

TABLE OF CONTENTS (amended through 5-13-2024)

<u>PART</u>	<u>SECTION</u>	<u>TITLE</u>	<u>PAGE(S)</u>
1		AUTHORITY AND ENACTMENT CLAUSE	2
2		SHORT TITLE	2
3		JURISDICTION	3
	3.1	Jurisdiction	
	3.2	Purpose	
4		DEFINITIONS OF TERMS USED IN THIS ORDINANCE	4-30
	4.1	Interpretation of Terms and Words	4-30
5		GENERAL PROVISIONS	31-58
	5.1	Customary Home Occupations	31-33
	5.2	Screening	33-43
	5.3	Screening & Landscaping Required Prior to Issuance of Certificate of Compliance	43
	5.4	Fences or Walls Permitted	43-44
	5.5	Lot to Abut a Dedicated Street	44-45
	5.6	One Principal Building or Use	46
	5.7	Visibility at Intersections	46
	5.8	Temporary Structures and Uses	47-50
	5.9	Height Calculations and Exceptions	50
	5.10	Non-Residential Building Designs & Standards	50-54
	5.11	Accessory Structures	54-56
	5.12	Exceptions to Requested Yard and Setback Measurements	56
	5.13	Reduction of Lot and Yard Areas Prohibited	56
	5.14	Use of Manufactured Homes and Similar Structures	56
	5.15	Uses Not Expressly Permitted or Special	56-57
	5.16	Location of Required Yards on Irregular Lots	57-58
	5.17	Vibration	59
	5.17A	Outdoor Lighting	59
	5.18	Noise	59
	5.19	Odor	60
	5.20	Yard Requirements Not Applicable to Essential Services, Class 1	60
	5.21	Subdivision in Excess of 20 Lots	60
	5.22	Adult Oriented Businesses	60
	5.23	Telecommunication Towers and Facilities	60-64
	5.24	Sales of merchandise generally	64

<u>PART</u>	<u>SECTION</u>	<u>TITLE</u>	<u>PAGE(S)</u>
	5.25	Limitations on outdoor display and storage of merchandise	64
	5.26	Food Trucks	64-67
6		ZONING DISTRICTS	68-75
	6.1	Introduction	68
	6.2	General Zoning District	68-70
	6.3	Overlay Districts	71
	6.3.2	WSW Water Supply Watershed Overlay (Reserved)	71
	6.4	CU Parallel Conditional Use Districts	71-72
	6.5	Cluster Development	72-75
7		ZONING DISTRICT REGULATIONS	75-116
	7.1	R-40 Rural Residential District	75-81
	7.2	R-15 Single-Family Low Density Residential District	81-85
	7.3	R-12 Single-Family Medium Density Residential District	85-87
	7.4	R-9 Single and Two-Family Medium Density Residential District	87-91
	7.5	Reserved	91
	7.6	RMF Residential Multi-Family District	91-92
	7.7	R-O Residential-Office District	92-96
	7.8	B-1 Central Business District	96-99
	7.9	B-2 Neighborhood Business District	99-102
	7.10	B-3 General Business District	102-106
	7.11	Reserved	106
	7.12	GMC-General Manufacturing and Commerce District	106-116
8		NONCONFORMITIES	117-124
	8.1	Purpose and Applicability	117
	8.2	Nonconforming Uses	117-118
	8.3	Nonconforming Structures	118-119
	8.4	Nonconforming Accessory Structures	119
	8.5	Nonconforming Lots	119-120
	8.6	Relief of Front Yard Setback for Certain Dwellings	120
	8.7	Nonconforming Off-Street Parking and/or Loading	120-121
	8.8	Nonconforming Manufactured Home Parks	121-122
	8.9	Nonconforming Signs	122-123
	8.10	Nonconforming Advertising Signs	123
	8.11	Nonconforming Junkyards	124

