

CHAPTER 3
ZONING DISTRICTS

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9-3-1: PURPOSE:

- A. Districts Established: The purpose of this chapter is to establish zoning districts in order to classify, regulate, restrict, and segregate the uses of lands and buildings, and to provide procedures and standards for those uses which by their nature are compatible with existing land uses in the city. The following base zoning districts are hereby established:

Residential Districts:

- AF Agriculture/forestry
- R-1 Single-family residential
- R-2 Multi-family residential

Commercial Districts:

- C-1 Central business district
- C-2 Motor business

Industrial:

1-1 Industrial

- B. Limited To One Classification: Every lot or parcel of land, or portion thereof, within the incorporated city shall be classified in only one of the base zoning districts established in this section.
- C. Minimum Regulations: The regulations for each district set forth by this title shall be minimum regulations and shall apply uniformly to each type of land use, except as hereinafter provided:
1. No building, structure or land shall be used or occupied and no building or structure or part thereof shall be erected, constructed, reconstructed, *moved*, or structurally altered except in conformity with all of the regulations specified in this chapter for the district in which it is located.
 2. No building or other structure shall be erected or altered to:
 - a. Provide for greater height or bulk.
 - b. Accommodate or house a greater number of families.
 - c. Occupy a greater percentage of lot area.
 - d. Have narrower or smaller rear yards, front yards, side yards, or other open spaces, than required in this title, or in any other manner be contrary to the provisions of this title.
 3. No yard or lot existing at the time of passage hereof shall be reduced in dimension or area below the minimum requirements set forth in this chapter. Yards or lots created after the effective date hereof shall meet at least the minimum requirements set forth in this chapter. (Ord. 426, 7-8-2002)

9-3-2: **PERMITTED AND CONDITIONAL USES:**

- A. Land Uses Termed: Within the established districts in the city all land uses are termed either permitted, conditional, or not allowed.
1. Permitted Land Use: A permitted land use is one that may be established in compliance with this title and related laws by evidencing compliance with applicable requirements and paying

required permit fees. A permitted use may be conducted when compliance with this title and related laws is demonstrated and maintained.

2. Conditional Use Permit: A conditional use permit is required when a land use may possess characteristics that require review and appraisal by the planning and zoning commission to determine whether or not the use would cause any damage, hazard, or nuisance to persons, property, or natural resources in the vicinity. A conditional use permit shall be subject to the terms and conditions by which it is approved.

3. Not Allowed Use: A not allowed use is one that has been appraised by the planning and zoning commission and it has been determined that such use would cause damage, hazard, or nuisance to persons, property, or natural resources in the vicinity.

- B. Listing Of Uses: A listing of permitted and conditional uses is found in table 2-A, section 9-3-11 of this chapter. Check this table to see whether the principal use you propose for your project is considered allowed or conditional. If the land use you propose is not listed in table 1-A, a determination as to the appropriate classification of a new or unlisted form of land use shall be made according to procedures found in chapter 12, "Amendments", of this title.
- C. Permitted In All Districts: Municipal facilities, including, but not limited to, water and sewer facilities, are permitted uses in all districts.
- D. Application Fee: An application fee will be charged for all administrative and other costs incurred directly or indirectly by the city in processing applications. (Ord. 426, 7-8-2002)

9-3-3: AF AGRICULTURE/FORESTRY DISTRICT:

- A. Purpose And Application: The AF agriculture/forestry district is intended as a transition zone from rural to suburban/city housing.
- B. Permitted Uses: These are summarized in table 2-A, section 9-3-11 of this chapter.
- C. Uses Permitted By Conditional Use Permit: These uses are summarized in table 2-A, section 9-3-11 of this chapter. These uses and all others determined to be similar pursuant to chapter 4,

"Conditional Use Permits", of this title, are permitted with a conditional use permit in accordance with the standards and procedures in chapters 4 and 11 of this title.

