

T-5 ZONE
(Transitional 5 acre Zone)

114-17

Amendment to Zoning Ordinance #152

Definition: The purpose of this zone is to allow for annexation without changing the present use of of the property.

1. The minimum size parcel or lot in this zone shall be not less than five acres.
2. Use of the property in this zone must remain the same as it was prior to annexation unless a change of zone is granted.
3. No more than one residence will be allowed on any one lot, unless there is already more than one residence on the lot at the time of annexation, in which case the lot would be non-comforming.
4. When city culinary water is desired, the property owner(s) is(are) responsible for all cost, etc. of obtaining the water from the nearest existing line (except meter, box and tying into the main line) and this must be done according to city specifications.
5. Since by nature a transitional zone can be changed, if and when this change is requested, it must conform to the requirements of the zone it will be changed to.
6. If any expansion of business or buildings or use of property in this zone is made for industrial or commercial purposes, it will require a zone change to the appropriate zone.
7. Any proposed expansion or building for residential purposes in this zone must come before the Planning and Zoning Commission for recommendations and to assure adherence to the Master Plan or if no master plan exists in that area, all buidings must be set back 30 feet from the front property line and have a minimum side yard of 12 feet from the property line.
8. Property existing as non-conforming county lots of record (lots of less than 5 acres) and already connected to the city culinary system may be annexed as T-5 non-conforming lots.
9. When a zone change is requested from T-5 to a commercial or residential zone, two shares of Summit Creek Irrigation and Canal Company water stock or it's equivalent in well water appropriation must be given to the city for each acre or part acre that is changed.
10. When a zone change is requested from T-5 to any other zone, privately owned water lines existing at the time of the request may be required to be given to the city.

Steven D Porter
Chairman

Aug 13, 1983
Date