

ZONING DISTRICT REGULATIONS

4

ARTICLE FOUR

ZONING DISTRICT REGULATIONS

11.401 Purpose

Article Four presents the Zoning District Regulations. Zoning Districts are established in the Zoning Regulations to promote compatible land use patterns and to establish site development regulations appropriate to the purposes and specific nature of each district.

11.402 Establishment of Districts

The following base districts and overlay districts are hereby established. Table 4-1 displays the purposes of these districts.

<u>BASE ZONING DISTRICTS</u>	
	<u>DISTRICT NAMES</u>
<u>Agricultural Districts:</u>	
AG	Agricultural District
RR	Rural Residential District
<u>Residential Districts:</u>	
R-1	Single-Family Residential District (Low-Density)
R-2	Single-Family Residential (Medium-Density)
R-3	Urban Family Residential District
R-4	Multiple-Family Residential District
MH	Mobile Home Residential District
<u>Commercial Districts:</u>	
MX	Mixed Use Urban District
LC	Limited Commercial/Office District
CC	Community Commercial District
DC	Downtown Commercial District
GC	General Commercial District
<u>Industrial Districts:</u>	
BP	Business Park District
LI	Limited Industrial District
GI	General Industrial District
<u>OVERLAY DISTRICTS</u>	
MU	Mixed Use District
PUD	Planned Unit Development District
TR	Traditional Residential Overlay District
FP	Salt Creek Valley Floodplain/Floodway Overlay District

ZONING DISTRICT REGULATIONS

11.403 Application of Districts

A base district designation shall apply to each lot or site within the city and its planning jurisdiction. A site must be in one base district.

Overlay districts may be applied to any lot or site or any portion thereof, in addition to a base district designation. The Mixed Use District may stand alone as a base district.

11.404 Hierarchy

References in the Zoning Ordinance to less intensive or more intensive districts shall be deemed to refer to those agricultural, residential, commercial, and industrial base zoning districts established in Section 4-2, and shall represent a progression from the AG Agricultural District as the least intensive to the GI General Industrial District as the most intensive. The Overlay Districts shall not be included in this reference.

11.405 Development Regulations

For each Zoning District: Purposes are set forth in Table 4-1; Uses permitted are set forth in Table 4-2; Development Regulations are set forth in Tables 4-2 and Site Development Regulations are presented in Table 4-3.

Supplemental Regulations may affect specific land uses or development regulations in each zoning district. The applicable Supplemental Regulations are noted in Table 4-2.

11.406 Zoning Map

a. Adoption of Zoning Map

Boundaries of zoning districts established by this Zoning Regulations shall be shown on the Zoning Map maintained by the City Clerk. This map shall bear the signature of the Mayor attested by the City Clerk under the certification that this is the Official Zoning Map referred to by this Ordinance. This map, together with all legends, references, symbols, boundaries, and other information, shall be adopted as a part of, and concurrent with these Regulations. Said Zoning Map shall be prominently displayed in the council chambers and/or an area accessible to the public at Waverly City Hall.

b. Changes to the Zoning Map

The Zoning Map may be changed from time to time by ordinance, following the procedure set forth by Article Twelve. Such changes shall be reflected on the Zoning Map. The City Clerk shall keep a complete record of all changes to the Zoning Map.

11.407 Interpretation of District Boundaries

The following rules shall apply in determining the boundaries of any zoning district shown on the Zoning Map.

- a. Where district boundaries are indicated as approximately following lot lines, such lot lines shall be considered the district boundaries.
- b. Where district boundaries are indicated as within street or alley, railroad, or other identifiable rights-of-way, the centerline of such rights-of-way shall be deemed the district boundary.

ZONING DISTRICT REGULATIONS

- c. Where a district boundary divides a property, the location of the boundary shall be determined by the use of the scale appearing on the Zoning Map.
- d. The City Council shall determine any other uncertainty regarding district boundaries not covered in this section.

11.408 Vacation of Streets and Alleys

Whenever a public street or alley is vacated, the zoning district adjoining each side of such right-of-way shall be extended out to the former centerline.

11.409 Annexation of Territory

All unimproved or agricultural territory which may hereafter be annexed to the City shall be considered as lying in the AG Agricultural District until such classification shall be changed as provided by this ordinance. Any improved property that is annexed into the city shall be zoned according to the zoning district that most nearly describes either its present use or the use proposed by Waverly's Comprehensive Plan. This zoning shall be established by the Planning and Zoning Commission and the City Council at the time of annexation.

11.410 Protection of Existing Structures

A residence or house that is totally destroyed, or partially destroyed or damaged to the extent such destruction or damage exceeds seventy-five percent (75%) of the assessed value, by fire, flood, wind, water, earthquake or other calamity or act of nature or the public enemy, may be restored provided such residence or house is rebuilt in compliance with the Zoning Regulations and with square footage equal to or greater than the original residence or house.

