

TOWN OF EAGAR “ZONING”

SUMMARY

The following is a brief description or out line of the “Zoning Ordinance” for the Town Of Eagar. **THIS IS TO BE USED AS A GUIDE ONLY, FOR MORE SPECIFIC INFORMATION PLEASE REFER TO THE APPROPRIATE SECTIONS OF THE ZONING CODE TITLE 18,** or contact the Planning and Zoning Department at the Town Hall, 333-4128.

(*) An "R" designation with these zones indicate that manufactured/factory built homes are prohibited in these zones

(*)**“AG” Zone:** This district is intended to preserve agricultural areas with large lots (**5-acre minimum**) and very low-density residential development. Land use is composed of low density farming, agriculture and livestock raising together with residences and customary accessory uses. Manufactured homes/mobile home are permitted. Permitted uses include: 1) One single family dwelling, guest house, mobile home or manufactured house per each two and one half acres of lot area; 2) Farming and agriculture; 3) The keeping of livestock. The minimum dwelling size is 1,000 square feet.

(*)**“AR-43” ZONE:** This district is intended to promote and preserve mixed agriculture and very low-density residential development. Regulations and property development standards are designed to protect the agricultural character of the district and to prohibit all incompatible activities. Land use is composed chiefly of individual homes on large lots (**43,000 square feet of lot area/one acre minimum**) and low intensity agriculture. Mobile homes are prohibited. Manufactured homes are allowed as long as they comply with Town of Eagar Title 18 Section 18.64.240. Permitted uses include: 1) one single family dwelling or guest house per each 43,000 square feet of lot area; 2) farming and agriculture; 3) the keeping of livestock. The minimum dwelling size for this zone is 1,000 square feet.

***“AR-43MH” ZONE”:** This district is the same as “AR-43” but permits mobile homes of 1,000 square feet or larger.

***“AR-20 ZONE”:** This district is basically the same as “AR-43” but the minimum lot size is **20,000 square feet/one half acre**. Mobile homes are prohibited. Manufactured homes are allowed as long as they comply with Town of Eagar Title 18, Section 18.64.240. Permitted uses include: 1) One single-family dwelling or guesthouse per each 20,000 square feet of lot area: 2) farming and agriculture; 3) the keeping of livestock and animals. Minimum dwelling size is 1,000 square feet.

***“R1-10” ZONE:** This district is intended to promote and preserve medium density single family residential development. Land use is composed chiefly of individual

homes, together with required recreational, religious and educational facilities. Mobile homes are prohibited. Manufactured homes are allowed as long as they comply with Town of Eagar Title 18 Section 18.64.240. Permitted uses include: 1) one single-family dwelling per lot; 2) home occupations. The minimum dwelling size is 1,000 square feet.

***“R2-7” ZONE:** This district is intended to fulfill the need for single and multiple family residential development. Mobile homes are prohibited. Manufactured homes are allowed as long as they comply with the Town of Eagar Title 18 Section 18.64.240. Permitted uses include: 1) one single-family dwelling per lot; 2) multiple family dwellings provided they meet the property development standards; 3) home occupations. For dwelling sizes see the property development standards.

“RMH-7” ZONE: This district is intended to fulfill the need for high-density mixed single and multiple family residential development. Manufacture/mobile homes are permitted. Permitted uses include: 1) one single family dwelling, manufactured house or mobile home per lot or multiple family dwellings provided they meet the property development standards; 2) home occupations. For dwelling sizes see the property development standards.

“MHP” ZONE: This district is intended to promote orderly development of mobile home parks. This zone has a variety of requirements including recreation areas, parking requirements, screening, driveways and vehicular access, which are detailed in the Zoning Ordinance.

“C-1” ZONE: This district is intended to provide for light neighborhood and highway commercial developments of retail and service type activities. Residential development is permitted as in the R2-7 Zone. Minimum lot size is 7,000 square feet. For more details see the Zoning Ordinance.

“C-2” ZONE: This district is intended to provide general commercial uses within a central business district. Minimum lot size is 7,000 square feet. For more details see the Zoning Ordinance.

“I-1” ZONE: This district is intended to provide for and encourage commercial, industrial and manufacturing development within the town, while insuring that such activities will in no manner affect any of the surrounding districts in a detrimental manner. Minimum lot size is 7,000 square feet. For more details see the Zoning Ordinance.