- D. Prohibited Uses: All other uses not shown as being permitted or permitted by conditional use permit in table 2-A, section 9-3-11 of this chapter, are prohibited.
- E. Minimum Standards: Minimum standards regarding lot size, lot width and depth, setback requirements, maximum building heights, maximum lot coverage, minimum dwelling sizes, fences, walls, hedges, and off street parking requirements are summarized in table 2-B, section 9-3-12 of this chapter.
- F. Special Review Procedures And Development Standards:
 - 1. Agricultural Building Setbacks: Pens, coops, hutches, stables, barns and other agricultural shop buildings shall be at least seventy five feet (75') away from any property line adjacent to public rights of way, twenty five feet (25') from side or rear property lines, and at least fifty feet (50') from any other zoning district boundary.
 - 2. Principal Dwelling Unit: No more than one principal dwelling unit per lot unless permitted through the conditional use permit procedures in chapter 4 of this title.
 - 3. Stormwater Runoff: Stormwater runoff shall be managed in such a way as to prevent damage on both the lot in question and adjacent and downstream properties.
 - 4. Agricultural And Animal Husbandry Operations: Agricultural and animal husbandry operations shall be conducted in such a manner that health and environmental requirements are satisfied and the operations neither endanger neighboring properties nor constitute a nuisance. Animal waste shall be managed to prevent excessive odor and insect problems from becoming a nuisance to adjacent properties.
 - 5. Wastewater Treatment: Wastewater treatment shall be provided either by septic field or city sewer. On-property, wastewater lagoons are not permitted.
 - 6. Weeds; Firebreaks: Weeds shall be controlled at all times and firebreaks shall be maintained.

- G. Signs: The following signs are permitted in accordance with chapter 9 of this title:
1. Temporary subdivision signs.
 2. Temporary construction signs.
 3. Temporary political, religious, and civic campaign signs.
 4. Permanent subdivision signs, monument type.
 5. Signs approved in conjunction with a conditional use permit.
 6. Home occupation signs.
- H. Lighting: Outdoor lighting shall be installed in such a manner that no direct light or glare leaves the property. Full cutoff light fixtures are required.
- I. Accessory Dwelling Units: Accessory dwelling units (see chapter 2, "Definitions", of this title, for the definition) are permitted with a conditional use permit subject to the following restrictions:
1. The applicant must demonstrate that an actual hardship exists regarding care for the individual(s) who will use the accessory dwelling unit.
 2. Use of an accessory dwelling unit is restricted to immediate family members.
 3. Only one accessory dwelling unit per lot.
 4. The primary residence shall be owner occupied.
 5. One additional off street parking space is provided.
 6. The accessory dwelling unit shall be no larger than forty percent (40%) of the living area of the primary residence.
 7. An accessory dwelling unit shall have electricity, kitchen facilities, and sanitary facilities with sewer available.
 8. An existing accessory building that is proposed to be converted to an accessory living unit shall meet the requirements of the current building code for a residential occupancy.

9. Separate utility meters or accounts are not permitted for accessory dwelling units.

10. Accessory dwelling units will not be used for profit.

11. The conditional use permit is automatically revoked when the individual(s) for whose care the accessory dwelling unit was constructed or converted no longer occupies the accessory dwelling unit. (Ord. 426, 7-8-2002)

9-3-4: R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT:

- A. Purpose And Application: The R-1 single-family residential district is intended for one single-family home on one lot of minimum size or larger and to permit other uses that are associated and compatible with residential use. The district prohibits commercial, manufacturing, and industrial land uses. Density is not to exceed six (6) dwelling units per acre.
- B. Permitted Uses: The permitted uses of the R-1 single-family residential district are summarized in table 2-A, section 9-3-11 of this chapter.
- C. Uses Permitted By Conditional Use Permit: These uses are summarized in table 2-A, section 9-3-11 of this chapter. These uses and all others determined to be similar pursuant to chapter 4, "Conditional Use Permits", of this title, are permitted with a conditional use permit in accordance with the standards and procedures in chapters 4 and 11 of this title.
- D. Prohibited Uses: All other uses not shown as being permitted or permitted by conditional use permit in table 2-A, section 9-3-12 of this chapter, are prohibited.
- E. Minimum Standards: Minimum standards regarding lot size, lot width and depth, setback requirements, maximum building heights, maximum lot coverage, minimum dwelling sizes, fences, walls, hedges, and off street parking requirements are summarized in table 2-B.
- F. Signs: The following signs are permitted in accordance with chapter 9 of this title:
 - 1. Temporary subdivision signs.