ZONING DISTRICT REGULATIONS

11.411.100 AGRICULTURAL DISTRICTS:

11.411.101 Purpose of Districts:

<u>Symbol</u>	<u>Title</u>	<u>Purpose</u>
AG	Agricultural	The AG District provides for and preserves the agricultural and rural use of land, while accommodating very low density residential development generally associated with agricultural uses. This district is designed to maintain complete agricultural uses within the Waverly extra-territorial jurisdiction.
RR	Rural Residential	This district provides for the rural residential use of land, accommodating very low and low density residential environments. The district regulations assure that density is developed consistent with land use policies of the Waverly Comprehensive Plan regarding rural subdivisions; levels of infrastructure; and environmentally sensitive development practices. The district also accommodates developments that merge urban living with rural life.

11.411.102 Permitted Principle Uses and Specially Permitted Uses: “P” Permitted Uses shall be permitted as uses by right; “S” Specially Permitted Uses may be approved as uses in the AG and RR Districts if a special permit for such use has been obtained in accordance with Section 11.1203 of these Regulations.

Use Types	AG	RR	Addl. Reg.
Agricultural Uses			11.303
Horticulture	P	P	11.602a
Crop Production	P	P	11.602a
Animal Production	P		11.602b
Commercial Feedlots			11.602c
Livestock Sales			11.303e
Kennels	P		11.307o / 11.606g
Personal Services	P		11.307t / 11.606
Pet Services	S		11.307u / 11.606
Stables	S		11.307z / 11.606
Veterinary Services	S		11.307dd
Alternative Energy Production Devices	S		11.311a / 11.612
Amateur Radio Tower	P		11.311b / 11.612
Wind Energy Conversion Systems	S		11.311g / 11.612c
Residential Uses			11.304
Single-Family	P	P	11.603b
Group Residential	P		11.603g
Manufactured Housing Residential	P	P	11.216 (1)
Mobile Home Park			11.603h
Mobile Home Subdivision			11.603i
Retirement Residential	S	S	
Bed and Breakfast	S		11.606d

(Amended by Ord. 15-03, 6-2-15)

Use Types	AG	RR	Addl. Reg.
Civic Uses			11.305
Administration		S	
Cemetery	S	S	
Clubs (Recreational)	S	S	11.605a
Clubs (Social)	S		11.605a
College/University	S	S	
Convalescent Services	S	S	
Cultural Services	S	S	
Day Care (Limited)	P	P	11.605b
Day Care (General)	S	S	11.605b
Detention Facilities	S		
Emergency Residential	P	P	
Group Care Facility			11.605c
Group Home	S	S	11.605c
Health Care			
Hospitals			
Maintenance Facilities	S	S	
Park and Recreation	P	P	
Primary Education	S	P	
Religious Assembly	P	P	
Safety Services	P	P	
Secondary Education	S		
Utilities	P	S	

ZONING DISTRICT REGULATIONS

11.411.103 Permitted Accessory Uses: The following accessory uses and structures shall be permitted:

1. Accessory uses and structures normally appurtenant to the permitted uses and structures and to uses and structures permitted as special uses;
2. Home occupations in accordance with Section 11.613 of these Regulations;
3. Garden centers and roadside stands, subject to the regulations set forth in Section 6-2(a)(2);

11.411.104 Height and Area Regulations: The maximum height and minimum area regulations within AG and RR Districts shall be as follows:

Regulator	AG	RR
Minimum Lot Area (square feet)		
Single Family	20 Acres*	3 Acres
Other Permitted Uses	20 Acres	
Minimum Lot Width (feet)	200	
Site Area per Housing Unit (square feet) by type of residential		
Single-Family	20 Acres	3 Acres
Minimum Yards		
Front Yard	50	50
Rear Yard	50	40
Interior Side Yard		
Residential Uses	50	25
Permitted Non-Residential Uses	50	50
Maximum Height (feet)	No Limit	45
Maximum Building Coverage	NA	NA
Maximum Impervious Coverage	NA	NA
Floor Area Ratio	NA	NA

-See Article 7 for Supplemental Site Development Regulations.

*Exception for Homesteads subject to performance standards set forth in Section 11.603. (Amended by Ord. 13-11, 9-17-13)

11.411.105 Outdoor Storage of Materials:

1. Outdoor storage is permitted only where incidental to agricultural use.
2. Outdoor storage is permitted for Civic Use Types only where incidental to Maintenance Facilities.

11.411.106 Fences: Fences within the AG and RR Districts shall be in conformance with the provisions of Section 11.707 of these Regulations.

11.411.107 Lighting: All outdoor lighting of structures and property within the AG and RR Districts shall be in conformance with the provisions of Section 11.708 of these Regulations.

