

Table of Contents

Contents	Page
Title	1-1
Preamble	1-1
Article 1: Short Title	1-1
Section 100: Short Title	1-1
Article 2: Construction of Language and Definitions.....	2-1
Section 200: Construction of Language.....	2-1
Section 210: Definitions	2-2
Article 3: Zoning Districts and Map	3-1
Section 300: Districts Established	3-1
Section 310: Zoning Maps	3-1
Section 320: District Boundaries Interpreted.....	3-1
Section 330: Text Interpreted.....	3-2
Section 340: Zoning of Vacated Areas	3-2
Section 350: Zoning of Annexed Areas.....	3-2
Section 360: District Requirements	3-2
Article 4: R1-A, R1-B and R1-C: One-family Residential Districts	4-1
Section 400: Purpose.....	4-1
Section 410: Principal Uses Permitted.....	4-1
Section 420: Principal Uses Permitted Subject to Special Conditions	4-1
Section 430: Accessory Uses Permitted Subject to Special Conditions	4-4
Section 440: Area and Bulk Requirements	4-6
Section 450: One-family Clustering Option	4-6
Article 5: RM and RMA: Multiple Dwelling Residential Districts.....	5-1
Section 500: Statement of Purpose	5-1
Section 510: Principal Uses Permitted.....	5-1
Section 520: Uses Permitted Subject to Special Conditions.....	5-1
Section 530: Required Conditions	5-2

Table of Contents

Contents	Page
Article 6: MH: Mobile Home District	6-1
Section 600: Purpose.....	6-1
Section 610: Principal Uses Permitted.....	6-1
Section 620: Application, Approval Procedures.....	6-2
Section 630: Required Conditions	6-2
Article 7: RO: Restricted Office District	7-1
Section 700: Purpose.....	7-1
Section 710: Principal Uses Permitted.....	7-1
Section 720: Principal Uses Permitted Subject to Special Conditions	7-2
Section 730: Required Conditions	7-2
Article 8: C-1: Local Commercial District	8-1
Section 800: Purpose.....	8-1
Section 810: Principal Uses Permitted.....	8-1
Section 820: Required Conditions	8-2
Article 9: C-2: Community Business District.....	9-1
Section 900: Purpose.....	9-1
Section 910: Principal Uses Permitted.....	9-1
Section 920: Principal Uses Permitted Subject to Special Conditions	9-1
Section 930: Required Conditions	9-2
Article 10: C-3: Thoroughfare Business District	10-1
Section 1000: Purpose.....	10-1
Section 1010: Principal Uses Permitted.....	10-1
Section 1020: Principal Uses Permitted Subject to Special Conditions	10-1
Section 1030: Required Conditions	10-4
Article 11: IRO: Industrial Research Office District	11-1
Section 1100: Purpose.....	11-1
Section 1110: Principal Uses Permitted.....	11-1
Section 1120: Uses Permitted Subject to Special Conditions.....	11-2
Section 1130: Required Conditions	11-3
Article 12: M-1: Light Industrial District	12-1

Table of Contents

Contents	Page
Section 1200: Purpose.....	12-1
Section 1210: Principal Uses Permitted.....	12-1
Section 1220: Uses Permitted Subject to Special Conditions.....	12-2
Section 1230: Required Conditions	12-3
Article 13: M-2: General Industrial District	13-1
Section 1300: Purpose.....	13-1
Section 1310: Principal Uses Permitted.....	13-1
Section 1320: Uses Permitted After Special Approval.....	13-2
Section 1330: Required Conditions	13-2
Article 14: TD: Traditional Downtown District	14-1
Section 1400: Purpose.....	14-1
Section 1410: Principal Uses Permitted.....	14-1
Section 1420: Required Conditions	14-3
Section 1430: Review and Approval Process	14-6
Article 15: Schedule of Regulations	15-1
Section 1500: Limiting Height, Bulk, Density and Area by Land Use	15-1
Section 1510: Notes to Schedule of Regulations	15-2
Article 16: General Provisions.....	16-1
Section 1600: Conflicting Regulations	16-1
Section 1605: Scope.....	16-1
Section 1610: Accessory Buildings, Structures and Uses	16-1
Section 1615: Special Land Uses.....	16-3
Section 1620: Landscaping	16-7
Section 1625: Walls and Berms	16-11
Section 1630: Marginal Access Drives.....	16-13
Section 1635: Corner Clearance	16-14
Section 1640: Frontage on a Public Street.....	16-15
Section 1645: Fences (Residential).....	16-15
Section 1650: Use Restriction.....	16-15
Section 1655: Exterior Lighting.....	16-15
Section 1660: Residential Entranceway.....	16-16
Section 1665: Access Management	16-16
Section 1670: Site Plan Review (All Districts).....	16-19

