

ORDINANCE NO. 91-194

CLINTON ARKANSAS ZONING ORDINANCE

ARTICLE I
TITLE AND AUTHORITY - INTENT AND PURPOSE

TITLE AND AUTHORITY. This ordinance is an updated comprehensive zoning ordinance and shall hereafter be known, cited, and referred to as the "CLINTON ARKANSAS ZONING ORDINANCE".

Act 186 of 1957 of the General Assembly of the State of Arkansas, as amended, empowers the City to enact zoning regulations and to provide for their administration, enforcement and amendment. The Council of the City, pursuant to the provisions of Act 186 of 1957 of the General Assembly, as amended, has established a planning commission, which has divided the City into districts and has prepared regulations pertaining to these districts in accordance with the comprehensive development plan. These regulations apply to all land and structures and are in effect throughout the corporate limits of the City.

INTENT AND PURPOSE. This zoning ordinance is adopted to the end:

- (A) That adequate light, pure air and safety from fire and other dangers may be secured;
- (B) That the taxable value of land and buildings throughout the City and its territorial jurisdiction be conserved;
- (C) That congestion in the public streets may be lessened or avoided;
- (D) That the hazard to persons and damage to property resulting from the accumulation or runoff of storm or flood waters may be lessened or avoided, and
- (E) That the public health, safety, and welfare may otherwise be promoted.

The fulfillment of this purpose is to be accomplished by seeking the following objectives:

PROPER LIVING AND WORKING CONDITIONS. To prevent the overcrowding of land and undue concentration of structures in each zoning district, thereby ensuring proper living and working conditions and preventing the development of blight and slums.

ACCESS. To provide convenience of access to property.

TRANSPORTATION. To facilitate the provisions of adequate transportation services such as water, fire protection, roads, sewers, schools and parks.

CONSERVATION AND PROTECTION. To conserve the value of property throughout the City and to protect the character and stability of residential, commercial and industrial districts.

DISTRICTS. To divide the City into districts of such number, shape, area, and of such different classes, according to the use of land, buildings, the height and construction buildings, the intensity of use, and the area of open spaces and recreational spaces as may be deemed best suited to carry out the purposes of this ordinance.

PRESERVATION. To preserve and ensure the preservations of natural resources.

CONTROL. To isolate or control the location of unavoidable nuisance producing uses, and to protect against fire, explosion, noxious fumes and other dangers.

POWERS AND DUTIES. To define the powers and duties of the administrative and inspection officers and bodies.

PENALTIES. To prescribe penalties for any violation of the provisions of this ordinance or of any amendment thereto.

The standards and requirements contained in this ordinance and the district reflected on the Zoning District Map are intended to implement the objectives of the Plan for the City.

ARTICLE II RULES AND DEFINITIONS

RULES AND DEFINITIONS. In the construction of this ordinance and any subsequent amendment, the rules and definitions contained in this article shall be observed and applied, except when the context clearly indicates otherwise.

(A) Rules

1. Words used in the present tense shall include the future.
2. Words used in the singular number shall include the plural number, and the plural number shall include the singular number.
3. The masculine gender include the feminine and neuter.
4. The word "Board" shall mean the Board of Zoning Adjustment of the City of Clinton, Van Buren County, Arkansas.

5. The word "building" shall include the word "structure" and shall include all other improvements of every kind, regardless of similarity to buildings.
6. The words "building official" shall mean the building inspector.
7. The word "City" shall mean the City of Clinton, Van Buren County, Arkansas.
8. The word "Clerk" shall mean the Administration Clerk.
9. The word "Commission" shall mean the Planning Commission of Clinton, Van Buren County, Arkansas.
10. The word "Council" shall mean the City Council of Clinton, Van Buren County, Arkansas.
11. The words "Fee Ordinance" shall mean the Clinton Building Permit Fee Ordinance.
12. The word "may" is permissive.
13. The word "lot" shall include the words "piece", "plot" and "parcel".
14. The word "person" shall include a "firm", "association", "organization", "partnership", "trust", "company" or "corporation", as well as an "individual".
15. The word "plan" shall mean the Comprehensive Development Plan of Clinton, Van Buren County, Arkansas.
16. The word "Recorder" shall mean the duly elected Recorder-Treasurer of Clinton, Van Buren, Arkansas, also known and cited as City Clerk.
17. The word "shall" is mandatory and not discretionary.
18. The phrase "used for" shall include the phrases "arranged for", "designed for", "intended for", "maintained for" and "occupied for".

