

Sec. 62-1331. - General use, GU.

The GU general use zoning classification encompasses rural single-family residential development, or unimproved lands for which there is no definite current proposal for development, or land in areas lacking specific development trends.

(1) *Permitted uses.*

a. Permitted uses are as follows:

Single-family detached residential dwelling.

Parks and public recreational facilities.

Private golf courses.

Foster homes.

b. Permitted uses with conditions are as follows (see division 5, subdivision II, of this article):

Group homes, level I, subject to the requirements set forth in section 62-1835.9.

Preexisting use.

Private parks and playgrounds.

Resort dwellings.

Temporary living quarters during construction of a residence.

Tiny house or a THOW.

(2) *Accessory buildings or uses.* Accessory buildings and uses customary to residential uses are permitted. (Refer to definition cited in section 62-1102 and standards cited in section 62-2100.5).

(3) *Conditional uses.* Conditional uses are as follows:

Agricultural pursuits.

Change of nonconforming agricultural use.

Land alteration (over five acres).

Private heliports (section 62-1943.5).

Recreational facilities.

Substantial expansion of a preexisting use.

Wireless telecommunication facilities and broadcast towers.

- (4) *Minimum lot size.* An area of not less than five acres is required, having a minimum width of 300 feet and a minimum depth of 300 feet.
- (5) *Setbacks.*
- a. Structures shall be set back not less than 25 feet from the front lot line, not less than 15 feet from the side lot lines, and not less than 20 feet from the rear lot line. On a corner lot, the side street setback shall be not less than 15 feet. If the corner lot is contiguous to a key lot, then the side street setback shall be not less than 25 feet.
 - b. Accessory buildings shall be located to the rear of the front building line of the principal building or structure and shall be set back not less than 15 feet from the side lot lines and not less than 15 feet from the rear lot line.
- (6) *Minimum floor area.* Minimum floor area is 750 square feet of living area.
- (7) *Maximum height of structures.* Maximum height of structures is 35 feet.

(Code 1979, § 14-20.08(A); Ord. No. 95-47, §§ 2, 3, 10-19-95; Ord. No. 96-16, §§ 2, 3, 3-28-96; Ord. No. 98-03, § 3, 1-29-98; Ord. No. 98-08, § 2, 2-10-98; Ord. No. 98-62, § 2, 12-3-98; Ord. No. 99-07, § 9, 1-28-99; Ord. No. 2002-49, § 2, 9-17-02; Ord. No. 2003-03, § 3, 1-14-03; Ord. No. 04-29, § 3, 8-5-04; Ord. No. 2004-52, § 1, 12-14-04; Ord. No. 05-27, § 2, 5-19-05; Ord. No. 2007-59, § 6, 12-6-07; Ord. No. 2011-17, § 1, 5-26-11; Ord. No. 2014-30, § 1, 10-2-14; Ord. No. 2018-27, § 4, 12-4-18)