

# Table of Contents - Waverly Zoning Regulations

<b>1</b>	<b>Article One: General Provisions</b>	<b>1-1</b>
<b>2</b>	<b>Article Two: Definitions</b>	<b>2-1</b>
<b>3</b>	<b>Article Three: Use Types</b>	<b>3-1</b>
	Agricultural Use Types	3-1
	Residential Use Types	3-2
	Civic Use Types	3-3
	Office Use Types	3-7
	Commercial Use Types	3-7
	Parking Use Types	3-13
	Industrial Use Types	3-13
	Transportation Use Types	3-15
	Miscellaneous Use Types	3-16
<b>4</b>	<b>Article Four: Zoning District Regulations</b>	<b>4-1</b>
	Agricultural Districts	4-4
	Residential Districts	4-7
	Commercial Districts	4-12
	Industrial Districts	4-18
<b>5</b>	<b>Article Five: Special and Overlay Districts</b>	<b>5-1</b>
	MU      Mixed Use District	5-2
	PUD     Planned Unit Development District ( <i>Repealed 7-15-2002</i> )	5-4
	TN      Traditional Neighborhood Character Overlay District	5-5
	FP      Salt Creek Valley Floodplain/Floodway Overlay District	5-7
	HO      Highway Corridor Overlay District	5-20
	IO      Interstate Corridor Overlay District	5-28
	Corridor Overlay District Design Guideline Booklet	5-50
<b>6</b>	<b>Article Six: Supplemental Use Regulations</b>	<b>6-1</b>
	Agricultural Uses	6-1
	Horticulture and Crop Production: Retail Sales	6-1
	Animal Production	6-1
	Commercial Feedlots	6-2
	Residential Uses	6-2
	Zero-Lot Line Single-Family detached Residential	6-2
	Single-Family Attached	6-2
	Townhouse Residential	6-2
	Two-Family Residential	6-2
	Downtown Residential and Group residential Uses in the DC District	6-3
	Group Residential	6-3

## Table of Contents – Waverly Zoning Regulations (Cont.)

	Mobile Home Parks	6-3
	Mobile Home Subdivisions	6-5
	Earth-Sheltered Residences	6-6
	Homestead Exemptions	6-6
	Supplemental Design Standards for Residential Districts	6-7
	Civic Uses	6-7
	Community Centers and Clubs	6-7
	Day Care	6-7
	Group Care Facilities and Group Homes	6-8
	Commercial Uses	6-8
	Auto Repair, Equipment Repair, and Body Repair	6-8
	Auto Washing Facilities	6-8
	Automobile and Equipment Rental and Sales	6-8
	Bed and Breakfasts	6-8
	Campgrounds	6-8
	Convenience Storage	6-9
	Kennels	6-9
	Restaurants	6-9
	Restricted Businesses	6-9
	Office and Commercial Uses in MX and LC	6-10
	Industrial Uses	6-10
	Resource Extraction	6-10
	Salvage Services	6-11
	Performance Standards for Industrial Uses	6-11
	Supplemental Design Standards for Industrial Districts	6-12
	Maximum Permitted Sound Levels Adjacent to Residential Uses	6-13
	Miscellaneous Uses	6-13
	Communication Towers	6-13
	Landfills	6-14
	Home-Based Businesses/Home Occupations	6-15
	Small and Commercial Wind Energy Conversion Systems	6-17
	Temporary Uses	6-27
<b>7</b>	<b>Article Seven: Supplemental Site Development Regulations</b>	<b>7-1</b>
	Required Street Frontage	7-1
	Lot Size Exceptions	7-1
	Setback Adjustments	7-1
	Height Exceptions	7-5
	Creative Subdivisions	7-6
	Fence Regulations	7-7
	Outdoor Lighting	7-9
	Appeals	7-13
<b>8</b>	<b>Article Eight: Landscaping and Screening Standards</b>	<b>8-1</b>
	Landscaping Requirements	8-1
	Table 8-1: Required Front Yard Landscaping	8-2

## Table of Contents – Waverly Zoning Regulations (Cont.)

	Bufferyard Provisions	8-2
	Table 8-2: Bufferyard Requirements	8-3
	Screening Standards	8-3
	Tree Plantings	8-4
	General Provisions	8-4
<b>9</b>	<b>Article Nine: Off-Street Parking</b>	<b>9-1</b>
	Schedule of Off-Street Parking Requirements	9-1
	Table 9-1: Off-Street Parking Requirements by Use Type	9-2
	Parking Facility Location	9-4
	Parking for People with Disabilities	9-5
	Table 9-2: Accessible Parking Requirements	9-5
	Off-Street Parking Design Standards	9-5
	Bicycle Parking	9-7
	Off-Street Loading	9-7
	Table 9-4: Off-Street Loading Requirements	9-8
	Parking for Personal and Recreational Vehicles	9-8
	Storage and Parking of Unlicensed or Other Vehicles	9-9
<b>10</b>	<b>Article Ten: Sign Regulations</b>	<b>10-1</b>
<b>11</b>	<b>Article Eleven: Nonconforming Development</b>	<b>11-1</b>
<b>12</b>	<b>Article Twelve: Administration and Procedures</b>	<b>12-1</b>
	Site Plan Review Procedure	12-1
	Special Use Permit Procedure	12-3
	Table 12-1: Criteria for Site Plan Review and Special Use Permits	12-5
	Amendment Procedure	12-7
	Extension of the Extra-Territorial Jurisdiction	12-8
	Building Permits and Certificates of Zoning Compliance	12-9
	Schedule of Fees, Charges and Expenses	12-10
	Board of Adjustment	12-10
	Powers and Duties of the Board of Adjustment	12-11
	Appeals from the Board of Adjustment	12-12
	Duties of the Zoning Administrator, Board of Adjustment, City Council, and Courts on the Matters of Appeal	12-13
	Severability Clause	12-13
	Penalties for Violations	12-13