

TABLE OF CONTENTS

<u>ARTICLE</u>	<u>PAGE</u>
I. SHORT TITLE	1
II. PURPOSE	1
Sec. 1.0 Generally	1
III. GENERAL REGULATIONS	2
Sec. 1.0 General Use Regulations	2
1.1 Application of This Ordinance	2
1.2 Except as Otherwise Provided For in This Ordinance	2
1.3 Joint Occupancy	2
1.4 Public Utilities	2
Sec. 2.0 Non-Conforming Uses	3
2.1 Non-Conforming Lots of Record	3
2.2 Continuance	3
2.3 Restoration To Safe Condition	3
2.4 Restoration After Damages	3
2.5 Abandonment	4
2.6 Change-In Use	4
2.7 Abandoned Right of Way	4
2.8 Structures Conforming To District Regulations But Not To Other Regulations	4
2.9 Buildings To Be Moved	4
2.10 Reduction in Lot Area Prohibited	4
2.11 Dwelling Prohibitions	4
2.12 Corner Visibility in Residential and Commercial Districts	4
2.13 Future Street Lines	5
2.14 Abatement of Noise, Smoke, Gas, Vibration Fumes, Dust, Fire and Explosion Hazard or Nuisance	5
IV. ADMINISTRATION	6
Sec. 1.0 Enforcing Officer	6
Sec. 2.0 Building Permit Required	6
Sec. 3.0 Plot Plan	6
Sec. 4.0 Site Plan Review	7
Sec. 5.0 Certificate of Occupancy	8
Sec. 6.0 Interpretation of District Boundaries	8
Sec. 7.0 Interpretation of Uses	8

TABLE OF CONTENTS (continued)

<u>ARTICLE</u>		<u>PAGE</u>
IV.	ADMINISTRATION (cont'd)	
Sec.	8.0 Unclassified Uses	9
Sec.	9.0 Expiration of Building Permit	9
Sec.	10.0 Unlawful Structure	9
Sec.	11.0 Penalties	9
Sec.	12.0 Remedies	10
Sec.	13.0 Zoning Board of Adjustment	10
	13.1 Appointment	10
	13.2 Procedure	10
	13.3 Powers and Duties	10
	13.4 Administrative Review	10
Sec.	14.0 Special Exceptions	10
	14.1 Special Exception Procedures	11
	14.2 Variances	12
	14.3 Action on Appeals	13
	14.4 Appeals - How Taken	13
	14.5 Stay of Proceedings	14
	14.6 Appeals From Action of the Board	14
Sec.	15.0 Amendments	14
	15.1 Procedure	14
	15.2 Authority to Amend	14
	15.3 Authorized Petitioners	15
	15.4 Petition for Amendment	15
Sec.	16.0 Planning Commission Action	15
Sec.	17.0 City Council Action	16
	17.1 Public Notice of Hearings	16
	17.2 Limitations on Rezoning Amendments	17
V.	DEFINITIONS	18
Sec.	1.0 Purpose of Definition	18
Sec.	2.0 Interpretation	18
Sec.	3.0 Word Usage	18
Sec.	4.0 Words and Phrases Defined	18
Sec.	5.0 Uses Defined	24
	5.1 Agricultural Uses	24

TABLE OF CONTENTS (continued)

<u>ARTICLE</u>		<u>PAGE</u>
V.	5.2 Residential Uses	25
	5.3 Institutional Uses	26
	5.4 Commercial Uses	28
	5.5 Industrial Uses	31
	5.6 Temporary Uses	32
VI.	ESTABLISHMENT OF DISTRICTS	34
Sec.	1.0 AG Agriculture District	34
	1.1 Intent	34
	1.2 Uses Permitted	34
	(a) Agriculture Uses	35
	(b) Residential Uses	35
	(c) Institutional Uses	35
	(d) Commercial	35
	(e) Temporary Uses	35
	1.3 Special Exception Uses	35
	(a) Agriculture Uses	36
	(b) Institutional Uses	36
	(c) Commercial Uses	36
	(d) Industrial Uses	36
	1.4 Area and Dimensional Regulations	36
	1.5 Buffer Requirements	36
	1.6 Additional Regulations	37
Sec.	2.0 R-1-A Single Family Residential District	37
	2.1 Intent	37
	2.2 Uses Permitted	37
	(a) Agriculture Uses	37
	(b) Residential Uses	37
	(c) Institutional Uses	37
	(d) Temporary Uses	38
	2.3 Special Exception Uses	38
	(a) Institutional Uses	38
	(b) Commercial Uses	38
	2.4 Area and Dimensional Regulations	38
	2.5 Public Buildings	39
	2.6 Buffer Requirements	39
	2.7 Additional Regulations	39
Sec.	3.0 R-1-B Single Family Residential District	39
	3.1 Intent	39

