

Kindred Zoning District Information

A – Agricultural District

Permitted uses:

- All types of farming and ranching operations except feed lots, poultry, fish and fur farming
- Accessory structures
- Churches & cemeteries
- Golf courses, parks & recreation
- Public & private schools
- Single family residential dwellings, manufactured & modular homes
- Maintenance of water drainage & water reservoirs.
- General utility sites (transformers, sub-stations, pump & lift stations)

Conditionally Permitted Uses:

- Airports, feed lots, fish & fur farming, high voltage lines & structures, salvage yards, sewage lagoons, sanitary landfills & veterinary clinics.
- Agricultural sales & service
- Agricultural product processing & manufacturing, grain elevators & agricultural chemical storage.
- Radio & TV towers w/related facilities
- Skeet, trap & rifle ranges
- Mining of sand & gravel

SFR-1 – Single Family Residential District

Permitted uses:

- Rambler style dwellings with a minimum of 1400 square feet on main floor.
- Two story dwellings with a minimum of 1800 square feet (1000 square feet on main floor).
- Multi-level dwellings with a minimum of 1800 square feet (1000 square feet on main floor).
- Churches, public facilities, schools & parks & recreation
- Accessory structures

Conditionally Permitted Uses:

- Day care facilities
- Manufactured homes & two family dwellings

- Government offices

SFRA-1 – Single Family Residential Airpark District

Permitted uses:

- Single family dwellings with a minimum of 1500 square feet on main floor.
- Two family dwellings with a minimum of 1500 square feet on main floor.
- Single family dwellings with a minimum of 1500 square feet on main floor attached to a hanger having a minimum of 2000 square feet to form a single building.
- Single family dwellings with a minimum of 1500 square feet on main floor attached to a hanger having a minimum of 2000 square feet that is attached to an adjoining hanger and residential dwelling on an adjoining lot to form a single building.
- Single family dwellings with a minimum of 1500 square feet on main floor attached to a storage garage having a minimum of 1000 square feet to form a single building.
- Single family dwellings with a minimum of 1500 square feet on main floor attached to a storage garage having a minimum of 1000 square feet that is attached to an adjoining storage garage and residential dwelling on an adjoining lot to form a single building.

Conditionally Permitted Uses:

- Large hangers & storage garages exceeding 3500 square feet
- Manufactured homes

SFR2 – Single Family Residential District

Permitted uses:

- Single family dwellings
- Churches, schools, public facilities, parks & recreation
- Accessory structures

Conditionally Permitted Uses:

- Daycare facilities
- Manufactured homes
- Government offices

SFR3 – Single Family Residential District

Permitted uses:

- Single family dwellings, including manufactured & modular homes placed on permanent foundation or basement. Must have a minimum of 900 square feet of living space. (The main entrance must face street, the roof pitch shall not be less than 4/12. Must have at least one single stall attached garage)
- Two family dwellings
- Churches, schools, parks & recreation and daycare facilities.
- Accessory structures

Conditionally Permitted Uses:

- Bed & breakfast establishments
- Manufactured home parks
- Hospitals
- Multiple family dwellings of 3 to 4 units per structure
- Public & private utilities and associated structures

MFR -4 – Multiple Family Residential District

Permitted uses:

- Two family dwellings
- Multiple family dwellings
- Accessory structures
- Churches, public and private schools, parks & recreation
- Day care facilities
- Residential parking lots

Conditionally Permitted Uses:

- Bed & breakfast establishments
- Cemeteries, crematoriums and related facilities
- Nursing homes, group homes, lodging & rooming houses
- Professional offices, private clubs & fraternal organizations

GC-1 – General Commercial District

Permitted uses:

- Accessory structures
- Advertising signs & billboards
- Public recreation, retail stores, restaurants, hotels/motels and bed & breakfast establishments, laundry mats & dry cleaning, boarding houses
- Banks and financial institutions
- Churches, professional offices, public & government buildings, fraternal & philanthropic organizations

Conditionally Permitted Uses:

- Grain elevators
- Rental storage structures, warehouse and wholesale distribution
- Processing and packaging of materials
- Construction businesses

HC-2 – Highway Commercial District

Permitted used:

- Accessory structures
- Advertising signs & billboards
- Public recreation, retail stores, restaurants, hotels/motels and bed & breakfast establishments, laundry mats & dry cleaning, boarding houses and funeral homes
- Churches, professional offices, public & government buildings
- Motor vehicle, RV & Marine service & sales, gas sales & service
- Agricultural equipment sales & service, lumber yards and green houses, furniture repair & assembly, packaging and crating
- Bakeries, confectionaries, meet products and frozen food lockers
- Bars & taverns

Conditionally permitted uses:

- Construction businesses
- Metal fabrication and machine shops
- Processing & packaging of non toxic, non odorous material.

I – Industrial

Permitted uses:

- Accessory structures
- Agricultural chemical production and storage, grain elevators and bulk fuel sales
- Any industrial, manufacturing, production, processing and treatment operations
- Lumber yards, construction businesses, truck terminals
- Electrical sub stations, public utility structures
- Public utility towers and related structures
- Aggregate, concrete and asphalt sales & processing

Conditionally permitted uses:

- Sanitary landfills, salvage or junk yards
- Storage and sale of explosives, chemicals and like materials.

PD – Planned Unit Development

Permitted uses;

- See requirements

F – Flood Plain District

Permitted uses:

- Agricultural & farming uses
- Water drainage & retention
- Public utilities and related structures
- Outdoor public recreation

Conditionally permitted uses:

- Temporary buildings and structures not related to farming such as stands, fences, shelters, temporary signs and parking