ZONING DISTRICT REGULATIONS

- 11.411.108 Landscaping and Screening Standards:** All landscaping and screening within the AG and RR Districts shall be in conformance with the provisions of Article 8 of these Regulations.
- 11.411.109 Off-Street Parking:** Parking within the AG and RR Districts shall be in conformance with the provisions of Article 9 of these Regulations.
- 11.411.110 Sign Regulations:** All signs within the AG and RR Districts shall be in conformance with the provisions of Article 10 of these Regulations.
- 11.411.111 Supplemental Use Regulations: Agricultural Uses:** Uses shall be in accordance with the provisions of Section 11.602.

ZONING DISTRICT REGULATIONS

11.411.201 RESIDENTIAL DISTRICTS:

11.411.202 Purpose of Districts:

<u>Symbol</u>	<u>Title</u>	<u>Purpose</u>
R-1	Low-Density Single-Family Residential	<p>This district is intended to provide for residential neighborhoods, characterized by single-family dwellings on large lots with supporting community facilities and urban services. Its regulations are intended to minimize traffic congestion and to assure that density is consistent with the carrying capacity of infrastructure.</p> <p>A one story single-family house shall contain at least 1,200 square feet of floor area on the ground level exclusive of garages and other attached accessory floor area; a split-level or multi-level single-family house shall contain at least 1,200 square feet as the total sum of the nearest floor levels separated by not more than five vertical feet, provided that the floor level nearest ground level used for living purposes shall contain at least 500 square feet, exclusive of garages and other accessory floor area; and a one and one-half story or a two story single-family house shall contain at least 800 square feet of floor area on the ground level exclusive of garages and other attached accessory floor area.</p>
R-2	Medium-Density Single-Family Residential	<p>This district is intended to provide for residential neighborhoods, characterized by single-family and duplex dwellings on relatively large lots with supporting community facilities and urban services. Its regulations are intended to minimize traffic congestion and to assure that density is consistent with the carrying capacity of infrastructure.</p> <p>A one story single-family house or duplex shall contain at least 1,000 square feet of floor area on the ground level exclusive of garages and other attached accessory floor area; a split level or multi-level single family house or duplex shall contain at least 1,000 square feet as the total sum of the nearest floor levels separated by not more than five vertical feet, provided that the floor level nearest ground level used for living purposes shall contain at least 450 square feet, exclusive of garages and other accessory floor area; and a one and one-half story or a two story single-family house or duplex shall contain at least 600 square feet of floor area on the ground level exclusive of garages and other attached accessory floor area.</p>

ZONING DISTRICT REGULATIONS

11.411.202 Purpose of Districts: (Continued)

<u>Symbol</u>	<u>Title</u>	<u>Purpose</u>
R-3	Urban Family Residential	<p>This district is intended to provide for moderate-density residential neighborhoods, characterized by single-family dwellings on moderately sized lots and low-density, duplex, and townhouse development. It provides special regulations to encourage innovative forms of housing development. It adapts to both established and developing neighborhoods, as well as transitional areas between single-family and multi-family neighborhoods. Its regulations are intended to minimize traffic congestion and to assure that density is consistent with the carrying capacity of infrastructure.</p> <p>A one story single-family house, duplex, or townhouse shall contain at least 900 square feet of floor area on the ground level exclusive of garages and other attached accessory floor area; a split level or multi-level single family house, duplex or townhouse shall contain at least 900 square feet as the total sum of the nearest floor levels separated by not more than five vertical feet, provided that the floor level nearest ground level used for living purposes shall contain at least 400 square feet, exclusive of garages and other accessory floor area; and a one and one-half story or a two story single-family house, duplex, or townhouse shall contain at least 600 square feet of floor area on the ground level exclusive of garages and other attached accessory floor area.</p>
R-4	Multiple-Family Residential	<p>This district is intended to provide locations primarily for multiple-family housing, with supporting and appropriate community facilities. It also permits some non-residential uses such as offices through a special permit procedure, to permit the development of mixed use neighborhoods.</p>
MH	Mobile Home Residential	<p>This district recognizes that mobile home development, properly planned, can provide important opportunities for affordable housing. It provides opportunities for mobile home development within planned parks or subdivisions, along with the supporting services necessary to create quality residential neighborhoods.</p>

ZONING DISTRICT REGULATIONS

11.411.203 Permitted Principle Uses and Specially Permitted Uses: “P” Permitted Uses shall be permitted as uses by right; “S” Specially Permitted Uses may be approved as uses in the R-1 to R-4 and MH Districts if a special permit for such use has been obtained in accordance with Section 11.1203 of these Regulations.