2. Temporary construction signs.
 3. Temporary political, religious, and civic campaign signs.
 4. Permanent subdivision signs, monument type.
 5. Signs approved in conjunction with a conditional use permit.
 6. Home occupation signs.
- G. Lighting: Outdoor lighting shall be installed in such a manner that no direct light or glare leaves the property. Full cutoff light fixtures are required.
- H. Accessory Dwelling Units: Accessory dwelling units (see chapter 2, "Definitions", of this title, for the definition) are permitted with a conditional use permit subject to the following restrictions:
1. The applicant must demonstrate that an actual hardship exists regarding care for the individual(s) who will use the accessory dwelling unit.
 2. Use of an accessory dwelling unit is restricted to immediate family members.
 3. Only one accessory dwelling unit per lot.
 4. One additional off street parking space is provided.
 5. The accessory dwelling unit shall be no larger than forty percent (40%) of the living area of the primary residence.
 6. An accessory dwelling unit shall have electricity, kitchen facilities, and sanitary facilities.
 7. An existing accessory building that is proposed to be converted to an accessory living unit shall meet the requirements of the current building code for a residential occupancy.
 8. Separate utility meters or accounts are not permitted for accessory dwelling units.
 9. Accessory dwelling units will not be used for profit.

1o. The conditional use permit is automatically revoked when the individual(s) for whose care the accessory dwelling unit was constructed or converted no longer occupies the accessory dwelling unit. (Ord. 426, 7-8-2002)

9-3-5: R-2 MULTI-FAMILY RESIDENTIAL DISTRICT:

- A. Purpose And Application: The R-2 multi-family residential district is intended for structures containing one or more dwelling units at a density not to exceed twelve {12} units per acre, and to permit other uses that are associated and compatible with residential use. The district prohibits commercial, manufacturing, and industrial land uses.
- B. Permitted Uses: The permitted uses of the R-2 multi-family residential district are summarized in table 2-A, section 9-3-11 of this chapter.
- C. Uses Permitted By Conditional Use Permit: These uses are summarized in table 2-A, section 9-3-11 of this chapter. These uses and all others determined to be similar pursuant to chapter 4, "Conditional Use Permits", of this title, are permitted with a conditional use permit in accordance with the standards and procedures in chapters 4 and 11 of this title.
- D. Prohibited Uses: All other uses not shown as being permitted or permitted by conditional use permit in table 2-A, section 9-3-11 of this chapter, are prohibited.
- E. Minimum Standards: Minimum standards regarding lot size, lot width and depth, setback requirements, maximum building heights, maximum lot coverage, minimum dwelling sizes, fences, walls, hedges, and off street parking requirements are summarized in table 2-B, section 9-3-12 of this chapter.
- F. Signs: The following signs are permitted in accordance with chapter 9 of this title:
 - 1. Temporary subdivision signs.
 - 2. Temporary construction signs.
 - 3. Temporary political, religious, and civic campaign signs.

4. Permanent subdivision signs, monument type.
 5. Signs approved in conjunction with a conditional use permit.
 6. Home occupation signs.
- G. Lighting: Outdoor lighting shall be installed in such a manner that no direct light or glare leaves the property. Full cutoff light fixtures are required.
- H. Landscaping: Landscaping shall be provided following the requirements outlined under performance standards in chapter 6 of this title.
- I. Special Review Procedures And Development Standards: All development in the R-2 district shall comply with the standards in chapter 6, "Performance Standards", of this title. (Ord. 426, 7-8-2002)

9-3-6: C-1 CENTRAL BUSINESS DISTRICT:

- A. Purpose And Application: The C-1 central business district is designed to provide a location for groups of compatible commercial uses having the common characteristic of involving no more than incidental and minimal assembly, fabrication, or storage of commodities; for example, retail sales or performance of services permitting a variety of retail, professional, or service businesses. No businesses involving the manufacture, processing, or fabrication of goods shall be permitted except that which is ancillary (no more than 35 percent of the floor area), to the primary use. The C-1 district is the most intensive commercial district. To promote pedestrian use, unbroken, street level, commercial frontage is encouraged in this district.
- B. Permitted Uses: The permitted uses of the C-1 central business district are summarized in table 2-A, section 9-3-11 of this chapter.
- C. Uses Permitted By Conditional Use Permit: These uses are summarized in table 2-A, section 9-3-11 of this chapter. These uses and all others determined to be similar pursuant to chapter 4, "Conditional Use Permits", of this title, are permitted with a conditional use permit in accordance with the standards and procedures in chapter 4, "Conditional Use Permits" and chapter 11, "Administration", of this title.

