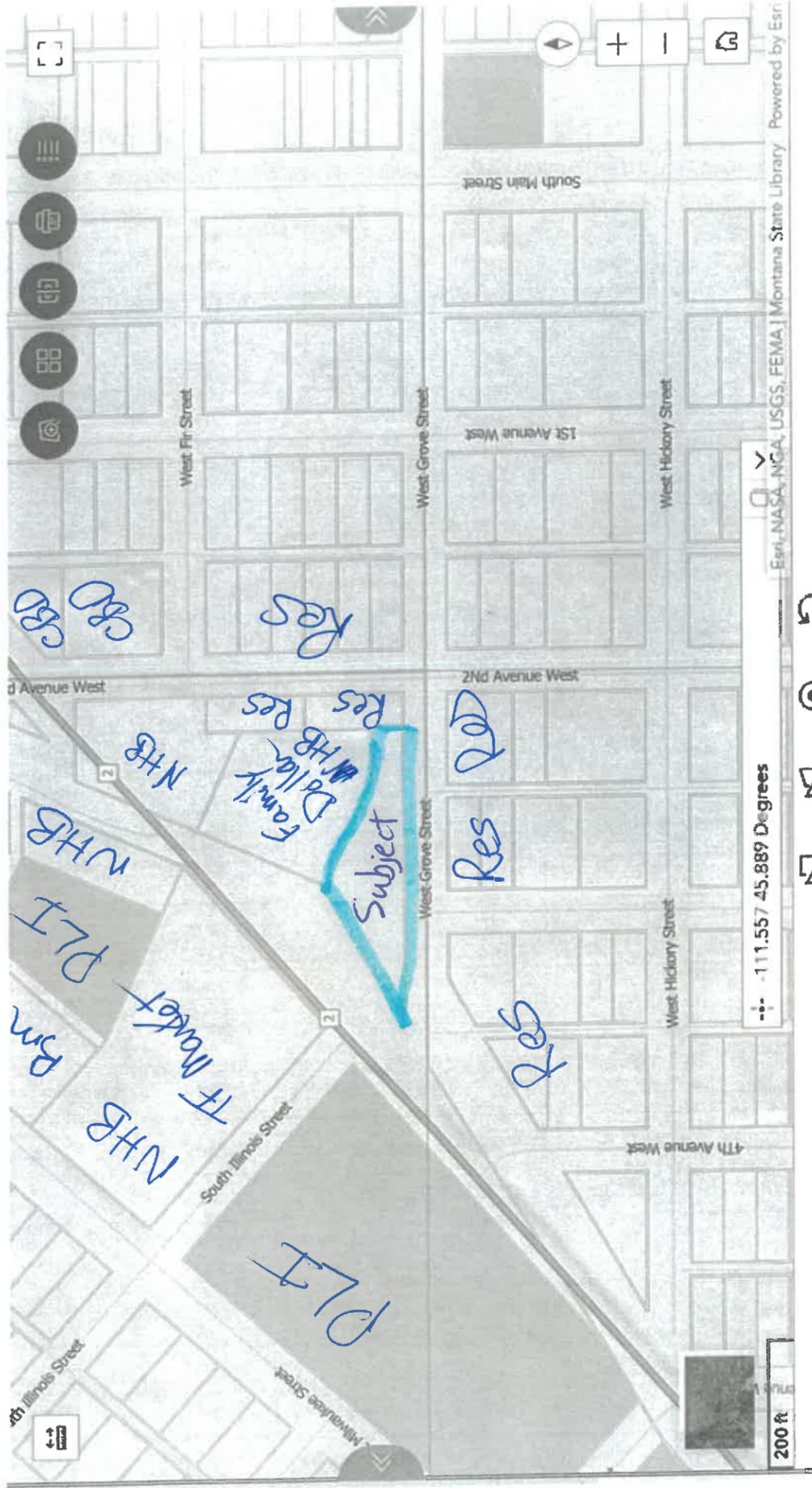
I am wanting to become a part of the Three Forks Community and if a "Local" member of the community is looking for firewood I will give them a discount on firewood.