Use Types	R-1	R-2	R-3	R-4	MH	Addl. Reg.
Residential Uses						11.304 / 11.603-604
Single-Family	P	P	P	P		11.603a
Townhouse		P	P	P		11.603c
Duplex		P	P	P		
Multiple-Family				P		
Group Residential		P	P	P		11.603g
Manufactured Housing Residential	P	P	P	P		
Mobile Home Park						11.603h
Mobile Home Subdivision						11.603i
Retirement Residential	S	P	P	P		
Civic Uses						11.305 / 11.605
Administration	S	S	S	S	S	
Cemetery	S	S	S	S		
Clubs (Recreational)	S	S	S	P		11.605a
Clubs (Social)			S	P	S	11.605a
College/University	S	S	S	P	S	
Convalescent Services			S	P	S	
Cultural Services	S	P	S	P	P	
Day Care (Limited)	P	P	P	P	P	11.605b
Day Care (General)	S	S	S	P	S	11.605b
Emergency Residential	P	P	P	P	P	
Group Care Facility			S	P	P	11.605c
Group Home	S	S	S	P	P	11.605c
Guidance Services				P		
Health Care			S	P		
Hospitals				S		
Maintenance Facilities	S					
Park and Recreation	P	P	P	P	P	
Primary Education	P	P	P	P	P	
Public Assembly						
Religious Assembly	P	P	P	P	P	
Safety Services	P	P	P	P	P	
Secondary Education	S	S	S	P	S	
Utilities	S	S	S	S	S	
Office Uses						11.306
General Offices				S		
Financial Offices				S		
Medical Offices				S		
Additional Uses						
Bed & Breakfast	S	S	S	S		11.606d
Funeral Service				S		11.307n
Alternative Energy Production Devices	S	S	S	S	S	11.311a / 11.612
Amateur Radio Tower	P	P	P	P	P	11.311b / 11.612
Wind Energy Conversion Systems	S	S	S	S		11.311g / 11.612c

(Amended by Ord. 13-11, 9-17-13; 15-03, 6-2-15)

ZONING DISTRICT REGULATIONS

11.411.204 Permitted Accessory Uses: The following accessory uses and structures shall be permitted:

1. Private garage and parking for residential uses, in conformance with the provisions of Section 11.704 b(6).
2. Recreational activities and uses by residents.
3. Home occupations, subject to Section 611 (a) of these Regulations.
4. Garage sales, provided that the frequency of such sales at any one location shall not exceed a period of three continuous days within a one month period, or four sales during any twelve month period.

11.411.205 Height and Area Regulations: Maximum height and minimum area regulations within Districts shall be as follows:

Regulator	R-1	R-2 (Note 1)	R-3 (Note 1)	R-4	MH
Minimum Lot Area (square feet)					2.5 Acres
Single Family	8,400	7,000	6,000	6,000	
Townhouses	---	5,000	3,000	2,000	
Duplex	---	10,000	8,000	7,200	
Multi-Family				9,600	
Other Permitted Uses	8,400	10,000	10,000	10,000	
Minimum Lot Width (feet)	70				
Single Family		60	60	60	
Townhouses		40	25	25	
Duplex		80	70	60	
Multi-Family				80	
Other Permitted Uses				80	
Mobile Home Park					150
Site Area per Housing Unit (square feet) by type of residential					
Single-Family	8,400	7,000	6,000	6,000	5,000
Townhouse		5,000	3,000	2,000	Per Unit
Duplex		5,000	4,000	3,600	
Multi-family			NA	1,500	
Minimum Yards (feet)					
Front Yard	25	25	25	25	50
Street Side Yard	25	15	15	15	50
Interior Side Yard (Note 2)					50
Residential	7.5	7.5	7.5	7.5	
Apartment of 2-3 stories	NA	NA	NA	10	
Apartment more than 3 stories	NA	NA	NA	15	
Permitted Non-Residential Uses	20	20	20	20	
Rear Yard	*	*	*	*	50
				(Note 2)	
Maximum Height (feet)	35	35	35	35	38
Maximum Building Coverage	40%	50%	60%	55%	40%
Maximum Impervious Coverage	55%	65%	75%	75%	60%
Floor Area Ratio	NA	NA	NA	NA	NA
Max. #of Parking Located in Street Yard					
Residential	NA	NA	NA	NA	NA
Other Uses					35%

*The greater of twenty percent of the lot depth or twenty feet.
-See Article 7 for Supplemental Site Development Regulations.
(Amended by Ord. 13-11, 9-17-13)

ZONING DISTRICT REGULATIONS

Note 1:

See Section 603 for supplemental regulations governing single-family attached and townhouse residential use types.

Note 2:

One Foot of height may be added up to a maximum of 45 feet for each additional one foot provided in front, rear, and side yard setbacks beyond the required minimum.

11.411.206 Outdoor Storage of Materials:

1. Outdoor storage is permitted only within an accessory building.
2. Outdoor storage is permitted for Civic Use Types only where incidental to Maintenance Facilities.

11.411.207 Fences: Fences within the R-1 to R-4 and MH Residential Districts shall be in conformance with the provisions of Section 11.707 of these Regulations.

11.411.208 Lighting: All outdoor lighting of structures and property within the R-1 to R-4 and MH Residential Districts shall be in conformance with the provisions of Section 11.708 of these Regulations.

11.411.209 Landscaping and Screening Standards: All landscaping and screening within the R-1 to R-4 and MH Residential Districts shall be in conformance with the provisions of Article 8 of these Regulations.

