

Table of Contents

	<u>Page</u>
Article I. PURPOSE, AUTHORITY & TITLE	1
Section 1.1 Purpose	1
Section 1.2 Authority	1
Section 1.3 Short Title	1
Article II. JURISDICTION, MAP	2
Section 2.1 Territorial Jurisdiction	2
Section 2.2 Incorporation of Zoning Map	2
Article III. DEFINITIONS	3
Section 3.1 General Definitions	3
Section 3.2 Definitions Relating to Signs	10
Section 3.3 Definitions Relating to Adult Oriented Businesses	13
Section 3.4 Definitions Relating to Flood Damage Prevention	16
Article IV. APPLICATION; GENERAL PROVISIONS; EXCEPTIONS & MODIFICATIONS	17
Section 4.1 Zoning Affects Every Building & Use	17
Section 4.2 Relationship of Buildings to Lot	17
Section 4.3 Street Access	17
Section 4.4 Lot of Record	17
Section 4.5 Open Space Requirements	18
Section 4.6 Reduction of Lot and Yard Areas Prohibited	18
Section 4.7 Water and Sewer Requirements	18
Section 4.8 Height Limitation Exceptions	18
Section 4.9 Building Setback Exceptions	18
Section 4.10 Fences and Walls	19
Section 4.11 Accessory Buildings and Structures	19
Section 4.12 Corner Lot Yards	20
Section 4.13 Double Frontage Lots	20
Section 4.14 Front Yard Setbacks for Dwellings	20
Section 4.15 Visibility at Intersections	20
Section 4.16 Temporary Buildings	20
Section 4.17 Computing the Number of Multi-Family Type Dwelling Units	21
Section 4.18 Entrances/Exits to Public Streets	21
Section 4.19 Projections into Front Yards in Commercial and Industrial Districts	21
Section 4.20 Solid Waste Storage Equipment	21
Section 4.21 Outdoor Storage	22
Section 4.22 Outdoor Lighting	22
Section 4.23 Minimum Regulations	22
Section 4.24 Fees	22

	<u>Page</u>
Article V. ESTABLISHMENT OF ZONING DISTRICTS	23
Section 5.1 Zoning Districts Established	23
Section 5.2 Conditional Use Districts	26
Section 5.3 Overlay Districts Established	27
Section 5.4 District Boundaries Shown on Zoning Map	27
Section 5.5 Rules Governing Interpretation of District Boundaries	28
Section 5.6 Interpreting Permitted Uses, Principal Uses and Mixed Uses	28
Article VI. SCHEDULE OF DISTRICT REGULATIONS	30
Section 6.1 R-20 Residential District	30
Section 6.2 R-10 Residential District	31
Section 6.3 R-9 Residential District	32
Section 6.4 RS-8 Single-Family Residential District	33
Section 6.5 R-8 Residential District	34
Section 6.6 RS-6 Single-Family Residential District	35
Section 6.7 R-6 Residential District	36
Section 6.8 R-0 Residential - Office District	37
Section 6.9 O Office District	38
Section 6.10 C-B Central Business District	39
Section 6.11 N-B Neighborhood Business District	40
Section 6.12 G-B General Business District	41
Section 6.13 L-I Light Industrial District	42
Section 6.14 H-I Heavy Industrial District	43
Section 6.15 Conditional Use Districts	44
Section 6.16 Overlay Districts	45
Article VII. TABLE OF PERMITTED AND CONDITIONAL USES	54
Section 7.1	54
Section 7.2	54
Section 7.3	54
Section 7.4 Table of Permitted & Conditional Uses	54
Residential Uses	55
Recreational Uses	56
Educational & Institutional Uses	58
Business, Professional & Personal Services	60
Retail Trade	68
Wholesale Trade	72
Manufacturing and Industrial Uses	76
Other Uses	83
Article VIII. SPECIAL REQUIREMENT NOTES TO THE TABLE OF PERMITTED AND CONDITIONAL USES	85