ARTICLE III
SCOPE OF REGULATIONS

PRE-EXISTING CONSTRUCTION. Nothing herein shall require any change in the plans, construction or designated use of a building under construction or in existence at the time of the adoption of this zoning ordinance. Nothing herein contained shall require any change in plans, construction or designated use of a building for which a building permit has been issued within thirty (30) days prior to the adoption of this ordinance, provided construction is started on said building within one hundred twenty (120) days after adoption of this zoning ordinance and diligently prosecuted to completion in accordance with plans on which the building permit has been issued. Completion shall be accomplished within eighteen (18) months of the effective date of this ordinance unless otherwise approved by City Council acting on a Commission recommendation.

CONSTRUCTION REGULATIONS. In this ordinance, construction regulations are expressed in terms of maximum structure height, lot coverage and

minimum front, corner side, side and rear yards. No structure or part thereof shall hereafter be used, occupied or designed for use or occupancy so as to:

- (A) Exceed the maximum lot coverage percentage, structure height, specified in the zoning district in which the structure is located;
- (B) Provide any setbacks for front, rear, corner side and side yard that is less than that specified for the zoning district in which such structure or use of land is located or maintained, except as stated below in LOT SIZE REQUIREMENTS AND CONSTRUCTION REGULATIONS FOR PUBLIC UTILITY FACILITIES AND STRUCTURES.

OFF STREET PARKING AND LOADING.

- (A) Residential parking spaces and facilities shall not be reduced below (or if already less than, shall not be further reduced below) the requirements that would be applicable to a similar new structure or use.
- (B) No structure shall hereafter be built or moved and no structure or land shall hereafter be used, occupied or designed for use or occupancy unless the minimum off street parking and off street loading spaces are as required in the commercial and industrial district regulations and requirements.

EXISTING LOTS AND LOT AREAS IN A RESIDENTIAL DISTRICT. On any vacant lot in a residential use district which is on plat of record at the time of passage of these regulations, a single family dwelling may be erected even though the lot be of less area, depth or width than required by the regulations of the residential use district in which the lot is located, provided however that all other yard requirements are met.

NUMBER OF STRUCTURES AND USES ON A ZONING LOT.

- (A) One (1) principal and residential structure shall be located on a zoning lot in a residential district.
- (B) In commercial and industrial districts, any number of structures and/or units may be constructed on a single zoning lot.

PLATTED BUILDINGS AND SETBACK LINES. A recorded subdivision plat may impose a building or setback line for a lot which is greater than the minimum front, rear, side or corner side setbacks required by the applicable section of this ordinance.

Lots abutting said subdivided property shall maintain the same building setbacks as other lots not abutting said government property in the district in which the lots are located.

LOT SIZE REQUIREMENTS AND CONSTRUCTION REGULATIONS FOR PUBLIC UTILITY FACILITIES AND STRUCTURES. Except for public utility facilities and structures below the surface of the ground, all public utility facilities and structures, i.e., public service uses, (lying on or above the ground) shall be required to comply with lot size requirements and construction regulations of the zoning district in which they are located, and shall observe the applicable minimum front, side, corner side and rear yard requirements. The maximum height shall be observed as allowed in the construction regulations for each district.

Setback requirements for public utility facilities and structures shall be in compliance with city and state regulations.

Public utilities and facilities (public services uses and structures) shall be permitted in all districts and defined as follows:

- (A) Electric and telephone substations and distributions equipment;
- (B) Poles, wires, cables, conduits, vaults, laterals, pipes, mains, valves, or other similar equipment for distribution to consumers for transmission of electricity, water or natural gas.
- (C) Pumping stations;
- (D) Transformer stations;
- (E) Wells;
- (F) Water storage reservoirs.

SEWER AND WATER FACILITIES. All structures built hereafter must be in compliance with city sewer and water department codes and ordinances.

HOME OCCUPATIONS. Any occupation may be carried on in a residential district only if the following are complied with:

- (A) It does not involve the use of commercial vehicles operating from the residence;
- (B) It does not require the use of more than two (2) rooms otherwise normally considered as living space;
- (C) It does not require the use of an accessory building or of yard space or an activity outside the main structure NOT normally associated with residential uses;
- (D) It does not have a sign in excess of two (2) square feet to denote the business, occupation or profession, and such sign must be attached to the structure;
- (E) It does not involve the external display of goods and services;
- (F) The occupation must be carried on only by the occupant family of said residence.