11.411.210 Off-Street Parking: Parking within the R-1 to R-4 and MH Residential Districts shall be in conformance with the provisions of Article 9 of these Regulations.

11.411.211 Sign Regulations: All signs within the R-1 to R-4 and MH Residential Districts shall be in conformance with the provisions of Article 10 of these Regulations.

11.411.212 Supplemental Design Standards for Residential Districts: All structures shall be in accordance with the provisions of Section 11.604.

ZONING DISTRICT REGULATIONS

11.411.301 COMMERCIAL DISTRICTS:

11.411.302 Purpose of Districts:

<u>Symbol</u>	<u>Title</u>	<u>Purpose</u>
MX	Mixed Use Urban	This district recognizes the potential development or emergence of areas which contain a combination of residential, commercial, and office uses. These areas should include special aesthetic and sign design standards which will help enhance their character as urban neighborhoods which permit various types of uses to be located together to mutual benefit.
LC	Limited Commercial/Office	This district reserves appropriately located area for office development and a limited variety of low-impact commercial facilities which serve the needs of residents of surrounding residential communities. The commercial and office uses permitted are compatible with nearby residential areas. Development regulations are designed to ensure compatibility in size, scale, and landscaping with nearby residences.
CC	Community Commercial	This district is intended for commercial facilities which serve the needs of markets ranging from several neighborhoods to the overall region. While allowed commercial and office uses are generally compatible with nearby residential areas, traffic and operating characteristics may have more negative effects on residential neighborhoods than those permitted in the LC District. CC Districts are appropriate at major intersections, at the junction of several neighborhoods, or at substantial commercial sub-centers.
DC	Downtown Commercial District	This district is intended to provide appropriate development regulations for Downtown Waverly. Mixed uses are encouraged within the DC District. The grouping of uses is designed to strengthen the downtowns role as a center for trade, service, and civic life.
GC	General Commercial	This district accommodates a variety of commercial uses, some of which have significant traffic or visual effect. These districts may include commercial uses which are oriented to services, including automotive services, rather than retail activities. These uses may create land use conflicts with adjacent residential areas, requiring provision of adequate buffering. This district is most appropriately located along major arterial streets or in areas that can be adequately buffered from residential districts.

ZONING DISTRICT REGULATIONS

11.411.303 Permitted Principle Uses and Specially Permitted Uses: “P” Permitted Uses shall be permitted as uses by right; “S” Specially Permitted Uses may be approved as uses in the Commercial Districts if a special permit for such use has been obtained in accordance with Section 11.1203 of these Regulations.

Use Types	MX	LC	CC	DC	GC	Addl. Reg.
Commercial Uses	(*)	(*)				11.307 / 11.606 11.607(*)
Ag Sales/Service			S	S	P	
Auto Rental/Sales	S		S	P	P	606c
Auto Services	S	S	S	P	P	606
Body Repair	S		S	S	P	606a
Equip Rental/Sales	S			S	P	606c
Equipment Repair					P	606a
Bed and Breakfast	P	P	P	P	P	606d
Business Support Services	P	P	P	P	P	
Business/Trade School	P		P	P	P	
Campground			S		S	606e
Cocktail Lounge	S		S	S	P	
Commercial Rec (Indoor)	S	S	P	P	P	
Commercial Rec (Outdoor)					P	
Communication Service	P	S	P	P	P	
Construction Sale/Service	S		S	S	P	
Consumer Service	P	P	P	P	P	
Convenience Storage			S		S	606f
Firework Sales			P			
Food Sales (Convenience)	P	S	P	P	P	
Food Sales (Limited)	P	P	P	P	P	
Food Sales (General)	S	S	P	P	P	
Food Sales (Super markets)	S		P	P	S	
Funeral Service	P	P	P	P	P	
Gaming Facility			S	S	S	
Kennels					S	606g
Laundry Services	S			S	P	
Liquor Sales			P	P	P	
Lodging	P		P	P	P	
Personal Improvement	P	P	P	P	P	
Personal Services	P	P	P	P	P	
Pet Services	P	P	P	P	P	
Research Services	P	P	P	P	P	
Restaurants (Drive-in)	S	S	P	S	P	
Restaurants (General)	P	P	P	P	P	606h
Restricted Business						606i
Retail Services (Limited)	P	P	P	P	P	
Retail Services (Medium)	P	S	P	P	P	
Retail Services (Mass)			P	S	P	