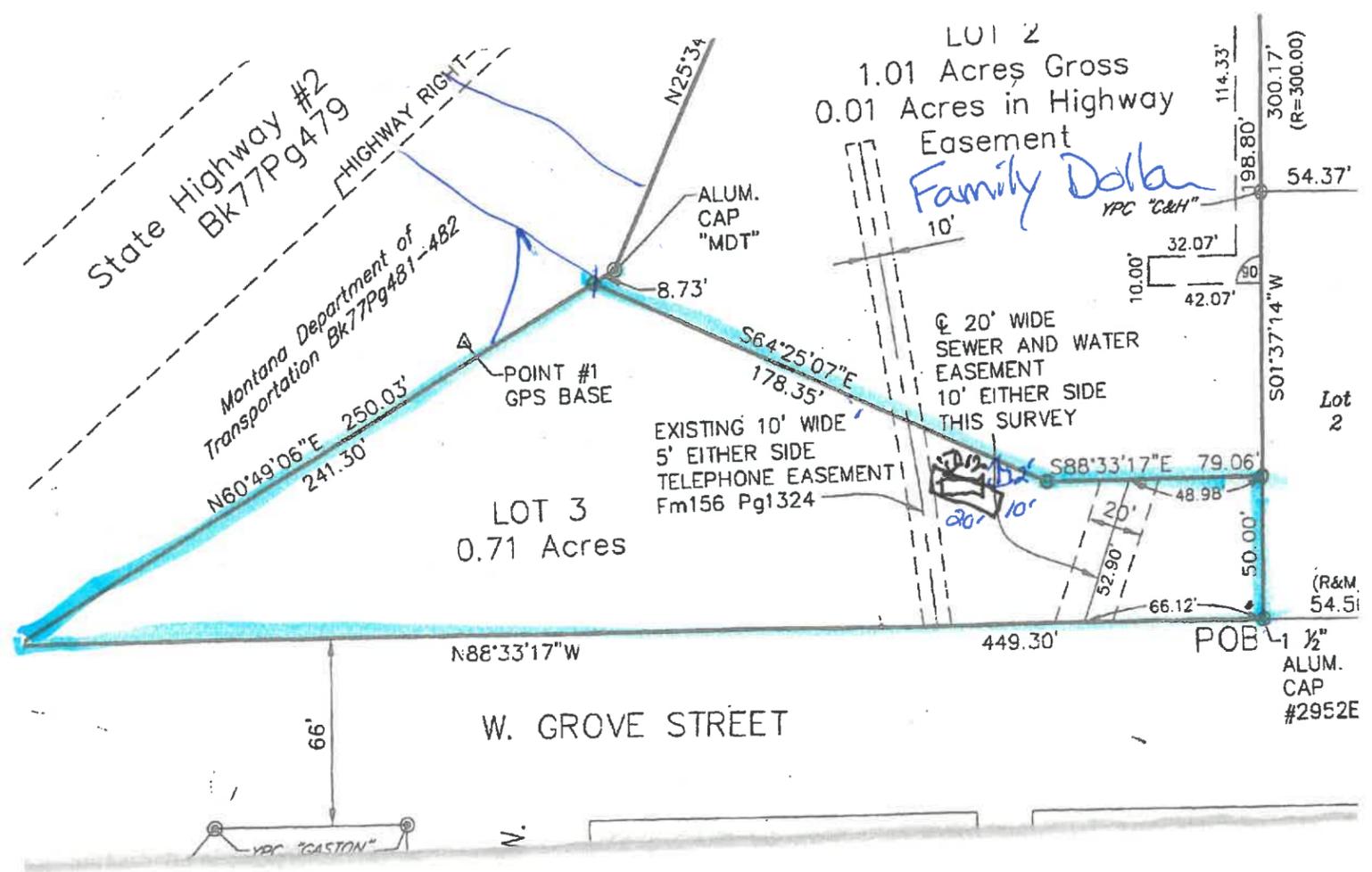
I am wanting to get my son set up in a business he can do for a long time, and I purchased this lot for his future. I am willing to work with the City and the neighbors to do what is best for them and my family. Please consider my application.

Thank you

Richard Clarke







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11-7-3: CONDITIONAL USES:

The following uses may be allowed in the NHB Neighborhood Highway Business District as conditional uses as regulated in Chapter 12 of this Title:

Amusement and recreational activities.