<u>PART</u>	<u>SECTION</u>	<u>TITLE</u>	<u>PAGE(S)</u>
9		SIGNS	124-139
	9.1	General Intent	124
	9.2	Sign Illumination	125
	9.3	Unsafe Signs	125
	9.4	Sign Setback	125
	9.5	Sign Area	125
	9.6	Sign Height	125
	9.7	Permit Required	125-126
	9.8	Signs Not Requiring Permit	126-129
	9.9	Prohibited Signs	129-130
	9.10	Signs Permitted in All Residential (R) Districts	130-131
	9.11	Signs Permitted in Business (B) and GMC Districts	131-134
	9.12	Reserved	134
	9.13	Additional Specifications for Identification Signs Requiring a Permit	134
	9.13.1	Wall Sign	134-135
	9.13.2	Free-Standing Signs	135-136
	9.13.3	Temporary and Special Event Signage in non- residential Districts	136-137
	9.13.4	Portable Sidewalk Signs	137
	9.13.5	Portable Sidewalk Signs Permitted in the Central Business District (B-1)	137-138
	9.13.6	Sandwich Board Signs Permitted in the Neighbor- hood Business (B-2) and General Business (B-3) Districts	138-139
10		OFF-STREET PARKING AND LOADING REQUIREMENTS	139-151
	10.1	Off-Street Parking Requirements	139-149
	10.2	Off-Street Loading Requirements	149-150
	10.3	Conditional Use Permits for Off-Street Parking in Residential Zones	150-151
11		PLANNED DEVELOPMENTS	152-165
	11.1	Planned Residential Development	152-158
	11.2	Purpose	158-162
	11.3	Application Requirements and Review Procedures	162-163

12	MANUFACTURED HOME PARKS	166-182
12.1	Compliance with this Part	166
12.2	Manufactured Home Park Applications Process	166-167
12.3	Standards	167-182

13	SPECIAL USES	182-190
13.1	Special Uses	182
13.2	Reserved	182
13.3	Procedures	162-184
13.4	City Council Decision	185-186
13.5	Additional Review Criteria	186
13.5.1	Planned Residential Development	186
13.5.2	Manufactured Home Parks	187
13.5.3	Manufacturing Uses	187
13.5.4	Reserved	187
13.5.5	Multi-Family Developments	187
13.5.6	Arcade or Amusement Center or Game Room	188
13.5.7	Recreational Vehicle Park	188-189
13.6	Binding Effect	189
13.7	Certificate of Compliance	189
13.8	One Year Limitation	189
13.9	Change in Special Use Permit	190
13.10	Implementation of Special Use Permit	190
13.11	Changes in Special Uses Within Shopping Centers	190

<u>PART</u>	<u>SECTION</u>	<u>TITLE</u>	<u>PAGE(S)</u>
14		ZONING ADMINISTRATION	191-198
14.1		Zoning Administrator	191
14.2		Certificate of Compliance	192
14.3		Designation of Class A Status for Placement of Manufactured Homes on Individual Lots	192-193
14.4		Site Plan Review Requirements	193-197
14.5		Right of Appeal	197
14.6		Remedies	197
14.7		Complaints Regarding Violations	197
14.8		Enforcement and Penalties	197-198

15		BOARD OF ADJUSTMENT	199-205
	15.1	Powers, Duties and Procedures	199-200
	15.2	Administrative Review	200-201
	15.3	Variance	201-202
	15.4	Nonconformities	202-203
	15.5	Applications Procedure	203-204
	15.6	Appeals from the Board of Adjustment	205
16		RESERVED	205
17		RESERVED	205
18		RESERVED	205
19		AMENDMENTS	206-213
	19.1	Amendments to Text and Map	206-210
	19.2	Additional Provisions Pertaining to Parallel Conditional Use Zoning Map Amendments	210-213
20		VESTED RIGHTS PROCEDURES	214-216
	20.1	Purpose	214
	20.2	Permit Choice	214
	20.3	Application Completeness Review	214
	20.4	Development Approval	215
	20.5	Substantially Commencing Development	216
21		LEGAL STATUS PROVISIONS	217-218
	21.1	Conflict With Other Laws	217
	21.2	Separability	217
	21.3	Effective Date	218