

M-1	Manufacturing districts
M-2	Manufacturing districts
A-A	Airport approach districts
A	Airport districts
S-S	Scrap and salvage districts
P-1	Civic center districts

Ord. No. 3033, 12-18-63; Ord. No. 3323, 6-21-67)

Sec. 4. Zoning maps.

The boundaries of the zoning districts hereby established are shown on two maps entitled "Zoning Districts—Inner Section" and "Zoning Districts—Outer Section." These maps may be supplemented from time to time by detailed drawings and surveys. All such maps, and such additional detailed drawings and surveys when adopted by the common council, are hereby declared to be a part of this ordinance, together with all explanatory matter appearing thereon. All such maps and changes shall become official only when signed by the mayor and countersigned by the city clerk as in the case of ordinances.

Editor's note—Ord. No. 3324, adopted July 31, 1967, enacted the following provision: "Be it ordained, that pursuant to the provisions of Article IX of Appendix A of the Rome Code of Ordinances that the Outside District Zoning Map of the City of Rome, No. 67-1, dated August 21, 1957, revised June 21, 1967, and Inside District Zoning Map of the City of Rome, No. 7-2, dated August 21, 1957, revised June 21, 1967, both on file in the City of Rome Planning Office, be and they are adopted as the official zoning maps of the City of Rome. This ordinance to become effective October 1, 1967."

Sec. 5. Planned development districts.

Provision is also made in this ordinance for the establishment of the following types of districts:

- (a) C-P planned commercial districts
- (b) M-P planned manufacturing districts
- (c) R-P planned recreational districts
- (d) D-P planned development districts.

As the boundaries of these districts are established, as provided in this ordinance, the maps, drawings or surveys showing the location of such boundaries shall become part of this ordinance.

Sec. 6. Location of boundaries.

Where uncertainty exists as to the locations of any boundaries shown on the zoning maps, the following rules shall apply:

- (a) District boundary lines are intended to follow centerlines of alleys or streets, rights-of-way, watercourses or lot lines, or be parallel or perpendicular thereto, unless such district boundary lines are fixed by dimensions as shown on the zoning map.
- (b) Where district boundaries are so indicated that they approximately follow lot lines, such lot lines shall be construed to be such boundaries.
- (c) In unsubdivided property, or where a district boundary divides a lot, the location of any such boundary, unless the same is indicated by dimensions shown on the zoning map, shall be determined by the use of the map scale shown thereon.
- (d) If, after the application of the foregoing rules, uncertainty exists as to the exact location of a district boundary, the board of appeals shall determine and fix the location of said line in a reasonable manner.

ARTICLE III. USE REGULATIONS

Sec. 7. R-20 residence districts.

This district is designed to fill the need for land where residential development is encouraged and agricultural uses of the land is permitted. The purpose of the district is to provide for adequate residential expansion in areas where public utilities are or will be available. Lot sizes vary depending on the presence of public water and sewer.

In any R-20 residence district no building shall be erected or extended and no land or building or part thereof shall be used for other than any of the following purposes:

- (a) One-family dwelling.
- (b) Agricultural uses provided no substance producing an objectionable odor or dust

- shall be stored, used or kept within 75 feet of any adjacent private property line. Animals may graze to the property line. However, no animals or fowl shall be provided shelter or confined within 75 feet of any adjacent private property line.
- (c) Church or place of worship.
 - (d) School or library.
 - (e) Public park, public facility or public utility structures.
 - (f) Outdoor recreation facilities subject to the planned district procedures of article III.
 - (g) Tourist homes.
 - (h) Cemetery.
 - (i) Trailer park subject to the requirements of the City of Rome Mobile Home Park Ordinance.
 - (j) Storage of a seasonal or camp trailer, boats and similar equipment with or without trailer; provided, however, such equipment shall be allowed only in the required rear yard.
 - (k) The following uses, subject to the approval by the board of appeals as provided in section 56:
 - (1) Hospitals, sanitorium, convalescent home and similar uses.
 - (2) An owner occupied individual mobile home located on a residential lot subject to the following additional requirements: A special permit may be granted by the zoning board of appeals only upon the finding that the use is temporary and that there is no other residential unit on the lot; further, the permit may be for a maximum of two years; the site and landscaping plan must be approved by the planning board and the water supply and sewage disposal facilities certified to meet state department of health standards by the code enforcement officer.
 - (3) Mobile home for temporary use during home construction or reconstruction due to complete or partial destruction. A special permit may be granted for one year for the sole purpose of constructing a residence subject to the following conditions:
 - (i) The foundation or excavation has been started evidencing good faith of the applicant and the location of said site has been approved by the code enforcement officer and a building permit has been issued for construction and,
 - (ii) The location of the mobile home be approved by the code enforcement officer prior to the placement of the mobile home. The zoning board of appeals is empowered to grant a variance as to sidelines and setbacks for the mobile home if the regular setback and side yard restriction

