

ARTICLE VII
HANNAH VILLAGE RESIDENTIAL DISTRICT

SECTION 7.1 INTENT AND PURPOSE: This district is to be located at Hannah, and includes the existing community facilities' and adjacent land areas. The purpose is to preserve the Hannah community and foster the continuation of the cultural heritage of this area. A mix of uses is contemplated to enhance community growth and stability. While public water and wastewater facilities are not contemplated at this time, this area may need these facilities in the future. Section 7.1 amended by amendment #99-01 adopted 10/31/99

SECTION 7.2 PERMITTED USES:

- a. Single family and two family dwellings
- b. Churches, schools, public and private
- c. Cemeteries
- d. Home occupations and home offices
- e. Public buildings and parks
- f. Community center, day care centers and nursery schools
- g. Adult foster care small group homes (six or less residents) and family day care homes
- h. Essential services
- i. Accessory buildings and uses, customarily incidental to any of the above permitted uses
- j. Household WECS as regulated by Article IV, Section 4.25 Part j. added by amendment # 06-07 adopted 12/11/06
- k. The keeping of fam animals for 4-H and recreational purposes provided such use shall be for the personal use of the owner or lessee of such land, family and friends, and shall not constitute a commercial operation or public riding stable, and which meets the following conditions:
 - a. A minimum land area of two (2) acres shall be required or the first two (2) horses or farm animals kept. One (1) horse or farm animal may be added for each additional one (1) acre in land area, up to ten (10) acres, after which there is no limitation.
 - b. Foals and other farm animals born on parcels where these farm animals are presently kept may remain on said parcel for two (2) years even though such additional farm animals may increase the number on such parcel beyond the per acre limitation.

Pasture areas for farm animals may be fenced at the property line. However, animal confinement areas including structures and feeding areas shall be a minimum of one hundred fifty (150) feet from any neighboring residential structures, excluding the occupant's structure. "k" added by amendment # 08-02 adopted 6/9/08

SECTION 7.3 USES PERMITTED BY SPECIAL USE PERMIT:

- a. Multi-family buildings housing three or more units.**
- b. Professional offices and clinics**
- c. Commercial recreation enterprises, clubs and fraternal organizations.**
- d. Convalescent and nursing homes, congregate care facilities, adult foster care of seven or more residents, and group day care homes.**
- e. Bed and breakfast establishments**
- f. Assisted living establishments**
Part "f" added by amendment # 03-01 adopted 5/12/03
- g. Commercial WECS as regulated by Article IV, Section 4.25**
Part "g" added by amendment # 06-07 adopted 12/11/06

SECTION 7.4 LOT SIZE, WIDTH, SETBACKS AND ACCESS:

- a. Lot size: Minimum 20,000 sq. ft.**
- b. Lot width: Minimum 75 feet**
- c. Setbacks: Minimum 25 ft. Front, 10 ft. all others**