- D. General Commercial And Business Zone Minimum Standards And Performance Standards: All developments in the commercial and business districts shall comply with standards listed in table 2-B, section 9-3-12 of this chapter and in chapter 6, "Performance Standards", of this title.
- E. Prohibited Uses: All other uses not shown as being permitted or permitted by conditional use permit in table 2-A, section 9-3-11 of this chapter, are prohibited.
- F. Site Plan Review; Setbacks, Width And Depth, Height, And Lot Coverage: The city council or a designated committee shall act as a site plan review committee. The goal of the site plan review committee is to ensure that commercial buildings are compatible with the character of the community and adjacent uses. All projects in this district shall go through site plan review prior to the issuance of a building permit. The site plan review committee may request alternate location and design upon making findings that the proposed project is in conflict with the character of the community or adjacent uses. The minimum requirements shown in table 2-B, section 9-3-12 of this chapter, shall be the minimum requirements for most conditional uses, however, the site plan review committee shall have the power to require expanded setbacks and may reduce setbacks where necessary.
- G. Signs And Lighting:
1. Permitted Signs: The following signs are permitted in accordance with chapter 9 of this title:
 - a. Identification signs.
 - b. Temporary subdivision signs.
 - c. Temporary political, religious, and civic campaign signs.
 - d. Permanent subdivision signs, monument type.
 - e. Signs approved in conjunction with a conditional use permit.
 - f. Home occupation signs.
 2. Lighting: Signs may be lit with full cutoff lighting that illuminates the sign from above. All exterior lighting shall follow the standards outlined in subsection 9-6-2E of this title and shall be equipped with

full cutoff fixtures. No direct lighting shall cross the property line. (Ord. 426, 7-8-2002)

9-3-7: C-2 MOTOR BUSINESS DISTRICT:

- A. Purpose And Application: The C-2 motor business district is intended to create, preserve and enhance areas conveniently located to arterial road access for a wide range of commercial sales and services that are similar in that they depend primarily on transient vehicle based trade. No businesses involving the manufacture, processing, or fabrication of goods shall be permitted except that which is ancillary (no more than 35 percent of the floor area), to the primary use, except by conditional use permit.
- B. Permitted Uses: The permitted uses of the C-2 motor business district are summarized in table 2-A, section 9-3-11 of this chapter.
- C. Uses Permitted By Conditional Use Permit: These uses are summarized in table 2-A, section 9-3-11 of this chapter. These uses and all others determined to be similar pursuant to chapter 4, "Conditional Use Permits", of this title are permitted with a conditional use permit in accordance with the standards and procedures in chapters 4 and 11 of this title.
- D. General Commercial And Business Zone Minimum Standards And Performance Standards: All developments in the commercial and business zones shall comply with standards listed in table 2-B, section 9-3-12 of this chapter, and in chapter 6, "Performance Standards", of this title.
- E. Prohibited Uses: All other uses not shown as being permitted or permitted by conditional use permit in table 2-A, section 9-3-11 of this chapter, are prohibited.
- F. Site Plan Review; Setbacks, Width And Depth, Height, And Lot Coverage:
 - 1. Review By Site Plan Review Committee: The city council or a designated committee shall act as a site plan review committee. The goal of the site plan review committee is to ensure that commercial buildings are compatible with the character of the community and adjacent uses. All projects in this district shall go through site plan review prior to the issuance of a building permit. The site plan review committee may request alternate location and design upon making

findings that the proposed project is in conflict with the character of the community or adjacent uses.

2. Power To Adjust Requirements: The minimum requirements shown in table 2-B, section 9-3-12 of this chapter, shall be the minimum requirements for most conditional uses. However, the site plan review committee shall have the power to adjust these requirements, either expanding or reducing them, where necessary.

G. Signs And Lighting:

1. Signs: The following signs are permitted in accordance with chapter 9 of this title:

- a. Identification signs.
- b. Temporary subdivision signs.
- c. Temporary political, religious, and civic campaign signs.
- d. Permanent subdivision signs, monument type.
- e. Signs approved in conjunction with a conditional use permit.
- f. Home occupation signs.

2. Lighting: Signs may be lit with lighting that illuminates the sign from above, with no light from the sign lighting falling off the sign surface. All exterior lighting shall follow the standards outlined in subsection 9-6-2E of this title, and shall be equipped with full cutoff fixtures. No direct lighting shall cross the property line. (Ord. 426, 7-8-2002)

9-3-8: **I-1 INDUSTRIAL DISTRICT:**

- A. Purpose: The industrial district permits industrial uses such as light to medium industrial uses that do not adversely affect surrounding nonindustrial land uses.
- B. Permitted Uses: The permitted uses of the 1-1 industrial district are summarized in table 2-A, section 9-3-11 of this chapter. These uses and all others determined to be similar are permitted subject to the standards and procedures set out in chapter 6, "Performance Standards", of this title.