PROHIBITED HOME OCCUPATIONS. Prohibited home occupations in all residential districts are those governed by federal, state and local health regulations and/or requiring licensing.

NEW LIGHTING ON POLES AND SPOTLIGHTS.

- (A) No outside lighting shall be permitted which creates a hazard to traffic. Lights shall be properly shaded to prevent glare to adjacent property.
- (B) This section does not pertain to holiday decorative lights.
- (C) The Council has the authority to approve all street lights that are outside the boundaries of property owners in the city.

ARTICLE IV
NON-CONFORMING BUILDINGS, STRUCTURES AND USES

STATEMENT OF PURPOSE. Under Act 186 of 1957 as amended, the Board shall not permit as a variance, any use in a zone that is not permitted under the ordinance. The Board may impose conditions in the granting of a variance to insure compliance and to protect adjacent property.

- (A) This ordinance establishes separate districts, each of which is an appropriate area for the location of the uses which are permitted in that district. It is necessary and consistent with the establishment of those districts that those non-conforming buildings, structures, and uses which substantially and adversely affect the orderly development and taxable value of other property in the district be permitted to continue within certain restrictions.
- (B) The purchasers of non-conforming buildings, structures or uses are entitled to the same right as their grantors, and prior knowledge of the non-conforming nature of the building, structure or uses is irrelevant. This accords with all the general principle that zoning rights run with the land, not with persons. The purpose of this article is to provide for the regulation of non-conforming buildings, structures, and uses.
- (C)

AUTHORITY TO CONTINUE NON-CONFORMING BUILDINGS, STRUCTURES, AND USES.

Any non-conforming building, structure, or use which existed lawfully at the time of the adoption of this ordinance and which remains non-conforming, shall become non-conforming upon the adoption of this ordinance, or any subsequent amendments thereto and may be continued, rebuilt, remodeled, repaired, replaced, restored, altered and/or enlarged subject to the following regulations.

REPAIRS AND ALTERATIONS TO NON-CONFORMING BUILDINGS & STRUCTURES.
Repairs and alterations may be made to a non-conforming building or structure provided that:

- (A) Structural alterations to non-conforming buildings and structures which decrease the prior building setbacks shall meet the setback requirements of this ordinance for the district wherein said non-conforming building or structure is located; if a building or

- structure does not comply with the setbacks of this ordinance, then said building or structure shall not be enlarged, but may be otherwise continued, rebuilt, remodeled, repaired, replaced, restored, or altered.
- (B) A non-conforming building, structure or use may also be continued, rebuilt, remodeled, repaired, replaced, restored or altered in such a manner as to conform with the regulations of the district in which it is located.

RELOCATION OF BUILDING OR STRUCTURE.

- (A) No non-conforming building or structure shall be moved in whole or in part to any other location on the same lot unless every portion of such building or structure which is moved is made to conform with building setback requirements of the district in which it is to be located.
- (B) A non-conforming building or structure shall not be moved from its original location to any other location in any district as provided in this ordinance unless said building or structure shall conform to all of the regulations and requirements of the district in which said building or structure shall be relocated.

RESTORATION OF DAMAGED BUILDING OR STRUCTURE DESIGNED OR INTENDED FOR A NON-CONFORMING USE.

- (A) A non-conforming building or structure which is destroyed or damaged by fire or other casualty or act of God may be continued, rebuilt, remodeled, repaired, replaced, restored, and/or altered provided aforementioned activity is diligently prosecuted to completion within the time period required by building permit regulations.
- (B) A non-conforming building or structure which is destroyed or damaged by fire or other casualty or act of God may also be ENLARGED provided said building or structure shall have setbacks equal to or greater than the setbacks of the district wherein the said building or structure is located and subject to the same provisions of (a) above.

TIME EXTENSION. In case of hardship, an application may be made to the Board for an extension of time.

LAND. The non-conforming use of land, not involving a building or structure, or in connection with which any building or structure thereon is incidental or accessory to the principal use of the land, shall not be expanded or extended beyond the area it occupies.

QUESTION OF FACT. Whether a non-conforming use exists shall be a question of fact and shall be decided by the Board after public notice and in accordance with the rules of the Board.

ARTICLE V
ESTABLISHMENT OF DISTRICTS AND/OR USE ZONES

The City is hereby divided into zoning districts, as indicated in the Zoning District Map which accompanies and is incorporated and made a part of these regulations as Exhibit "A".

