

ZONING CODE

400 Attachment 1

City of Cabool

Appendix A Special Use Exceptions and Requirements **[R.O. 2011 App. A; Appendix A of Section 400.160; Ord. No. 001-2010 §12, 2-15-2010]**

The following requirements shall apply to the various uses listed for each district.

Use	District(s) in Which Use May Be Permitted	Requirement Designation
Airport, Heliport	"I-1"	b6, g, h2, j1, k1, l2, n2, i2, r1, s, t, u2, v, w
Artificial Lake of One (1) or More Acres	"R-1"	i1, j2, p, r1, u1, w
Billboards	"B-2", "I-1"	p, u3
Crematory or Cemetery	All "R" Districts	b11, c2, p, q, r1, v, w
Hospital or Sanatorium	All "R" Districts	b7, c6, g, h5, j1, k9, l2, m5, n1, p, s, t, v
Industrial Park	"I-1"	a1, b10, c7, d3, g, h3, j2, k10, l2
Junk Yard	"I-1"	c1, e, h1, i4, k11, l5, m2, n3, r1, v, w, y
Kindergarten or Day Nursery	All "R" Districts	b6, c8, f3, h1, i3, j1, k12, r1, v
Maximum Ten (10) Patient Residential or Outpatient Alcohol or Drug Abuse Facility	"I-1"	b15, d2, i7, k26, o, p, u3
Mineral Extraction, Borrow Pit, Topsoil Removal, and Their Storage Area	"I-1"	c9, e, h1, i5, j1, n3, r1, s, t, u3, v2
Outdoor Theater	"B-2"	c6, i6, k11, p, r1, s, t, v, w
Outdoor Commercial Recreational Enterprise	"B-2"	c4, d1, g, h1, i1, j3, k14, l2, n1, p, r2, s, t, v, w
Power Transmission Line	All Districts	p
Practice Golf-Driving Range	"B-2", "S-1"	c6, i7, j3, k16, i2, r1, v
Private Recreational Development	All Districts	c4, g, h1, j3, k2, i2, r1, v, w
Produce or Stockyard Terminal, Wholesale	"I-1"	b10, c7, d3, e, h1, i8, j1, k11, l4, m3, n2, p, r1, s, t, v, w
Public or Commercial Sewage or Garbage Disposal Plant	"I-1"	b11, c11, e, k19, r1, u1, v, w
Public or Employee Off-street Parking	All Districts	b2, p, r1, s, t, v, x, y

CABOOL CITY CODE

Use	District(s) in Which Use May Be Permitted	Requirement Designation
Areas		
Public Park or Public Recreational Facilities	All Districts	c4, g, h1, j2, k21, l2, t, v, w
Public Utility Substation or Exchange, Including Telephone Exchange	All Districts	c1, g, j4, k18, r1, v
Radio or Television Tower	"I-1"	k19, p, r1, v
Railroad Right-of-way and Uses Essential to Railroad Operations	All Districts	h1, k20, r1, v
Riding Stable	"R-1"	b5, c10, h1, j1, k21, m1, r1, v, w
Shopping Center	"B-2"	a2, b7, g, j1, k23, l3, m3, n1, o, p, s, t, ul, v
Mobile Home Parks	"B-2"	p, u3
Truck Freight Terminal	"B-2", "I-1"	c1, e, j1, k25, l4, n2, p, r1, s, t, v, w

NOTE: Use of # symbol in the figure indicates that the requirements of the District apply to the district where located.

a. Classification of Use Permitted.

1. Light Industrial.
2. Local Business.

b. Minimum Lot Area.

1. #.
2. One thousand five hundred (1,500) square feet.
3. One hundred ten (110) square feet, per child.
4. Twenty-five thousand (25,000) square feet.
5. Twenty thousand (20,000) square feet plus five thousand (5,000) square feet, per horse over four (4) horses.
6. One (1) acre.
7. Five (5) acres.

ZONING CODE

8. Five (5) acres including two thousand five hundred (2,500) square feet per mobile home stand.
9. Six (6) acres.
10. Twenty (20) acres.
11. Forty (40) acres.
12. Eighty (80) acres.
13. Three hundred twenty (320) acres.
14. Two (2) times requirement for one-family dwelling.
15. Two (2) acres.

c. Minimum Yards. (Feet)

	Front	Side (each)	Rear
1.	#	#	#
2.	#	50	50
3.	#	10	30
4.	#	40	40
5.	#	--	--
6.	100	40	40
7.	100	Abutting Residential = Abutting Other Use =	75 35
8.	#	20	#
9.	150	150	150
10.	100	100	100
11.	300	300	300

d. Building Setback from Center Line of Interior Road.