- C. Uses Permitted With A Conditional Use Permit: These uses are summarized in table 2-A, section 9-3-11 of this chapter. Commercial uses may also be permitted by a conditional use permit if the property is located on an arterial or collector street. These uses and all others determined to be similar pursuant to chapter 4, "Conditional Use Permits", of this title are permitted with a conditional use permit in accordance with the standards and procedures in chapters 4 and 11 of this title, and are further regulated by chapter 6, "Performance Standards", of this title.
- D. General Industrial District Performance Standards: All development in the industrial district shall comply with the standards listed in table 2-B, section 9-3-12 of this chapter, and in chapter 6, "Performance Standards", of this title.
- E. Prohibited Uses: All other uses not shown as being permitted or permitted by conditional use permit in table 2-A are prohibited.
- F. Signs: Signs are permitted in accordance with chapter 9, "Signs", of this title. Signs may be lit with full cutoff lighting that illuminates the sign from above.
- G. Lighting: All exterior lighting shall be equipped with full cutoff fixtures. No direct lighting shall cross the property line.
- H. Landscaping: Landscaping shall be provided in accordance with the requirements of chapter 6, "Performance Standards", of this title. (Ord. 426, 7-8-2002)

9-3-9: MINIMUM STANDARDS: An approved allowed use shall meet the minimum bulk standards, such as, but not limited to, setback requirements, lot size, and building height. These are summarized in table 2-B, section 9-3-12 of this chapter. (Ord. 426, 7-8-2002)

9-3-10: APPLICATION INFORMATION:

- A. Building Permits: Building permits for all structures are required and shall be obtained from the city, in the office of the city clerk. The applicant shall demonstrate compliance with this title, the current building permit ordinance and other standards, regulations and laws.

- B. Application: The applicant shall file an application with the administrator. The application procedure is covered in chapter 11, "Administration", of this title. (Ord. 426, 7-8-2002)

9-3-11: **TABLE 2-A, ZONING DISTRICTS AND LAND USES:**

**TABLE 2-A
ZONING DISTRICTS AND LAND USES**

(Blank) = Not Allowed

P = Permitted Use

C = Conditional Use

AGRICULTURAL	AF	R-1	R-2	C-1	C-2	1-1
Accessory structure to allowed uses	p	p	p	p	p	p
Agricultural, general	p					
Gardening (for home consumption)	p	p	p	p		p
Gardening, truck	p					p
Grazing, livestock husbandry	p					p
Greenhouses, plant nurseries	p	C	C			
Kennel(s), commercial (4 or more animals)	C				C	C
Kennel(s), noncommercial	p					p
Mineral resources, natural (subject to state law provisions)	C					
Orchards, tree crops	p	p	p			p
Tree farm	p					p

RESIDENTIAL	AF	R-1	R-2	C-1	C-2	1-1
Accessory building to allowed use	p	p	p	p	p	p
Bed and breakfast	p	C	C	C	C	C
Boarding and rooming houses	p		p			
Cottage industry	p	C	C	p	p	p
Dwelling, duplex (2-family)		C	p			
Dwelling, multiple-family		C	p			
Dwelling, single-family	p	p	p	C	C	
Group care home		C	C			

RESIDENTIAL	AF	R-1	R-2	C-1	C-2	1-1
Home occupation	C	C	C			
Home occupation daycare	C	C	C			
Manufactured home	P	P	P			
Manufactured/mobile home park	C	C	C			
Nursing home or rest home	C	C	C	C	C	
Planned unit development	C	C	C	C	C	C
Shelter or temporary home for care or lodging	C	C	C			

CIVIC AND CULTURAL	AF	R-1	R-2	C-1	C-2	1-1
Aquarium				P	P	
Arboretum	P	P	P	C	P	
Art gallery				P	P	
Auditorium				P	P	
Botanical garden	P	P	P	C	P	
Cemetery or mausoleum	P				P	
Civic, social, fraternal organization			P	P	P	
Community center	C	C	C	P	P	C
Crematorium						P
Historic site or monument	C	C	C	C	C	C
Library			C	P	P	
Museum or planetarium				P	P	
Tourist information center				P	P	

COMMUNICATION, UTILITY AND TRANSPORTATION	AF	R-1	R-2	C-1	C-2	1-1
Accessory use or building				P		P
Airports, heliports, landing field	C				C	C
Ambulance service				P	P	
Automobile parking lot/garage, private				P	P	P
Automobile parking lot/garage, public				P	P	P