"Caretaker residence" as defined in this title and of a duration that shall not exceed the use for which it is serving.

Daycare facilities.

Medical marijuana distribution structure.

Miniwarehouse/self-storage units.

Multi-unit hotels or motels:

- A. The units must be a nonresidential construction pursuant to the requirements of title 12, chapter 1, "Flood Damage Prevention", of this code.
- B. The structures approved by issuance of a zoning permit shall not be converted to long term rental occupancy as defined by Montana code and administrative rules.
- C. The maximum length of stay in a unit shall be limited to twenty nine (29) days. Failure to comply with the twenty nine (29) day maximum length of stay shall result in the city of Three Forks' termination of the conditional use permit.
- D. Units must be separated by a minimum of ten feet (10') at any point of construction including any roof or carport overhangs or exterior walls.
- E. A landscaping plan creating an attractive and pleasant environment and effectively screening all building and site utilities as well as trash receptacles shall be reviewed and approved by the city of Three Forks prior to the issuing of a zoning permit.
- F. Off street parking shall conform to the requirements of chapter 13, "Off Street Parking", of this title.
- G. Mobile home and modular units are not permitted. All structures must be stick built on site and meet all state commercial building codes.
- H. A nonconversion agreement must be filed with the Gallatin County clerk and recorder.

Retail uses in addition to those permitted uses listed.

"Sexually oriented business" as defined in title 4, chapter 4 of this code.

Shopping centers in tracts of five (5) or more acres, which meet the overall height and use requirements, but which combine parking areas, separate pedestrian circulation facilities, common signs and common facilities for access.

Wholesale distributors with on premises retail outlets, provided warehousing is limited to commodities which are sold on the premises.

Work-live development.

- A. No more than fifty percent (50%) of a work-live development may be residential in use.
- B. Condominiums are not permitted.
- C. Each Work-Live Development must be owned by the same person/entity. (Ord. 203, 12-9-1983; amd. Ord. 277-03-04, 2-10-2004; Ord. 324-11, 8-23-2011; Ord. 366-2016, 10-11-2016; Ord. 371-2016, 11-9-2016; Ord. 386-2020, 1-28-2020; Ord. 394-2022, 5-10-2022)

11-7-4: LOT AREA AND WIDTH:

Lot area for this district shall not be less than seven thousand five hundred (7,500) square feet and no lot width shall be less than seventy five feet (75') (except shopping centers which require at least 5 acres). No lot depth shall be greater than three (3) times its width. (Ord. 203, 12-9-1983)

11-7-5: LOT COVERAGE:

The entire lot exclusive of required yards and parking may be occupied by principal and accessory buildings. (Ord. 203, 12-9-1983)

11-7-6: YARD REQUIREMENTS 1 :

Every lot shall have the following minimum yards:

Front yard: Twenty five feet (25').

Rear yard: Ten feet (10').

Side yard: Eight feet (8') on each side. (Ord. 203, 12-9-1983)

Notes

- 1. Shopping center developments may have specific rear and side yard requirements waived based on overall design of project.

11-7-7: OFF STREET PARKING:

Off street parking shall be provided in accordance with chapter 13 of this title. (Ord. 203, 12-9-1983)

11-7-8: OFF STREET LOADING:

Off street loading shall be provided in accordance with chapter 14 of this title. (Ord. 203, 12-9-1983)

11-7-2: PERMITTED USES:

Antique shops.

Art and music supply stores.

Barbershops and beauty shops.

Bars, cocktail lounges.

Beverage, bottling, and distribution.

Bowling alleys.

Building materials sales and showrooms (enclosed storage).

Car washes.

Farm equipment sales and service.

Food and drug stores.

Furniture and appliance stores.

Gasoline service stations.

Hardware stores and home centers.

Hotels and motels.

Laundries and dry-cleaning establishments.

Liquor stores.

Mortuaries.

Post offices.

Professional and business offices.

Restaurants, cafes, and drive-in eating establishments.

Signs.

Sporting goods stores.

Temporary buildings for and during construction, only.

Theaters.

Vehicle and boat sales, showrooms, and service areas.

Veterinary clinics, small animal hospitals with completely enclosed runs.

Uses customarily accessory to those listed. (Ord. 203, 12-9-1983; Ord. 391-2021, 9-28-2021)