Each district shall be classified as follows:

- R-1 Single Family Residential District
- R-2 Residential District
- R-3 Multi-family and Multi-clustered Residential District
- C-1 Commercial and Business District
- C-2 Commercial Highway District
- I-1 Limited Industrial District

In order to easily identify the location of any particular district, each district shall be assigned an alphabetical letter A through YY. Initially there shall be fifty (50) districts, each of which shall be classified either R-1, R-2, R-3, C-1, C-2 or I-1.

Furthermore, there shall be a zoning classification referred to as PUB which, initially, shall be assigned to one (1) district on the Zoning District Map and which shall consist of publicly held lands.

BOUNDARIES. The boundaries of these districts are shown on the Zoning District Map. The original of this map is properly attested and on file with the Recorder of Deeds of Van Buren County. A copy of this map is on file with the Recorder of the City and also accompanies these regulations. The said map and all the information shown thereon shall have the same force and effect as if fully set forth or described herein.

Where uncertainty exists as to the boundaries as shown on the Zoning District Map, the following rules apply:

- (A) Boundaries indicated as approximately following the center lines of streets, highways and alleys shall be construed as following such center lines.
- (B) Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- (C) Boundaries indicated as approximately following city limits shall be construed as following city limits.
- (D) Boundaries indicated as parallel to or extensions of features mentioned in the preceding rules shall be so construed.
- (E) In circumstances not covered by the preceding rules, the Board shall interpret the district boundaries.
- (F) When a lot held in one ownership on the effective date of this ordinance is divided by a district boundary line, the entire lot shall be construed as within the less restrictive district.

However, the land shall contain less than nine thousand (9,000) square feet.

R-1 SINGLE FAMILY RESIDENTIAL DISTRICT. This district is intended for residential neighborhoods characterized by single family residential dwellings containing a suitable lot area, excluding single family manufactured (mobile) home dwelling units.

R-1 PERMITTED USES.

- (A) Single family dwellings.
- (B) Home occupations.
- (C) Public services and utilities.

R-1 PERMITTED SPECIAL USES.

- (A) Parks.
- (B) Modulars (prefabricated buildings with composite roof).
- (C) Churches and affiliated day care centers.
- (D) Schools.

R-1 MINIMUM LOT SIZE REQUIREMENTS. A separate ground area, herein called the zoning lot, shall be designated, provided, and continuously maintained for each structure containing a permitted use or a special use, and shall have a minimum lot area and minimum lot front width as follows:

- (A) Permitted use minimum lot size requirements:
 - 1. Single family dwellings: lot front width seventy-five (75) feet; lot area 100 x 200 (20,000) square feet.
- (B) Special use minimum lot size requirements:
 - 1. Public schools: lot front width one hundred fifty (150) feet; lot area thirty-six thousand (36,000) square feet.
 - 2. Churches and affiliated day care centers: lot front width one hundred fifty (150) feet; lot area eighteen thousand (18,000) square feet.
 - 3. Special use/parks: minimum project size: forty-three thousand five hundred sixty (43,560) square feet; i.e., one (1) acre.

R-1 MINIMUM YARD REQUIREMENTS. The following minimum yard requirements shall be required unless otherwise permitted by the Council upon recommendation of the Board.

- (A) Permitted use-minimum yard requirements:
 - 1. Single family dwelling: front/yard - twenty-five (25) feet; rear yard - twenty (20) feet; side yard - ten (10) feet; corner side yard - twenty (20) feet.

- (B) Special use-minimum yard requirements:
1. Public schools: front yard - thirty (30) feet; rear yard - ninety-five (95) feet; side yard - thirty (30) feet; corner side yard - thirty (30) feet.
 2. Churches and affiliated day care centers: front yard - thirty (30) feet; rear yard - twenty-five (25) feet; side yard - twenty-five (25) feet; corner side yard -thirty (30) feet.
 3. Special use/parks: all playground areas, equipment and structures must maintain a fifty (50) foot front, rear, side and corner side setback from all street right-of-ways. Each boundary of the park must be at least one hundred (100) feet from any permanent building located outside the park.

R-1 CONSTRUCTION REGULATIONS. Structure height not to exceed thirty-five (35) feet in height. Detached garages and carports are not to exceed fifteen (15) feet in height.

R-1 OFF STREET PARKING.