1. Forty (40) feet.

CABOOL CITY CODE

2. Fifty (50) feet.
3. Eighty-five (85) feet.
- e. Use Permitted Not Closer Than Three Hundred (300) Feet to a Residential Use.
- f. Minimum Gross Floor Area of Principal Building(s). (Square Feet)
 1. #.
 2. Over one thousand (1,000).
 3. Determined by number of children to be accommodated.
 4. Four hundred (400).
 5. Two (2) times one-family dwelling.
 6. Six hundred seventy-two (672).
- g. Plan of Landscape Development to be Submitted with Application.
- h. Maximum Height of Structure. (Feet)
 1. #.
 2. As required by appropriate State or Federal Agency.
 3. Same as Light Industrial.
 4. Forty-five (45).
 5. Seventy (70).
 6. Twenty-five (25).
- i. Fence.
 1. Six (6) foot wire mesh fence where accessible to the public.
 2. Six (6) foot wire mesh when located at ground level.
 3. Four (4) foot wire mesh around play area.
 4. Solid wall or solid painted fence eight (8) feet high.
 5. Four (4) foot wire mesh abutting residential use.
 6. Painted board fence eight (8) feet high.

ZONING CODE

7. Adequate to protect abutting use.
 8. Six (6) foot wire mesh.
 9. Six (6) foot solid painted for refuse dump.
 10. Six (6) foot wire mesh abutting residential use.
- j. Screen Planting Where Abutting Residential Use. (Tight Screen, Effective at All Times)
1. Six (6) foot height by six (6) foot width.
 2. Twenty-five feet abutting residential district or use.
 3. Eight (8) foot height by six (6) foot width.
 4. Adequate to screen power substation from street view.
 5. Seven (7) foot high along streets for refuse dump.
- k. Parking Spaces.
1. One (1) per two (2) employees plus one (1) per four (4) seats in waiting room.
 2. One (1) per two (2) customers or members.
 3. One (1) per two (2) employees plus three (3) per doctor.
 4. One (1) per three (3) employees plus (1) per six (6) students.
 5. Thirty (30).
 6. One (1) per three (3) employees per shift.
 7. One (1) per three (3) employees plus one (1) per one hundred twenty-five (125) square feet of sales area.
 8. One (1) additional.
 9. One (1) per four (4) beds plus one (1) per doctor plus one (1) per three (3) employees plus one (1) per hospital vehicle.
 10. One (1) per two (2) employees on largest shift.
 11. One (1) per two (2) employees.
 12. One (1) per two (2) employees plus one (1) per five (5) children to be accommodated.

CABOOL CITY CODE

13. One (1) per two (2) employees plus one (1) per mobile home stand.
14. One (1) per three (3) employees plus one (1) per five hundred (500) square feet of use area.
15. One (1) per three (3) employees plus one (1) per ten (10) inmates at estimated capacity.
16. One (1) per three (3) employees plus one (1) per driving tee.
17. One (1) per camp site and one (1) per cabin.
18. Telephone exchange--one (1) per employee.
19. One (1) per employee per shift.
20. One (1) per two (2) employees where headquartered.
21. One (1) per five thousand (5,000) square feet.
22. One (1).
23. One (1) per sixty (60) square feet of sales area.
24. Three (3) per four (4) employees plus one (1) per four (4) seats.
25. One (1) per two (2) employees plus four (4) for customers.
26. One (1) per employee plus one (1) per sleeping accommodation.
27. Two (2).
28. One (1) per employee plus one (1) for each six (6) seats in main auditorium.
- l. Distance of Parking Area From Residential Use. (Feet)
 1. Ten (10).
 2. Twenty-five (25).
 3. Fifty (50).
 4. One hundred (100).
 5. Three hundred (300).
- m. Number of Loading and Unloading Berths (Should Not Face on Bordering Highway).
 1. One (1).

ZONING CODE

2. Two (2).
 3. Per development plan.
 4. Fifteen thousand (15,000) square feet--one (1); over fifteen thousand (15,000) feet--two (2).
 5. Up to two hundred (200) beds--one (1); two hundred (200) to five hundred (500) beds--two (2); over five hundred (500) beds--three (3).
 6. Per Figure 6.
- n. Distance of Loading and Unloading Berth From Residential Use (Feet).
1. Fifty (50).
 2. One hundred (100).
 3. Three hundred (300).
- o. Plat Approved by the Commission to be Submitted with Application.
- p. Development Plan to be Submitted with Application.
- q. Covenant by Owners to Perpetuate Maintenance and Approve Future Improvements.
- r. Maximum Number of Principal Entrances from Major Thoroughfare.
1. One (1).
 2. Two (2).
- s. Acceptable Relationship to Major Thoroughfare.
- t. Thoroughfares Must be Adequate to Carry Additional Traffic Engendered by Use.
- u. Other Authority Approval Required.
1. State Board of Health.
 2. Aeronautics Commission.
 3. Special City Ordinance.
- v. Outdoor Artificial Lighting Should be Approved by the Commission.
- w. Disposal of Liquid and Other Wastes Should Meet the Approval of the Pertinent Health Authorities.

CABOOL CITY CODE

- x. No Sales, Dead Storage, Repair Work or Dismantling on the Lot.
- y. Except for Approved Exits and Entrances, a Masonry Wall Four (4) Feet in Height and Six (6) Inches Thick Erected at Required Front Line of Building May be Required Along Boundaries of Parking Area as Determined by the Commission for the Protection of Residentially Zone or Used Property.