TABLE OF CONTENTS (continued)

<u>ARTICLE</u>		<u>PAGE</u>
VI.	3.2	Uses Permitted 39
		(a) Residential Uses 39
		(b) Institutional Uses 39
		(c) Temporary Uses 40
	3.3	Special Exception Uses 40
		(a) Institutional Uses 40
		(b) Commercial Uses 40
	3.4	Area and Dimensional Regulations 40
	3.5	Public Buildings 40
	3.6	Buffer Requirements 41
	3.7	Additional Regulations 41
Sec.	4.0	R-1 Single Family Residential District 41
	4.1	Intent 41
	4.2	Uses Permitted 41
		(a) Residential Uses 41
		(b) Institutional Uses 41
		(c) Temporary Uses 41
	4.3	Special Exception Uses 42
		(a) Institutional Uses 42
		(b) Commercial Uses 42
	4.4	Area and Dimensional Regulations 42
	4.5	Public Buildings 42
	4.6	Buffer Requirements 42
	4.7	Additional Regulations 43
Sec.	5.0	R-2 Single Family/Two Family Residential District 43
	5.1	Intent 43
	5.2	Uses Permitted 43
		(a) Residential Uses 43
		(b) Institutional Uses 43
		(c) Temporary Uses 43
	5.3	Special Exception Uses 44
		(a) Institutional Uses 44
		(b) Commercial Uses 44
	5.4	Area and Dimensional Regulations 44
	5.5	Public Buildings 44
	5.6	Buffer Requirements 44
	5.7	Additional Regulations 45

TABLE OF CONTENTS (continued)

<u>ARTICLE</u>		<u>PAGE</u>
VI		
Sec.	6.0 R-3 Multi-Family Residential District	45
	6.1 Intent	45
	6.2 Uses Permitted	45
	(a) Residential Uses	45
	(b) Institutional Uses	45
	(c) Temporary Uses	45
	6.3 Special Exception Uses	46
	(a) Institutional Uses	46
	(b) Commercial Uses	46
	6.4 Area and Dimensional Regulations	46
	6.5 Public Buildings	46
	6.6 Buffer Requirements	46
	6.7 Additional Regulations	47
Sec.	7.0 R-4 Affordable Housing District	47
	7.1 Intent	47
	7.2 Uses Permitted	47
	(a) Agricultural Uses	47
	(b) Residential Uses	47
	(c) Institutional Uses	47
	(d) Temporary Uses	47
	7.3 Special Exception Uses	48
	(a) Institutional Uses	48
	(b) Commercial Uses	48
	7.4 Area and Dimensional Regulations	48
	7.5 Buffer Requirements	49
	7.6 Additional Regulations (when applicable)	49
Sec.	8.0 RT Townhouse Residential District	49
	8.1 Intent	49
	8.2 Uses Permitted	49
	(a) Residential Uses	49
	(b) Institutional Uses	49
	(c) Temporary uses	49
Sec.	8.3 Special Exception Uses	49
	(a) Commercial Uses	49
	8.4 Area and Dimensional Regulations	50
	8.5 Buffer Requirements	50
	8.6 Additional Regulations	50

TABLE OF CONTENTS (continued)