COMMUNICATION, UTILITY AND TRANSPORTATION	AF	R-1	R-2	C-1	C-2	1-1
Bus shelter, commercial				p	p	p
Cellular telephone towers	C			C	C	C
Packaging and crating		C	C	C	C	p
Radio and TV stations with transmission and receiving towers	C	C	C	C	C	C
Radio and TV stations without transmission and receiving towers	C	C	C	p	p	p
Taxicab office		C	C	p	p	p
Telephone/telegraph center or station				p	p	p
Travel agency		C	C	p	p	
Truck and bus parking lot					C	p
Trucking yard or terminal					C	p
Utility owned building, structure or use	C	C	C	C	C	p

SPORTING, RECREATION AND AMUSEMENT	AF	R-1	R-2	C-1	C-2	1-1
Accessory use or building				C	C	C
Entertainment and amusement, indoor				C	C	C
Equestrian facility and riding academy	C					C
Game room				p	p	C
Go-cart track					C	C
Golf course and country club	C					
Golf driving range	C					C
Golf, miniature					p	p
Health club			C	p	p	p
Ice or roller skating, indoor public	C			C	C	p
Ice or roller skating, outdoor public	C			C	C	p
Motocross track or course	C					C
Park, playground, or open space	p	p	p	p	p	p
Recreation facility, indoor			C		p	p
Riding stable, commercial	C					C

SPORTING, RECREATION AND AMUSEMENT	AF	R-1	R-2	C-1	C-2	1-1
Sports arena	C				C	C
Swimming pool, indoor or outdoor public		C	C		C	
Tennis court, indoor or outdoor public		C	C		C	

COMMERCIAL	AF	R-1	R-2	C-1	C-2	1-1
Accessory use or building				p	p	p
Adult bookstore or entertainment facility				C	C	C
Antique store				p	p	
Apparel and accessory		C	C	p	p	
Appliance sales and service		C	C	p	p	
Appliance service	C	C	C	p	p	
Art supply		C	C	p	p	
Auction sales				C	C	p
Automobile or truck sales, new and used				p	p	p
Bakery		C	C	p	p	C
Bar, nightclub or cocktail lounge				C	C	
Bicycle shop		C	C	p	p	
Bookstore		C	C	p	p	
Bowling alley				C	C	C
Building material				p	p	C
Cabinet shop		C	C	p	p	p
Camera and supplies		C	C	p	p	
Clothing		C	C	p	p	
Confectionary		C	C	p	p	
Convenience stores				p	p	
Craft store		C	C	p	p	
Curio and novelty		C	C	p	p	
Dairy products, retail only				p	p	
Delicatessen				p	p	
Department store				p	p	

COMMERCIAL	AF	R-1	R-2	C-1	C-2	1-1
Drapery store		C	C	P	P	
Dress and millinery		C	C	P	P	
Drugstore or pharmacy		C	C	P	P	C
Electrical and electronic supply		C	C	P	P	C
Fabric		C	C	P	P	
Farm and garden supply		C	C	P	P	C
Florist		C	C	P	P	
Fuel sales or service station					P	
Furniture				P	P	
General merchandise	C	C	C	P	P	C
Gift shop		C	C	P	P	
Greenhouse	P	C	C	P	P	P
Grocery				P	P	
Hardware				P	P	
Hobby and toy		C	C	P	P	C
Home furnishings and equipment				P	P	
Hotel				P	P	
Ice cream				P	P	
Import		C	C	P	P	C
Jewelry		C	C	P	P	
Leather goods		C	C	P	P	
Liquor store, package				P	P	
Meat market				P	P	
Mobile home, manufactured home and recreational vehicle sales				C	P	C
Music shop		C	C	P	P	
Nursery, plant and flower	P	C	C	P	P	C
Office supply and equipment		C	C	P	P	
Paint and wallpaper		C	C	P	P	
Pawnshop				P	P	
Pet shop				P	P	

COMMERCIAL	AF	R-1	R-2	C-1	C-2	1-1
Pharmacy (drugs and medical supplies only)				p	p	
Restaurant (drive-in)					p	
Restaurant (except no drive-ins, walk-ups, or alcoholic beverages)				p	p	
Secondhand (if conducted within a wholly enclosed building)		C	C	p	p	
Sewing machine sales and service	C	C	C	p	p	
Shoe store				p	p	
Shopping center				p	p	
Sporting goods	C	C	C	p	p	C
Surgical, medical, and dental supplies and equipment				p	p	
Tavern				C	C	C
Telephone, computer, etc.		C	C	p	p	C
Theater, drive-in						C
Theater, movie or legitimate (indoor)				p	p	
Tobacco shop		C	C	C	C	
Upholstery, automobile and furniture		C	C	p	p	
Variety store				p	p	