ZONING DISTRICT REGULATIONS

Use Types	MX	LC	CC	DC	GC	Addl. Reg.
Commercial Uses	(*)	(*)				11.307 / 11.606 11.607(*)
Stables					S	
Surplus Sales				S	P	
Trade Services	P		S	S	P	
Vehicle Storage (Long-term)					S	
Veh. Storage (Short-term)	S				P	
Veterinary Services	P	S	S	S	P	
Office Uses						11.306 / 11.607
General Offices	P	P	P	P	P	
Financial Offices	P	P	P	P	P	
Medical Offices	P	P	P	P	P	
Parking Uses						11.308
Off-Street Parking	S		S	P	P	
Parking Structure			S	P	S	
Residential Uses						11.304 / 11.603
Single-Family	P	S				603a
Duplex	P	S				
Two-Family	P	S				603c
Townhouse	P	P		P		603b
Multiple-Family		P	S	P	S	
Downtown Residential				P		603d
Group Residential	S	S	S			603e
Manufactured Housing Residential		S				
Mobile Home Park						603f
Mobile Home Subdivision						603g
Retirement Residential	P	P	S	P	S	
Civic Uses						11.305 / 11-605
Administration	P	P	P	P	P	
Cemetery						
Clubs (Recreational)	P	P		S	P	605a
Clubs (Social)	P	P	P	P	P	605a
College/Universities	P	P	P	P	P	
Convalescent Services	P	P	P	S		
Cultural Services	P	P	P	P	P	
Day Care (Limited)	P	P	P	P	S	605b
Day Care (General)	P	P	P	P	P	605b
Detention Facilities					S	
Emergency Residential	P	P	P	P		
Group Care Facility	P	P	P	P	P	605c
Group Home	P	P	P	P	P	605c
Guidance Services	P	P	P	P	P	
Health Care	P	P	P	P	P	
Hospitals	S	S	S	S	S	

ZONING DISTRICT REGULATIONS

Use Types	MX	LC	CC	DC	GC	Addl. Reg.
Civic Uses (Cont.)						11.305 / 11.605
Maintenance Facilities	S				P	
Park and Recreation	P	P	P	P	P	
Postal Facilities	P	P	P	P	P	
Primary Education	P	P	P	P	S	
Public Assembly	S	S	S	P	P	
Religious Assembly	P	P	P	P	P	
Safety Services	P	P	P	P	P	
Secondary Education	P	S	S	S	S	
Utilities	S	S	S	S	P	
Industrial Uses						11.309
Custom Manufacturing			S	P	P	
Recycling Collection			S	S	P	
Warehousing (Enclosed)				S	S	
Transportation Uses						11.310
Railroad Facilities				S	S	
Truck Terminal					S	
Transportation Terminal			S	S	S	
Miscellaneous Uses						11.311
Alternative Energy Production Devices	S	S		S	S	11.311a
Amateur Radio Tower	P	P	P	P	P	11.311b / 11.612
Communications Tower						11.612a
Construction Batch Plant					P	
Wind Energy Conversion Systems**	S	S		S	S	11.311g / 11.612c

(Amended by Ord. 15-03, 6-2-15)

11.411.304 Outdoor Storage in Commercial Districts:

1. Outdoor storage is permitted where incidental to Agricultural Sales and Service; Auto rentals and Sales; Construction Sales; Equipment Sales and Service; Stables and Kennels; and Surplus Sales.
2. Outdoor storage is permitted where incidental to Auto Services, Equipment Repair, and Body Repair, provided that such storage is completely screened at property lines by an opaque barrier, as set forth in Article 11.805. This provision shall apply to any Auto Services, Equipment Repair, or Body Repair use established after the effective date of this Ordinance.
3. Outdoor storage is permitted in Civic Use Types only where incidental to Maintenance Facilities.

11.411.305 Permitted Accessory Uses: The following accessory uses and structures shall be permitted:

1. Private garage and parking for residential uses, in conformance with the provisions of Section 11.704 b(6).
2. Recreational activities and uses by residents.
3. Home occupations, subject to Section 611 (a) of these Regulations.
4. Garage sales, provided that the frequency of such sales at any one location shall not exceed a period of three continuous days within a one month period, or four sales during any twelve month period.

-See Article 7 for Supplemental Site Development Regulations.

ZONING DISTRICT REGULATIONS

11.411.306 Height and Area Regulations: Maximum height and minimum area regulations within Districts shall be as follows:

Regulator	MX	LC	CC	DC	GC
Minimum Yards (feet)					
Front Yard	(Note 2)	25	25	0	25
Street Side Yard	15	15	15	0	15
Interior Side Yard (Note 1)					
1 to 1.5 stories	7	10	0	0	0
2-3 stories	10	10	10	0	0
More than 3 stories	12	12	10	0	0
Non-Residential Uses	10	10	10	0	0
Rear Yard	25	25	25	0	20
Maximum Height (feet)	45	45	50	No limit	50
Maximum Building Coverage	50%	50%	60%	100%	70%
Maximum Impervious Coverage	70%	70%	80%	100%	90%
Floor Area Ratio	1.0	0.50	1.0	No limit	1.0
	1.0				
Maximum Amount of Total Parking Located in Street Yard					
Residential	NA	NA	NA	NA	NA
Other Uses	35%	50%	NA	35%	NA
Minimum Lot Area (square feet)				None	
One-Family	6,000	6,000			---
Duplex, Townhouses	7,200	7,200			---
Multi-Family	---	9,600	8,000		---
Other Permitted Uses	8,000	6,000	6,000		6,000
Minimum Lot Width (feet)				None	
One-Family	60	60			
Duplex	60	60			
Townhouses	20	20			
Multi-Family	80	80	80		
Other Permitted Uses	80	80	50		50
Mobile Home Park					
Site Area per Housing Unit (square feet) by type of residential					
Single-Family	6,000	6,000			NA
Two-family, duplex	3,600	3,600			
Townhouse	2,000	2,000		2,000	
Multi-family	---	1,500	1,500	1,000	

-See Article 7 for Supplemental Site Development Regulations.