- tions would interfere with the proper construction of the home. Said mobile home must be removed from the premises as soon as the home is completed and prior to issuance of an occupancy permit by the code enforcement officer.
- (4) Mobile home on agricultural property. The zoning board of appeals may grant a special permit for use of a mobile home where land is used for commercial agricultural activity. The owner or occupier of the farm may place a temporary home for the use of a person actively engaged in the commercial agricultural activity. The mobile home may be in addition to a permanent residential structure provided other facilities are not available, subject to the following criteria: The mobile home must be located on a site approved by the planning board; the water supply and sewage disposal facilities shall be certified by the code enforcement standards. The permit shall terminate when permanent quarters become available or the mobile home occupant is no longer actively engaged in the commercial agricultural activity.
- (5) All temporary mobile homes within the City of Rome shall be used as provided for in section 7, paragraph (k), numbers (2) through (5) or in mobile home parks which meet the Rome Mobile Home Park Ordinance requirements. To be converted from a mobile home to a permanent residence, the requirements of the Rome Housing Code must be met.
- (6) Placement and use of a mobile home by an elderly person or persons over the age of 60 years with members of the same family occupying the other residential unit, but such trailer placement and use shall be restricted to these circumstances. Continued double use of the same lot by a residential unit and the mobile home shall not be permitted to others.
- (l) One announcement sign in connection with any permitted use provided such sign is located on the property and does not exceed 12 square feet in area.
- (m) Reserved.
- (n) One temporary nonilluminated sign advertising the sale or rental of real property provided that such sign is located on said property and does not exceed 24 square feet in area, in case of individual properties or 48 square feet in area in all other cases.
- (o) Other customary accessory uses and buildings, provided such uses and buildings are clearly incidental to the principal use and do not include any activity commonly conducted as a business. Any accessory building or use shall be located on the same lot with the principal building. Such permitted accessory uses shall include, but are not necessarily limited to, the following:
- (1) Private garage, storage shed, toolhouse, garden house, play house or similar structure.
 - (2) Living quarters in an accessory building for domestic employees or guests of the resident of the principal building, if used only as an incidental use to the main residential use and not rented for gain.
 - (3) A temporary building for commerce or industry where such building is necessary or incidental to the development of a residential area. Such building may not be continued for more than one year except upon approval of the board of appeals.
- (p) Compatible commercial and industrial uses and residential development at higher densities than permitted under the R-2 criteria, shall be by the planned districts of article III.

(Ord. No. 3323, 6-21-67; Ord. No. 3379, 1-17-68; Ord. No. 3729, 11-15-72; Ord. No. 4621, 5-13-81)

Sec. 7.1. F-1 agricultural districts.

This district is designed to fill the need for land with agricultural uses encouraged and residential uses are permitted. The purpose of the district is to provide a compatible environment for the raising of crops and dairy products and for limited residential development upon large lots.

In any F-1 agricultural, no buildings shall be erected or extended and no land or building or part thereof shall be used for any other than any of the following purposes:

- (a) Agricultural uses.
- (b) One-family dwellings.
- (c) Church or place of worship.
- (d) Library or school.
- (e) Public park or facility and public utilities structures and private outdoor recreation facilities.
- (f) Seasonal roadside stand for the sale of agricultural products wholly produced on the premises.
- (g) Riding stables.
- (h) Commercial dog kennels and the commercial raising of fur-bearing animals.
- (i) Veterinary hospitals.
- (j) The following uses subject to the approval of the zoning board of appeals as provided in section 56:
 - (1) Mobile homes, subject to the conditions of section 7, paragraph (k)(2) through (6).
 - (2) Other uses which the zoning board of appeals may deem appropriate in character for an agricultural zone and not provided for elsewhere in this ordinance.
- (k) Bed and breakfast facilities.