SERVICE AND OFFICE	AF	R-1	R-2	C-1	C-2	1-1
Accessory use or building				p	p	p
Advertising		C	C	p	p	C
Animal shelter	C			C	C	p
Apparel, repair or alteration		C	C	p	p	
Appliance repair		C	C	p	p	p
Automobile or truck repair		C	C	p	p	p
Bank				C	p	
Barber or beauty shop		C	C	p	p	
Blood bank				p	p	
Blueprinting, duplicating, etc. (copy shop)		C	C	p	p	p

SERVICE AND OFFICE	AF	R-1	R-2	C-1	C-2	1-1
Building maintenance (janitorial service)		C	C	P	P	P
Business association, office		C	C	P	P	P
Car wash				C	P	P
Catering		C	C	P	P	
Church or religious facility		C	C	C	C	C
Clinic				P	P	C
Clinic, small animal				P	P	C
Construction trade office		C	C	P	P	P
Consumer credit, collection		C	C	P	P	
Dance hall				C	C	
Dance, music and voice school		C	C	P	P	
Data processing		C	C	P	P	
Daycare		C	C	P	P	
Dry cleaner, coin operated, custom and self service				P	P	C
Dry cleaner, coin or attendant operated, no on site cleaning plant				P	P	C
Employment		C	C	P	P	
Equipment rental		C	C	P	P	P
Finance and investment		C	C	P	P	
Furniture refinishing		C	C	P	P	P
Governmental building or facility				P	P	C
Horticultural services				P	P	P
Hospital				P	P	
Hospital, large animal					C	C
Hospital, small animal					C	C
Insurance and related		C	C	P	P	
Kennel, commercial	C				C	C
Labor union organization				P	P	P
Laboratory, biochemical and X-ray				P	P	P
Laboratory, medical and dental				P	P	P
Laundromat self-service cleaner				P	P	
Laundry, commercial plant						P

SERVICE AND OFFICE	AF	R-1	R-2	C-1	C-2	1-1
Lockers, cold storage, retail use only				p	p	p
Locksmith		C	C	p	p	C
Medical clinic and related services				p	p	
Mortuary and funeral				p	p	
Motel and motor hotel				C	p	C
Newspaper printing		C	C	p	p	p
Photography, camera, supplies, developing		C	C	p	p	C
Planned unit development	C	C	C	C	C	C
Post office				p	p	
Printing and publishing		C	C	p	p	
Prison, jail, etc.				C	C	C
Professional office		C	C	p	p	
Radiator repair and service				p	p	
Real estate, title and related		C	C	p	p	
School, academic/vocational, commercial		C	C	p	p	
School, academic/vocational, public/nonprofit		C	C	p	p	
Sewing and alterations		C	C	p	p	
Shoe repair		C	C	p	p	
Storage rental			C	p	p	
Studio (artist, interior decorator, photographer, etc.)		C	C	p	p	
Tailor or dress making		C	C	p	p	
Taxidermy		C	C	p	p	
Tire shop, including recapping				C	C	p
Treatment center for alcoholism/chemical dependency				p	p	C
Veterinary	p			p	p	p
Welfare and charitable distribution				p	p	C

INDUSTRIAL	AF	R-1	R-2	C-1	C-2	1-1
Accessory use or building						p
Administrative and sales offices related to industrial uses				p	p	p

INDUSTRIAL	AF	R-1	R-2	C-1	C-2	1-1
Agricultural supply						p
Asphalt plant						p
Automobile body, paint shop				p		p
Concrete batching and mixing						p
Dairy products processing						p
Equipment sales, including large implement or heavy equipment						p
Grain/feed and seed processing and sales					c	p
Hatchery	c					p
Impound/storage yard, vehicle						c
Incineration or reduction of garbage, dead animals, offal, or refuse						
Laboratory				c	c	c
Lumberyard, retail					c	p
Machine shop					c	p
Manufacture, assembly or packaging of products from previously prepared materials	c	c	c	c	c	c
Manufacture, compounding, bottling, processing, packaging, or treatment of food and beverage products				c	c	c
Manufacturing, compounding, processing, assembling, packaging, treatment or fabrication of the following products: textile, apparel and related items, building materials, furniture and fixtures, paper, chemicals, and chemical products, petroleum, electronic, concrete, rubber, plastic, metallic and nonmetallic mineral resources, professional and scientific, or any combination thereof of items, materials or goods				c	c	c
Meat, poultry and fish processing and packing						p
Mineral resources, natural (subject to state law provisions)						p
Monument works, stone						p
Petroleum storage						c
Planing mill						p
Plumbing supplies and services				p	p	p
Research facility				p	p	p