Note 1:

One foot of height may be added up to a maximum of 45 feet for each additional one foot provided in front, rear, and side yard setbacks beyond the required minimum.

Note 2:

Normal minimum setback is 25 feet. Front yard setback may be reduced to 15 feet if:

1. No parking is placed within the street yard.
2. The entire street yard area is landscaped, with the exception of driveways to parking areas or pedestrian accesses to the principal building on the site.

ZONING DISTRICT REGULATIONS

- 11.411.307 Fences:** Fences within the Commercial Districts shall be in conformance with the provisions of Section 11.707 of these Regulations.
- 11.411.308 Lighting:** All outdoor lighting of structures and property within the Commercial Districts shall be in conformance with the provisions of Section 11.708 of these Regulations.
- 11.411.309 Landscaping and Screening Standards:** All landscaping and screening within the Commercial Districts shall be in conformance with the provisions of Article 8 of these Regulations.
- 11.411.310 Off-Street Parking:** Parking within the Commercial Districts shall be in conformance with the provisions of Article 9 of these Regulations.
- 11.411.311 Sign Regulations:** All signs within the Commercial Districts shall be in conformance with the provisions of Article 10 of these Regulations.
- 11.411.312 Supplemental Design Standards for Office and Commercial Uses in the MX and LC Districts:** All structures shall be in accordance with the provisions of Section 11.607.

ZONING DISTRICT REGULATIONS

11.411.400 INDUSTRIAL DISTRICTS:

11.411.401 Purpose of Districts:

<u>Symbol</u>	<u>Title</u>	<u>Purpose</u>
BP	Business Park	This district is designed to promote the development of planned business parks that accommodate corporate offices, research facilities, and structures which can combine office, distribution, and limited industrial uses. These facilities serve a more regional audience, but may provide services to local residents. They are characterized by extensive landscaping, abundant parking facilities, and good visual and pedestrian relationships among buildings.
LI	Limited Industrial	This district is intended to reserve sites appropriate for the location of industrial uses with relatively limited environmental effects. The district is designed to provide appropriate space and regulations to encourage good quality industrial development, while assuring that facilities are served with adequate parking and loading facilities.
GI	General Industrial	This district is intended to accommodate a wide variety of industrial uses, some of which may have significant external effects. These uses may have operating characteristics that create conflicts with lower-intensity surrounding land uses. The district provides the reservation of land for these activities and includes buffering requirements to reduce incompatibility

ZONING DISTRICT REGULATIONS

11.411.402 Permitted Principle Uses and Specially Permitted Uses: “P” Permitted Uses shall be permitted as uses by right; “S” Specially Permitted Uses may be approved as uses in the Industrial_Districts if a special permit for such use has been obtained in accordance with Section 11.1203 of these Regulations.

Use Types	BP	LI	GI	Addl. Reg.
Industrial Uses				11.309
Agricultural Industry		S	P	
Construction Yards		P	P	
Custom Manufacturing	P	P	P	
Light Industry	S	P	P	
General Industry		P	P	
Heavy Industry			S	
Recycling Collection		P	P	
Recycling Processing		P	P	
Resource Extraction			S	608a
Salvage Services		S	S	608b
Warehousing (Enclosed)	P	P	P	
Warehousing (Open)		S	P	
Transportation Uses				11.310
Aviation	S	S	P	
Railroad Facilities	S	P	P	
Truck Terminal		S	P	
Transportation Terminal		P	P	
Miscellaneous Uses				11.311
Alternative Energy Production Devices	P	P	P	
Amateur Radio Tower	P	P	P	
Communications Tower		S		612a
Construction Batch Plant		S	P	
Landfill (Non-Putrescible)			S	612b
Landfill (Putrescible)				612b
Wind Energy Conversion Systems**	P	P	P	311a 614
On-Site Dwelling for Resident Manager***	S	P	P	612c

Use Types	BP	LI	GI	Addl. Reg.
Civic Uses				11.305
Administration	P	P	P	
Cemetery				
Clubs (Recreational)	S	P	P	605a
Clubs (Social)	P	P	P	605a
College/University	P	P		
Convalescent Services				
Cultural Services	P	P		
Day Care (Limited)	S	S	S	605b
Day Care (General)	P	S	S	605b
Detention Facilities		S	S	
Emergency Residential				
Group Care Facility				605c
Group Home				605c
Guidance Services	P	P	P	
Health Care	P	P	P	
Hospitals	P	S	S	
Maintenance Facilities		P	P	
Park and Recreation	P	P	P	
Postal Facilities	P	P	P	
Primary Education				
Public Assembly	S			
Religious Assembly		S		
Safety Services	P	P	P	
Secondary Education				
Utilities		P	P	
Office Uses				
General Offices	P	P	P	
Financial Offices	P	P	P	
Medical Offices	P	P	S	

Communications Tower (Amended by Ord. 04-04, 5-3-04)

Salvage Services (Amended by Ord. 04-05, 7-5-04; 06-04, 4-17-06)

*All Industrial use types are subject to performance standards set forth in Section 11.608 and 11.609.