- (A) For single family dwellings, no less than one (1) parking space per single dwelling unit shall be provided.
- (B) For all other permitted and special permitted uses no less than one (1) parking space shall be provided for each one hundred eighty (180) square feet of floor area in the building, structure or use.

R-2 RESIDENTIAL DISTRICT. This district is intended for residential neighborhoods characterized by residential dwellings containing a suitable lot area for single family and two-family housing.

R-2 PERMITTED USES.

- (A) Any use permitted in R-1 residential district.
- (B) Two-family dwellings contained in one structure.
- (C) Modulars (prefabricated buildings with composite roof).
- (D) Public services and utilities.
- (E) Home occupations.
- (F) Apartments.

R-2 PERMITTED SPECIAL USES.

- (A) Any use permitted in R-1 residential district.
- (B) Hospitals, Police Department and library.
- (C) Medical Clinics.
- (D) Installation of Mobile Homes, provided mobile home satisfies H. U. D. specifications and has a minimum of 840 square feet of interior space and is not over 10 years old.

R-2 MINIMUM LOT SIZE REQUIREMENTS.

- (A) Permitted uses and permitted special uses, a separate ground area called the zoning lot shall be designated, provided and continuously maintained for each structure containing a permitted use, and shall have lot area of fifteen thousand (15,000) square feet and a lot front width of seventy (70) feet at the front building line; except a two-family dwelling requires an additional two thousand two hundred fifty (2,250) square feet for each additional dwelling unit, and an additional fifteen (15) feet shall be added to the minimum lot front width requirement. The minimum lot area and lot front width for all other permitted uses and special uses shall be the same as R-1 residential districts.
- (B)

R-2 MINIMUM YARD REQUIREMENTS.

- (A) Permitted uses and special permitted uses shall have the same yard requirements as the R-1 Residential district.
- (B) For related regulations see public services and utilities, Home occupations, accessory uses, temporary uses and fences.

R-2 CONSTRUCTION REGULATIONS. Construction regulations shall be in accordance with the R-1 residential district.

R-2 OFF STREET PARKING.

- (A) Single family dwelling units off street parking requirements are the same as the R-1 residential district.
- (B) For two-family dwellings (contained in one (1) building) no less than one (1) on-lot parking space per dwelling unit shall be provided.
- (C) For places of public assembly and other permitted and special uses, the off street parking requirements are the same as R-1 residential district.

R-3 MULTI-FAMILY AND MULTI-CLUSTERED RESIDENTIAL DISTRICT. This district is intended to permit diversification in the location of residential structures that are classified as multi-family dwelling structures, one (1) and two (2) stories in height, multi-clustered dwellings constructed on a zero lot line. The following regulations and requirements will permit the construction of low cost private housing of good standards and quality.

It is further intended that all multi-family developments will incorporate a reasonable amount of open space for recreational amenities and will provide for the preservation of natural amenities such as vegetation, flood plains, wild life and topography.

Not less than forty (40) percent of the lot area must be retained as unobstructed open space. All structure groups shall abut or have access to a dedicated street and must be so arranged that any dwelling unit is accessible to emergency vehicles.

R-3 PERMITTED USES.

- (A) Any use permitted in a R-1 or R-2 residential district;
- (B) Multi-family dwelling structures;
- (C) Multi-family clustered dwelling units constructed on a zero lot line;
- (D) Public schools;
- (E) Churches and church-affiliated day care centers;
- (F) Non-commercial recreational buildings and community centers;
- (G) Home occupations;
- (H) Public service utilities;
- (I) Mobile homes;
- (J) Modulars.

R-3 PERMITTED SPECIAL USES.

- (A) Special uses permitted in R-2 residential district.
- (B) Mobile home parks (4 or more trailers).

R-3 MINIMUM LOT SIZE REQUIREMENTS. With the exception of permitted special uses, a separate ground area called the zoning lot shall be designated, provided and continuously maintained for each structure containing a permitted use and shall have a minimum lot area of five thousand (5,000) square feet and a front lot width of fifty (50) feet at the front yard building line.

All multi-family dwellings, including multi-clustered dwellings require an additional lot area of two thousand two hundred fifty (2,250) square feet for each additional dwelling unit and fifteen (15) feet shall be added to the minimum lot front width requirement for each additional dwelling unit.