<u>ARTICLE</u>			<u>PAGE</u>
VI.			
Sec.	9.0	RG Garden Home Residential District	51
	9.1	Intent	51
	9.2	Uses Permitted	51
		(a) Residential Uses	51
		(b) Institutional Uses	51
		(c) Temporary Uses	51
	9.3	Special Exception Uses	51
		(a) Commercial Uses	51
	9.4	Area and Dimensional Regulations	52
	9.5	Buffer Requirements	52
	9.6	Additional Regulations	52
Sec.	10.0	MH-I Manufactured Home Park District	52
	10.1	Intent	52
	10.2	Uses Permitted	53
	10.3	Site Standards	53
		(a) Minimum Site Area	53
		(b) Minimum Lot Size	53
		(c) Minimum Yards	53
		(d) Distancing at Manufactured Homes	53
		(e) Density	54
		(f) Installation	54
		(g) Storage Facilities, Accessory Uses and Structures	54
		(h) Off-Street Parking and Streets	54
		(i) Service Facilities	54
		(j) Buffers and Lighting	55
		(k) Signs	55
Sec.	11.0	B-1 Central Business District	55
	11.1	Intent	55
	11.2	Uses Permitted	55
		(a) Commercial Uses	55
		(b) Institutional Uses	56
	11.3	Special Exception Uses	56
		(a) Residential Uses	56
		(b) Institutional Uses	56
		(c) Commercial Uses	56
		(d) Temporary Uses	56

TABLE OF CONTENTS (continued)

<u>ARTICLE</u>		<u>PAGE</u>
VI.		
Sec.	11.4 Area and Dimensional Regulations	56
	11.5 Buffer Requirements	57
	11.6 Additional Regulations	57
Sec	12.0 B-2 General Business District	57
	12.1 Intent	57
	12.2 Uses Permitted	58
	(a) Commercial Uses	58
	(b) Institutional Uses	58
	(c) Temporary Uses	58
	12.3 Special Exception Uses	58
	(a) Residential Uses	58
	(b) Institutional Uses	59
	(c) Commercial Uses	59
	12.4 Area and Dimensional Regulations	59
	12.5 Buffer Requirements	60
	12.6 Additional Regulations	60
Sec.	13.0 B-3 Neighborhood Business District	60
	13.1 Intent	60
	13.2 Uses Permitted	60
	(a) Commercial Uses	60
	(b) Institutional Uses	61
	(c) Temporary Uses	61
	13.3 Special Exception Uses	61
	(a) Institutional Uses	61
	(b) Commercial Uses	61
	13.4 Area and Dimensional Regulations	61
	13.5 Buffer Requirements	62
	13.6 Additional Requirements	62
Sec.	14.0 O-1 Office Building District	62
	14.1 Intent	62
	14.2 Uses Permitted	60
	(a) Commercial Uses	62
	(b) Institutional Uses	63
	14.3 Special Exception Uses	63
	(a) Commercial Uses	63
	(b) Institutional Uses	63
	(c) Temporary Uses	63

TABLE OF CONTENTS (continued)

<u>ARTICLE</u>		<u>PAGE</u>
VI.		
	14.4 Area And Dimensional Regulations	63
	14.5 Buffer Requirements	63
	14.6 Additional Regulations	61
Sec.	15.0 M-1 Light Industrial District	64
	15.1 Intent	64
	15.2 Uses Permitted	64
	(a) Industrial Uses	64
	(b) Institutional Uses	64
	(c) Agricultural Uses	64
	15.3 Special Exception Uses	65
	(a) Commercial Uses	65
	(b) Institutional Uses	65
	15.4 Area and Dimensional Regulations	65
	15.5 Buffer Requirements	66
	15.6 Additional Regulations	66
Sec.	16.0 M-2 General Industrial District	66
	16.1 Intent	66
Sec.	16.2 Uses Permitted	66
	(a) Industrial Uses	67
	(b) Institutional Uses	67
	16.3 Special Exception Uses	67
	(a) Industrial Uses	67
	(b) Commercial Uses	67
	(c) Institutional Uses	67
	(d) Temporary Uses	67
	16.4 Area and Dimensional Regulations	67
	16.5 Buffer Requirements	68
	16.6 Additional Regulations	68
Sec.	17.0 MR Municipal Reserve District	68
	17.1 Purpose of MR Municipal Reserve District	68
	17.2 Zoning of- Annexed Property	68
	17.3 Rezoning from the MR District	68
	17.4 Permitted Uses and Development Standards	69
	17.5 Action on Annexation Ordinances	69

TABLE OF CONTENTS (continued)

