

### **Section 15-34 - Restricted Area**

A "Restricted Area" was established in the Town of Arcadia February 14, 2017 bounded by: The Center Line of **Highway 66** on the **South**; **5<sup>th</sup> Street** on the **North**; **Odor Street** on the **East**; and **Ogle** on the **West**. Those entities (residential/commercial) already in the Restricted Area are grandfathered in. As of December 21, 2017, the Restricted Area will consist of multi land uses, such as residential, commercial, office, warehouse, manufacturing, and light industrial. All developments are to be schematic and complementary in nature.

### **Section 15-35 - Commercial (Central Business District) Zone**

Both sides of Main Street from Highway 66 North to 5<sup>th</sup> Street; both sides of Odor from Highway 66 North to 4<sup>th</sup> Street; and the triangle of land East of Anderson; South of 5<sup>th</sup> Street, and North of Highway 66 to be zoned Commercial suitable for retail, office, and light commercial uses, and all property fronting Highway 66.

1. **Commercial Buildings**
  - a. **Site Requirements** – all sites must have slit fences, tin horns
  - b. **Materials** – all structures to be one-hundred (100%) percent masonry (common masonry material is brick, marble, stone, stucco, rock, concrete, limestone, split-face brick, etc.), similar to that on Arcadia Post Office Building, Windmill Shopping, Municipal Building, and Sasscon.
  - c. **Building Height** - not to exceed two and one-half (2 1/2) stories.
  - d. **Set-Back Requirements** – 25 feet as outlined in existing town ordinances.
  - e. **Landscaping** – maintain a written landscaping plan of living plants approved by the Planning & Zoning Commission.

### **Section 15-36 – Residential Zoning**

1. **Residential Zoning**
  - ... **R-1** – Single Family Homes
  - ... **R-2** – Multi-Family homes/duplexes, town houses, condos, four-plexes.
2. **Residential Structures**
  - a. **Site Requirements** – all sites must have silt fences, tin horns
  - b. **Materials** – all structures to be seventy-five (75%) percent masonry (common masonry material is brick, stone, rock, concrete, limestone, split-face brick, etc.) A mixture of masonry and siding, wood, and other complementary materials are allowed.
  - c. **Building Height** - not to exceed two (2) stories.
  - d. **Square Footage** – no less than 1,500sf of heating/air living space excluding the garage space.
  - e. **Garage** – not to exceed 600 square feet attached and/or detached.
  - f. **Outside of Restricted Area** - single family residences to be no less than 1,000sf of heat/air living space excluding garage.
  - g. **Set-Back Requirements** – 25 feet as outlined in existing town ordinances.
  - h. **Landscaping** - sod on designated yard areas and a minimum of four (4) greenery types such as trees/shrubs.
  - i. Future Residential Developments to have concrete drives/approaches and if feasible, sidewalks.

### **Section 15-37 – Other Zoning**

1. **Agricultural Zone** – south side of highway 66 is grandfathered in and shall be retained as outlined on town's current zoning map.
2. **Dual Commercial/Agricultural Zone** - is grandfathered in and shall be retained as outlined on town's current zoning map.
3. **Institutional Zone** - is grandfathered in and shall be retained as outlined on town's current zoning map.
4. **Mobile and/or Manufactured Homes and/or Like Structures** – None are allowed in "Restricted Area".