- (A) Multi-family clustered dwelling units on a zero lot line require a project size no less than a platted block or a minimum of one hundred four thousand (104,000) square feet, which ever is larger.
- (B) Each interior lot between multi-family clustered dwelling structures shall be no less than twenty (20) feet, and each end lot in a row of clustered dwellings shall be no less than forty (40) feet wide, except where the end lot is adjacent and lengthwise to a street.
- (C) All other permitted uses and special uses shall maintain the same minimum lot area and lot front width as in the R-1 residential district.

R-3 MINIMUM YARD REQUIREMENTS.

- (A) Residential R-1 and R-2 permitted uses, accessory uses and special permitted uses shall have the same minimum yard requirements as defined in R-1 MINIMUM LOT SIZE REQUIREMENTS and R-2 MINIMUM LOT SIZE REQUIREMENTS.
- (B) Multi-family dwelling structures and multi-family clustered dwellings on a zero lot line shall have a front yard of thirty (30) feet, rear yard of thirty (30) feet from the rear lot line and exterior side yard of ten (10) feet and/or an interior side yard twenty (20) feet each between structures. The corner side yard shall be a minimum of twenty (20) feet from the street lot line.
- (C) All other permitted uses and special uses shall maintain the same yard requirements as the R-1 residential districts.

R-3 CONSTRUCTION REGULATIONS. Construction regulations shall be in accordance with the R-1 residential district.

R-3 OFF STREET PARKING.

- (A) Multi-family dwellings shall provide no less than 1.5 parking spaces per single family dwelling unit.
- (B) All other public assembly permitted uses and special uses have the same off-street parking requirements as R-1 residential district.
- (C) Parking and walkways shall have luminous lighting for the safety, health and welfare of the residents.

C-1 COMMERCIAL CENTRAL BUSINESS DISTRICT. This district is intended to encourage shopping centers with planned off street parking in an attractive and convenient core. No land shall be used or occupied except as otherwise provided in this ordinance for other uses than one or more of the following permitted and special uses.

All business or servicing shall be conducted within completely enclosed buildings, and the shopping center shall provide public restroom facilities.

The Commission or Board shall determine if a use, other than uses specifically provided in any commercial district, is a permitted use, special permitted use, accessory use or a prohibited use in any district.

C-1 PERMITTED USES WITH EXCEPTIONS AS LISTED IN C-1 PERMITTED SPECIAL USES.

- (A) Retail businesses which supply commodities on premises:
- (B) Business service establishments which perform services on the premises:

- (C) Personal service establishments which perform services on the premises:
- (D) Professional office establishments:
- (E) Public, quasi-public, governmental buildings and facilities:
- (F) Public utilities and facilities.

C-1 PERMITTED SPECIAL USES. Residence of the proprietor of a C-1 commercial central business use.

- (A) Residence of the proprietor of a C-1 commercial central business use.

- (B)
 - (1) Automotive sales and service and/or repairs,
 - (2) Boat sales and services,
 - (3) Building sales and services,
 - (4) Mini-storage facilities,
 - (5) Motels,
 - (6) Vehicular service stations,
 - (7) Warehousing,
 - (8) Drive-in restaurants,
 - (9) Electrical sales, services and supplies,
 - (10) Family recreational facilities,
 - (11) Heating and cooling sales and services,
 - (12) Plumbing services and supplies,
 - (13) Printing periodicals, other printing sales and services,
 - (14) Private clubs, restaurants, private organizations which maintain buildings (e.g. VFW, DAV, Masons, etc).
 - (15) Veterinary clinics operated by a duly licensed doctor of veterinary medicine (DVM),
 - (16) Taxidermists,
 - (17) Cemeteries and mausoleums in accordance with federal and state statutes,
 - (18) Country clubs, golf courses and driving ranges,
 - (19) Hospitals,
 - (20) Manufactured (mobile) home parks,
 - (21) Nursery retail and wholesale stock sales,
 - (22) Nursing homes,
 - (23) Radio broadcasting stations and radio towers,
 - (24) Residence of a proprietor of a C-2 commercial highway use, and
 - (25) Taxicab or bus service.

- (C) Processing and manufacturing which by reason of operations are not a nuisance in respect to noise, odor, dirt, smoke, lint, heat or glare;
- (D) Wholesaling and warehousing;
- (E) Bulk storage of non-combustible material.

C-1 TEMPORARY USES. The Planning Commission may also grant temporary permits for bazaars, carnivals, religious meetings, and temporary recreational facilities, etc.