

Article 3
Zoning Districts and Zoning Map

Zoning Districts

Section 3-1 Residential Districts Established

The Town of Creswell's planning jurisdiction is hereby divided into the following zoning districts

(A) The following residential districts are hereby established:

RA
R15
R15R
H (overlay)
RMF

(B) **RA Residential Agriculture District**

- Areas at the fringes of the planning area (but not to exceed the one mile extraterritorial planning area) where the predominate land use is scattered single-family dwellings on typical rural lots and agriculture production (both livestock and crops). Low impact farming such as the raising of crops shall not be regulated. *However, Intensive Livestock Operations as defined in Article 17 shall be excluded from any area within the Creswell Planning jurisdiction.*
- Permitted Uses include:
 - ✓ site-built (modular);
 - ✓ doublewides (Class A);
 - ✓ singlewides (Class B); and,
 - ✓ In addition to residential structures, other compatible uses such as churches and bed and breakfast homes may be allowed provided the residential character of the community is not harmed.

- Prohibited land uses include:
 - ✓ Class C manufactured homes (units built prior to 1976).
However, any unit in place on the date of adoption of this ordinance (November 4, 2002) may be use indefinitely or be replaced with a double or singlewide (Class A or B);
 - ✓ Manufactured home parks; and,
 - ✓ Multi-family dwellings.
- As demand for more restricted residential subdivisions, business and industrial sites occur, areas within this district can be rezoned to a category more consistent with the development occurring inside the Town of Creswell.

(C) **R-15 Residential District**

- Developed areas, as well as areas planned for residential development within Creswell, where single family dwelling units on individual lots are the primary land use.
- Permitted Uses include:
 - ✓ Site-built (modular);
 - ✓ Doublewides (Class A); and,
 - ✓ Singlewides (Class B)
- Compatible uses such as churches and bed and breakfast homes may be allowed provided the residential character of the community is not harmed.
- Prohibited Uses include:
 - ✓ Manufactured home parks;
 - ✓ Doublewides (Class A) and Singlewides (Class B) on lots **fronting on Main Street** are excluded because they are inconsistent with development patterns promoted by the community; and,

- ✓ Class C manufactured homes (units constructed prior to 1976). *However, any unit in place on the date of adoption of this ordinance (November 4, 2002) may be use indefinitely or be replaced with a double or singlewide-Class A or B*
- Public water and sewer is generally expected for all developed lots in this district.

(D) R-15R Restricted Residential

- Developed areas, as well as areas planned for residential development within Creswell, where single family dwelling units on individual lots are the primary land use.
- Permitted Uses include:
 - ✓ Site-built (modular); and,
 - ✓ Doublewides (Class A) manufactured homes
 - ✓ Compatible uses such as churches and bed and breakfast homes may be allowed provided the residential character of the community is not harmed.
- Prohibited uses include:
 - ✓ Manufactured home parks;
 - ✓ Singlewides (Class B) manufactured homes. *However, any unit in place on the date of adoption of this ordinance (November 4, 2002) may be use indefinitely or be replaced with a double or singlewide Class A or B)*
 - ✓ Doublewides Class (A) manufactured homes on any lot fronting on Main Street, and,
 - ✓ Class C manufactured homes. *However, any unit in place on the date of adoption of this ordinance (November 4, 2002) may be use indefinitely or be replaced with a double or singlewide-Class A or B;*
- Public water and sewer is generally expected for all developed lots in this district.

(E) H - Historic District

- The H - District is established to correspond to the historic buildings identified under the National Registry of Historic Buildings Program. The purpose of the H - District is to safeguard the heritage of the community by preserving those areas that embody important elements of the community's architectural history
- **Permitted uses include:**
 - ✓ Single-family (site-built) or modular units;
 - ✓ Compatible uses such as churches and bed and breakfast homes may be allowed provided the residential character of the community is not harmed.
- **Prohibited uses include:**
 - ✓ Manufactured home parks; and,
 - ✓ Doublewides (Class A) and singlewides (Class B) manufactured homes; and,
 - ✓ Class C manufactured homes (built prior to 1976)
- Public water and sewer is generally expected for all developed lots in this district.

(F) R-MF Multi-family District

- Residential areas within the Creswell established for multi-family housing units which has direct access to a major roadway, and public water and sewer.
- In addition to this location criteria any new multi-family development shall comply with the development standards as specified in this ordinance.