Commercial and industrial uses on residential development at higher densities than permitted under F-1 criteria shall be by the planned districts of article III.
(Ord. No. 3323, 6-21-67; Ord. No. 3379, 1-17-68; Ord. No. 6678, 8-25-93)

Sec. 7.2. F-2 agricultural and open space districts.

This district is designed to protect from current development land where soil, water and access conditions make beneficial development possible only under special conditions. The characteristics of the topography, drainage, floodplains and other natural characteristics are presented which may cause damage to buildings or structures and possible danger to health due to the processes of nature. All development of the land within this district shall be reviewed on an individual basis in order to ensure that the land is capable of supporting the proposed development and to further ensure that the environment is protected before such proposed development commences.

In any F-2 agricultural and open space district, no building shall be erected or extended and no land or building, or part thereof, shall be used for other than any of the following purposes:

- (a) Agricultural uses with structures accessory to the primary uses.
- (b) One-family dwellings with structures accessory to the primary uses.
- (c) Boat launching areas with structures accessory to the primary uses.
- (d) Public utilities and public landfill operations.

All development of the land is subject and pursuant to planned development procedures as set forth in section 20(A), (B) and (F) of article III. (Ord. No. 3323, 6-21-67; Ord. No. 4222, 2-23-77; Ord. No. 4411, 5-23-79; Ord. No. 4552, § 10-8-80; L. L. No. 6-1993)

Sec. 8. R-10 and R-7 residence districts.

In any R-10 or R-7 residence district no building shall be erected or extended and no land or building or part thereof shall be used for other than any of the following purposes:

- (a) One-family dwelling.
- (b) Public park, firehouse or other public use or structure necessary to the protection or servicing of the neighborhood.
- (c) Cemetery.

- (d) Boarding or rooming house providing accommodations for not more than four nontransient roomers.
- (e) Required off-street parking.
- (f) The following uses, subject to approval by the board of appeals as provided in section 56:
 - (1) Hospital, sanitarium, convalescent home and similar uses.
 - (2) Municipal or public utility structure or station necessary to the installation or maintenance of utility services.
 - (3) Church or other place of worship; public library, public museum or similar public building, public school, parochial school, nursery school, school operated by a nonstock corporation under the education laws of the state.
- (g) One announcement sign in connection with any permitted use provided such sign is located on the property and does not exceed 12 square feet in area.
- (h) Customary accessory uses and buildings, provided such uses and buildings are clearly incidental to the principal use and do not include any activity commonly conducted as a business.
- (i) Garage space or parking space for not more than three passenger vehicles; garage space only for one commercial vehicle owned or leased by a resident.
- (j) One temporary nonilluminated sign advertising the sale or rental of real property, provided that such sign is located on said property for sale or rent and does not exceed 24 square feet in area in case of individual properties or 48 square feet in area in all other cases.

(Ord. No. 3323, 6-21-67)

Sec. 9. R-5 residence districts.

In any R-5 residence district no building shall be erected or extended and no land or building, or part thereof, shall be used for other than any of the following purposes:

- (a) Any use permitted in R-10 or R-7 districts.
- (b) Two-family dwelling.
- (c) Club, lodge, social and recreational center building, except those in which the chief activity is a service customarily carried on as a business, or primarily for gain.
- (d) The following customary home occupations conducted in a residence provided there shall be no external evidence of such occupation except one announcement or professional sign not exceeding four square feet in area, which sign shall not be located in any required yard:
 - (1) Customary gainful home occupations conducted only by resident occupants in the dwelling, such as dress-making, laundering, home cooking, hairdressing, and such other uses as the board of appeals may determine to be substantially similar to those enumerated.
 - (2) Office of a resident doctor, dentist, musician, insurance or real estate salesman, lawyer, architect, engineer or such other professional offices as the board of appeals may determine to be substantially similar in character, and where such office is a part of the residence of such person and where not more than two nonresidents are employed as assistants.

(Ord. No. 3323, 6-21-67)

Sec. 10. R-G residence districts.

In any R-G residence district, no building shall be erected or extended, and no land or building or part thereof shall be used for other than any of the following purposes:

- (a) Any use permitted in R-5 residence district.