<u>ARTICLE</u>		<u>PAGE</u>
VI.		
Sec.	18.0 F-1 Flood Plain District	69
	18.1 Intent	69
	18.2 Uses Permitted -	69
	18.3 Area and Dimensional Regulations	69
VII.	SUPPLEMENTAL USE REGULATIONS	70
Sec.	1.0 Purpose of Supplemental Regulations	70
Sec.	2.0 Farm	70
Sec.	3.0 Hobby Farm	71
Sec.	4.0 Group Care Residence	71
Sec.	5.0 Home Occupation	72
Sec.	6.0 Mini-Warehouse	72
Sec.	7.0 Accessory Buildings	73
Sec.	8.0 Cemetery	73
Sec.	9.0 Regulations pertaining to Mobile Homes/ Manufactured Homes	73
Sec.	10.0 Swimming Pools	74
Sec.	11.0 Temporary Structures and Buildings Material Storage	75
Sec.	12.0 Fences and Walls	75
Sec.	13.0 Gasoline Service Station	77
Sec.	14.0 Shopping Center	77
Sec.	15.0 Nursing Care Facility	78
Sec.	16.0 Buffers	79
	16.1 Definition	79
	16.2 General Requirements for Buffers/ Screening	79
Sec.	16.3 Modification or Waiver	80
VIII	OFF-STREET PARKING AND LOADING REQUIREMENT	81
Sec.	1.0 Purpose of off-street Parking and Leading Regulations	81
Sec.	2.0 Off-street Parking and Loading terms defined	81
Sec.	3.0 Required off-street Parking Spaces	82
	- Agricultural Uses	82
	- Residential Uses	82
	- Institutional Uses	82
	- Commercial Uses	83
	- Industrial Uses	85

TABLE OF CONTENTS (continued)

<u>ARTICLE</u>		<u>PAGE</u>
VIII.		
Sec. 4.0	Off-Street Parking Requirements	85
Sec. 5.0	Location of Required Parking	86
Sec. 6.0	Parking Prohibitions	86
Sec. 7.0	Access Controls	87
Sec. 8.0	Required Off-Street Loading Spaces	88
Sec. 9.0	Off-Street Loading Design Standards	89
Sec 9.1	Change in Parking and Loading Requirements	89
IX.	SIGN REGULATIONS	90
Sec. 1.0	Purpose and Intent	90
Sec. 2.0	Definitions Applicable to this Ordinance	90
Sec. 3.0	General Regulations Applying to all Signs	94
Sec. 4.0	Exempt Signs, Permit Exemptions	95
Sec. 5.0	Signs Permitted in Residential Districts	96
Sec. 6.0	Signs Permitted in the B-1 Central Business District	98
Sec. 7.0	Signs Permitted in the B-2 General Business District	101
Sec. 8.0	Signs Permitted in the B-3 Neighborhood Business District	105
Sec. 9.0	Signs Permitted in the O-1 Office Office Building District	108
Sec. 10.0	Signs Permitted in the M-1 Light Industrial and M-2 Heavy Industrial District	110
Sec. 11.0	Signs Permitted in the AG Agricultural District	113
Sec. 12.0	Signs Permitted in the MR Municipal Reserve District	113
Sec. 13.0	Billboard Regulations	113
Sec. 14.0	Portable Sign Regulations	114
Sec. 15.0	Required Permits, Fees and Inspections	114
	a. Permits Required	114
	b. Application	115
	c. Fees	115
	d. Inspection	115
	e. Nullification	115
	f. Permit Exceptions	116
Sec. 16.0	Construction and Maintenance of Signs	116

TABLE OF CONTENTS (continued)

<u>ARTICLE</u>	<u>PAGE</u>
IX.	
Sec. 17.0 Non-Conforming Signs	116
a. Permanent Non-Conforming Signs	116
b. Notification of Non-Conforming Sign Status	117
c. Confiscation of Signs in Public Right-of-Way	117
d. Violations and Penalties	117
(1) Citation for Violations	117
(2) Penalty for Violation	118
e. Issuance of Citation	118
Sec. 18.0 Appeal to Zoning Board of Adjustmellt	119
X. LEGAL STATUS PROVISIONS	120
Sec. 1.0 Interpretation and Purpose	120
Sec. 2.0 Saving Clause	120
Sec. 3.0 Repeal of Existing Ordinances	120
Sec. 4.0 Effective Date	120
APPENDIX	121
- Administrative Forms	122-128