Table of Contents

Contents	Page
Section 1675: Performance Standards	16-24
Section 1680: Waste Receptacles	16-26
Section 1685: Planned Unit Development.....	16-27
 Article 17: General Exceptions.....	17-1
Section 1700: Area, Height and Use Exceptions	17-1
Section 1710: Essential Services	17-1
Section 1720: Voting Place.....	17-1
Section 1730: Height Limit.....	17-1
Section 1740: Porches in Residential Districts	17-1
Section 1750: Access Through Yards.....	17-1
Section 1760: Lots Having Water Frontage.....	17-2
Section 1770: Yard Regulations	17-2
Section 1780: Lots Adjoining Alleys.....	17-2
Section 1790: Architectural Projections	17-2
 Article 18: Off-Street Parking and Loading Requirements	18-1
Section 1800: Parking Requirements.....	18-1
Section 1810: Layout, Standards, Construction and Maintenance	18-7
Section 1820: Off-street Loading and Unloading.....	18-10
 Article 19: Signs	19-1
Section 1900: Purpose.....	19-1
Section 1910: Definitions	19-1
Section 1920: Signs Not Permitted	19-4
Section 1930: General Provisions	19-4
Section 1940: General Exceptions	19-5
Section 1950: Sign Standards by Type	19-6
Section 1960: Incentives for Use of Natural Materials.....	19-11
Section 1970: Sign Illumination	19-11
 Article 20: Nonconforming Situations	
Section 2000: Applicability	20-1
Section 2010: Nonconforming Lots.....	20-1
Section 2020: Nonconforming Uses of Land.....	20-3
Section 2030: Nonconforming Structures.....	20-3
Section 2040: Nonconforming Uses of Structures and Land.....	20-4
Section 2050: Nonconforming Characteristics of Use.....	20-5

Table of Contents

Contents	Page
Section 2060: Repairs and Maintenance	20-6
Section 2070: Special Approval Uses Not Nonconforming	20-6
Section 2080: Change of Tenancy or Ownership	20-6
Section 2090: Purchase of Nonconforming Lots, Uses, Buildings or Structures	20-6
 Article 21: Board of Zoning Appeals.....	21-1
Section 2100: Creation and Membership.....	21-1
Section 2110: Meetings.....	21-1
Section 2120: Appeals	21-1
Section 2130: Fees	21-2
Section 2140: Jurisdiction.....	21-2
Section 2150: Orders.....	21-6
Section 2160: Notice of Hearing.....	21-6
Section 2170: Approval Period.....	21-6
 Article 22: Administration and Enforcement.....	22-1
Section 2200: Planning Commission	22-1
Section 2205: Enforcement.....	22-1
Section 2210: Duties of the Community Development Director	22-1
Section 2215: Duties of the Zoning Administrator.....	22-2
Section 2220: Duties of the Building Inspector.....	22-3
Section 2225: Plot Plan.....	22-3
Section 2230: Permits	22-4
Section 2235: Certificate of Occupancy	22-5
Section 2240: Public Hearing	22-6
Section 2245: Amendments	22-6
Section 2250: Interpretation.....	22-6
Section 2255: Vested Right	22-7
Section 2260: Violations.....	22-7
Section 2265: Public Nuisance Per Se	22-7
Section 2270: Fines, Imprisonment	22-7
Section 2275: Severability	22-8