Section 3-2 Business Districts Established

(A) The following business districts are hereby established:

B-1
B-2

(B) B-1 Downtown Business District:

- Areas within town designated to accommodate the type of commercial development that has characterized the central downtown area of Creswell.
- Structures generally cover most of their lot with no setbacks.
- Often structures share a common walls with the adjoining business and are located on the property line except for a setback for sidewalks.
- Parking is provided directly on the street or to the side or rear.
- Most businesses are small and do not generate large amounts of traffic at any one time.
- Future development here shall be consistent with the pattern that has already occurred in order to enhance the small town, pedestrian scale that characterizes the core area of Creswell.
- Only low impact uses that are compatible with the goal of preserving the historical structures and small town character of Creswell should be allowed.
- Low impact activities are characterized generally as uses that (*appropriate uses may meet soon, but not all these uses*):
 - ✓ are located in small structure, usually under 5,000 square feet;
 - ✓ are on lots containing less than one acre;
 - ✓ operate with less than 10 employees;
 - ✓ do not generates a large number of customers at any one time;
 - ✓ normally operate between the hours of 9 AM to 5 PM; and,
 - ✓ are primarily conducted inside an enclosed structure with few negative external impacts such as outdoor storage of equipment or products, high noise levels, or offensive odors.

(C) B-2 Highway Business District

Areas within the town as well as in the extraterritorial planning area established for high impact commercial activities that cater to the traveling public in cars, vans, or trucks. Because these areas are generally not in the core or downtown area of the community, high impact commercial activities can be permitted. Uses are in separate structures with setbacks from property lines and the road right-of-way. Parking is provided on site, usually directly in front of the building(s). High impact is defined as activities that: (1) are located in large structures, often over 5,000 square feet in area; (2) on lots larger than one acre; (3) employ more than 10 employees; (4) can generate a large number of customers at any one time; (5) operate during the daytime and evening hours; (6) conduct business inside and outside an enclosed structure with some negative external impacts such as outdoor storage of materials (equipment, products, or raw materials) that can generate high noise levels, or offensive odors. Uses in this area should compliment the businesses in the downtown area. New commercial activities should be designed to minimize signage, access points, and promote clustering and avoiding excessive strip development. *(These are not precise development criteria, but more illustrations of high impact uses.)*

Section 3-3 Manufacturing District Established

(A) The following manufacturing districts are hereby established

- M-1**
- M-2**

(B) M-I Light Manufacturing District

Areas established for low impact manufacturing, wholesale, warehouse and related business uses/services, which in their normal operation, have little or no adverse effect upon adjoining properties. They should be located with direct access to a highway, if available in the community, and public water and sewer. Low impact is defined here to include activities that: (1) are in structures with less than 50,000 sq. ft; (2) are on small lots less than 5 acres ; (3) employ less than 100 people on any single shift; (4) conduct most of their operation inside the principle structures on the property with few negative external impacts such as outdoor storage of equipment or products, high noise levels, or offensive odors. Conversely, uses that have a detrimental impact on adjoining uses shall be prohibited such as scrap and waste materials salvage yards (SIC 5015), chemical, paints, and allied

products manufacturing (SIC 2800), and metal fabrication products (SIC 3400). These activities need to be located in areas better suited to accommodate heavy industrial uses in other parts of the planning area. *(These are not precise development criteria, but more illustrations of low impact uses.)*

(C) M-2 Heavy Manufacturing District

Areas established for high impact uses that accommodate a wider range of manufacturing, wholesale and related business uses/services than permitted in the M-1 District. Uses here may in their normal operation, have a high impact on the community and particularly adjoining properties. High impact is defined generally to include activities that: (1) are in structures with more than 50,000 sq. ft.; (2) are on large lots over 5 acres; (3) employ more than the 100 people on any single shift; and (4) conduct some of their operation outside the principal structures on the property with negative external impacts such as outdoor storage of equipment or products, high volume of truck or rail traffic, high noise levels, or offensive odors or smoke. Because of the potential negative impacts these types of uses generally need to be located near major highways or railroad lines on relatively large tracts of land, away from established commercial or residential areas. *(These are not precise development criteria, but more illustrations of high impact uses.)*

Zoning Map

Section 3-5 Official Zoning Map

- (A) There shall be a map known and designated as the Official Town of Creswell Zoning Map, which shall show the boundaries of all zoning districts within the town's planning jurisdiction. This map shall be drawn on acetate or other durable materials from which prints can be made, shall be dated, and shall be kept in the Town of Creswell Town Hall.
- (B) Should the Official Town of Creswell Zoning Map be lost, destroyed, or damaged, the administrator may have a new map drawn on acetate or other durable material from which prints can be made. No further authorization or action by the Town Board is required so long as no district boundaries are changed in this process.

Section 3-6 Amendments to Official Zoning Map

- (A) Amendments to the Official Town of Creswell Zoning Map are accomplished using the same procedures that apply to other amendments to this ordinance.
- (B) The administrator shall update the Official Town of Creswell Zoning Map as soon as possible after amendments to it are adopted by the Town Board. Upon entering any such amendment on the map, the administrator shall change the date of the map to indicate its latest revision. New prints of the updated map may then be issued.
- (C) No unauthorized person may alter or modify the Official Town of Creswell Zoning Map.
- (D) The administrator shall keep copies of superseded prints of the zoning map for historical reference.