**Wind Energy Conversion Systems, see Section 11.311 (g)

***On-Site Dwelling for Resident Manager Permitted for Self-Storage Warehousing Only. (Amended by Ord. 14-05, 7-1-14)

ZONING DISTRICT REGULATIONS

Use Types	BP	LI	GI	Addl. Reg.
Commercial Uses	(*)	(*)		11.307 / 11.606 11.607(*)
Ag Sales/Service		P	P	
Auto Rental/Sales				606c
Auto Services		P	P	606
Body Repair		P	P	606a
Equip Rental/Sales		P	P	606c
Equipment Repair		P	P	606a
Bed and Breakfast				606d
Business Support Services	P	P	P	
Business/Trade School	P	P	P	
Campground				606e
Cocktail Lounge	S	S	S	
Commercial Rec (Indoor)	P	P	P	
Commercial Rec (Outdoor)		P	P	
Communication Service	P	P	P	
Construction Sale/Service		P	P	
Consumer Service	P	P		
Convenience Storage		P	P	606f
Firework Sales				
Food Sales (Convenience)	P	P	P	
Food Sales (Limited)	P	P	P	
Food Sales (General)				
Food Sales (Super markets)				
Funeral Service	P	P	P	
Gaming Facility		P	P	
Kennels		P	P	606g
Laundry Services		P	P	
Liquor Sales		S		
Lodging	P	S		
Personal Improvement	P	P	P	
Personal Services	P	P	P	
Pet Services	P	P		
Research Services	P	P	P	
Restaurants (Drive-in)		S	S	
Restaurants (General)	P	S	S	606h
Restricted Business		S	P	606i
Retail Services (Limited)	S			
Retail Services (Medium)	P			
Retail Services (Mass)				

(Amended by Ord. 14-05, 7-1-14)

Use Types	BP	LI	GI	Addl. Reg.
Commercial Uses	(*)	(*)		11.307 / 11.606 11.607(*)
Stables				
Surplus Sales		P	P	
Trade Services	P	P	P	
Vehicle Storage (Long-term)		P	P	
Veh. Storage (Short-term)		P	P	
Veterinary Services		P	P	

ZONING DISTRICT REGULATIONS

11.411.403 Outdoor Storage in Industrial Districts:

1. Outdoor storage is permitted where incidental to Industrial uses within the GI and LI Zoning Districts. Open storage of materials and equipment shall be permitted only within an area surrounded and screened by a solid wall or fence or compact evergreen hedge (with solid gates where necessary), minimum height of six (6) feet and maximum height of eight (8) feet, provided that no material stored to a height greater than that of the fence, wall or hedge.
2. Outdoor storage is permitted where incidental to landfills.
3. Outdoor storage is permitted in Civic Use Types only where incidental to Maintenance Facilities.

11.411.404 Permitted Accessory Uses.

11.411.405 Height and Area Regulations: Maximum height and minimum area regulations within Districts shall be as follows:

Regulator	BP	LI	GI
Minimum Lot Area (square feet)	10,000	7,000	7,000
Minimum Lot Width (feet)	80	60	60
Minimum Yards (feet)			
Front Yard	25	25	50
Street Side Yard	25	25	25
Interior Side Yard	10	0	0
Rear Yard	25	25	25
Maximum Height (feet)	No limit	75	No limit
Maximum Building Coverage	60%	70%	70%
Maximum Impervious Coverage	80%	90%	90%
Floor Area Ratio	2.0	1.0	No limit
Maximum Amount of Total Parking Located in Street Yard	50%	No limit	No limit

-See Article 7 for Supplemental Site Development Regulations.

11.411.406 Fences: Fences within the Industrial Districts shall be in conformance with the provisions of Section 11.707 of these Regulations.

11.411.407 Lighting: All outdoor lighting of structures and property within the Industrial Districts shall be in conformance with the provisions of Section 11.708 of these Regulations.

11.411.408 Landscaping and Screening Standards: All landscaping and screening within the Industrial Districts shall be in conformance with the provisions of Article 8 of these Regulations.

11.411.409 Off-Street Parking: Parking within the Industrial Districts shall be in conformance with the provisions of Article 9 of these Regulations.

11.411.410 Sign Regulations: All signs within the Industrial Districts shall be in conformance with the provisions of Article 10 of these Regulations.