INDUSTRIAL	AF	R-1	R-2	C-1	C-2	1-1
Retail sales/services incidental and directly related to industrial uses				p	p	p
Salvage or wrecking yard						C
Sanitary landfill, garbage dump						
Sewage and waste treatment plant, private						C
Sewage and waste treatment plant, public						p
Slaughterhouse, provided enclosed within a building						C
Warehouse, distribution and wholesale				C	C	p

(Ord. 426, 7-9-2002)

9-3-12: **TABLE 2-B, OFFICIAL SETBACK, HEIGHT, AREA AND COVERAGE STANDARDS:**

TABLE 2-B
OFFICIAL SETBACK STANDARDS

Zoning District	Minimum Setback Requirements					
	Front	Side	Street Side	Rear Street	Rear Alley	Rear Accessory Building
AF	30	20	20	20	20	5
R-1	20	5	20	10	10	5
R-2	20	5	20	10	10	5
C-1	na	na	na	na	na	na
C-1 Residential	20	5	20	10	5	5
C-2	20	5	20	10	5	5
C-2 Residential	20	5	20	10	5	5
1-1 ¹	15	na	15	10	na	na

Note:

1. When an industrial use is adjacent to a residential use or district, a 20 foot landscaped setback is required that effectively screens and separates uses.

OFFICIAL HEIGHT, AREA, AND COVERAGE STANDARDS

Zoning District	Maximum		Minimum	Minimum	Minimum	Maximum	Minimum
	Height (Feet)" Primary Structure	Height (Feet)" Detached Accessory Building	Lot Width (Feet)	Lot Depth (Feet)	Floor Area/ Unit (Square Feet)	Lot Coverage (Percent)	Lot Area (Square Feet)
AF	35	35	135	135	980	25	43,650
R-1	25	20	60	100	980	40	6,500
R-2	35	20	60	100	980	40	6,500 plus 3,500 for each additional dwelling unit
C-1	45	45	na	na	na	80	na
C-1 Residential	45	20	60	100	980	40	6,500
C-2	45	45	na	na	na	80	6,500
C-2 Residential	45	20	60	100	980	40	6,500
1-1	50	50	na	na	na		

Note:

- Heights are measured from the top of the foundation on the street (main entrance) side of the structure to the highest point on the house except the chimney. On corner lots, the height is defined as the greater of the heights measured from each of the streets adjacent to the structure. The heights of radio antennas, television antennas, and similar structures shall be the height measured from ground level at the center of the base of the structure.

FENCES, WALLS, HEDGES, AND MINIMUM PARKING REQUIREMENTS

Zoning District	Front Yard Setback	Side And Rear Yard Setbacks	Off Street Parking Spaces
(See notes below)	Maximum Height	Maximum Height	Minimum required (See notes below)
AF ^{1,2,3,s}	4 feet	6 feet	2 per single-family
R- ¹ _{2,3,4,s}	4 feet	6 feet	2 per single-family residence
R- ² _{2,a,4,s}	4 feet	6 feet	2 per dwelling unit
C- ¹ _{2,a,s}	3 feet	6 feet	1 per 250 square feet of gross floor area. 2 MINIMUM, but see chapter 7 of this title
C-1 Residential ^{1,1,1,1}	4 feet	6 feet	2 per dwelling unit
C- ² _{2,a,s}	3 feet	6 feet	1 per 250 square feet of gross floor area. 2 MINIMUM
C-2 Residential ^{2,3,4,5}	4 feet	6 feet	2 per dwelling unit
1-1 ^{2,3,5}	See notes below	See notes below	By requirements listed in chapter 7 of this title

Notes on fences, walls and hedges:

1. Barbed wire/electric fencing is allowed for livestock enclosures in the Ag/Forest district. However, no barbed wire or electric fencing shall be installed within the required front yard areas.
2. Barbed wire fences or other fences constructed in a manner that may be hazardous to persons or animals are prohibited in the R-1, R-2, C-1, C-2, and 1-1 districts.
3. Fences, walls, and hedges shall not be constructed in such a way that visibility of vehicles backing out of driveways is obstructed.

Notes on off street parking:

4. For the minimum number of off street parking spaces required for uses other than residential in the AF, R-1, and R-2 districts, see chapter 7, "Off Street Parking".
5. See chapter 7, "Off Street Parking", for the minimum number of off street parking spaces required by use.

(Ord. 426, 7-8-2002)