	<u>Page</u>
Article IX. OFF-STREET PARKING AND LOADING	104
Section 9.1 Off-Street Parking Requirements	104
Section 9.2 Parking Lot Improvement, Design and Locational Requirements	110
Section 9.3 Off-Street Loading Requirements	111
Table I - Geometric Design Standards	112
Article X. SIGNS	113
Section 10.1 Purpose	113
Section 10.2 General Provisions	113
Section 10.3 Free Standing Sign Requirements	115
Section 10.4 Supplemental Wall Sign Requirements	115
Section 10.5 Prohibited Signs	116
Section 10.6 Signs Not Requiring a Zoning Permit	117
Section 10.7 Signs Requiring Zoning Permits, No Zoning Permit Fee Assessed.	119
Section 10.8 Signs Associated With Permitted Uses In Residential Districts	120
Section 10.9 Signs Associated With Permitted Uses in the Residential-Office (R-O) Zoning District and the Office (O) Zoning District	122
Section 10.10 Signs Associated With Permitted Uses in the Neighborhood Business (N-B) Zoning Districts	123
Section 10.11 Signs Associated With Permitted Uses in the General Business (G-B) Zoning Districts	124
Section 10.12 Signs Associated With Permitted Uses in the Central Business (C-B) District	124
Section 10.13 Signs Associated With Permitted Uses in the Light Industrial (L-I) and Heavy Industrial (H-I) Zoning Districts	125
Section 10.14 Signs Associated With Shopping Centers, Multi-Tenant Buildings and Developments	125
Article XI. LANDSCAPING	127
Section 11.1	127
Section 11.2 Screening Requirements	127
Section 11.3 Parking Lot Landscaping	128
Section 11.4 Landscaped Street Yard Requirements	128
Article XII. NON-CONFORMING SITUATIONS	130
Section 12.1 Continuation of Non-conforming Situations	130
Section 12.2 Non-conforming Lots of Record	130
Section 12.3 Extension or Enlargement of Non-conforming Situations	130
Section 12.4 Reconstruction Prohibited	131
Section 12.5 Change in Kind of Non-conforming Use	131
Section 12.6 Discontinuance of Non-conforming Uses	131

	<u>Page</u>
Section 12.7 Discontinuance of Non-conforming Adult Oriented Businesses	132
Section 12.8 Replacement of Non-conforming Mobile Homes	132
Section 12.9 Non-conforming Signs	133
Section 12.10 Amusement video Game Arcades	134
 Article XIII. ZONING BOARD OF ADJUSTMENT	 135
Section 13.1 Establishment of Zoning Board of Adjustment	135
Section 13.2 Jurisdiction and Decision of the Zoning Board of Adjustment	135
Section 13.3 Proceedings of the Zoning Board of Adjustment	135
Section 13.4 Appeals, Hearings and Notice	136
Section 13.5 Stay of Proceedings	136
Section 13.6 Powers and Duties of the Board of Adjustment	136
Section 13.7 Appeals from the Board of Adjustment	138
 Article XIV. AMENDMENT PROCEDURES; CONDITIONAL USE DISTRICTS	 139
Section 14.1 General	139
Section 14.2 Amendment Initiation	139
Section 14.3 Submittal	139
Section 14.4 Planning and Zoning Board Action	140
Section 14.5 City Council Action	140
Section 14.6 Protest Petition	141
Section 14.7 Special Provisions for Conditional Use Districts And Conditional Use Permits	142
Section 14.8 Maximum Number of Applications	143
 Article XV. ADMINISTRATION, ENFORCEMENT AND PENALTIES	 144
Section 15.1 Zoning Enforcement Officer	144
Section 15.2 Zoning Permit	144
Section 15.3 Zoning Permit with Vested Rights	145
Section 15.4 Duties of Zoning Enforcement Officer, Zoning Board Of Adjustment, Courts and City Council to Matters Of Appeal	147
Section 15.5 Penalties for Violations	148
 Article XVI. GENERAL LEGAL PROVISIONS	 150
Section 16.1 Interpretation, Purpose, Conflict	150
Section 16.2 Repeal and Reenactment of Existing Zoning Ordinance	150
Section 16.3 Effects Upon Outstanding Building Permits and Conditional Use Permits	150
Section 16.4 Validity	151
Section 16.5 Effective Date	151