

ZONING ORDINANCE  
(Rev. 8/2010)  
TABLE OF CONTENTS

Article I. Short Title

<u>Section</u>		<u>Page</u>
27-1	Short Title	1

Article II. Intent and Purpose

27-2	Purposes for Adopting Chapter	1
------	-------------------------------	---

Article III. Rules and Definitions

27-3	Rules of Construction	1
27-4	Definitions	2

Article IV. General Provisions

27-5	Application of this Chapter	19
27-6	Separability	20
27-7	Existing Lots	20
27-8	Non-conforming Uses	20

Article V. Administration

27-9	Enforcing Officer	22
27-10	Appeals and the Board of Zoning Adjustments	22
27-11	Planning Commission	23
27-12	Zoning Amendments	23
27-13	Conditional Use Permits	25
27-14	Variances	28
27-15	Building and Zoning Permits	30

Article VI. Planned Unit Development

27-16	Purpose	32
27-17	Conditional Use Permit Required	32
27-18	Procedure	33

Article VII. Zoning Districts and District Provisions

27-19	Zoning Districts	38
27-20	Zoning Map	38
27-20a	Rural Residential (R-R)	38

<u>Section</u>		<u>Page</u>
27-21	Low Density Residential (R-1)	41
27-22	Low Density Urban Residential (R-2)	43
27-23	Medium Density Urban Residential (R-3)	45
27-24	Multi-Family Residential (R-4)	46
27-25	Design Standards	47
27-26	Manufactured Home Parks (R-5)	48
27-27	Central Business (B-1)	50
27-28	Fringe Commercial (B-2)	52
27-29	Commercial/Light Industry (C-I)	53
27-30	General Industry (I)	56
27-31	Floodplain District (FP)	58
27-31a	Transitional District (T)	59

#### Article VIII. Performance Standards

27-32	General Provisions	60
27-33	Exterior Storage	60
27-34	Refuse	60
27-35	Wood Storage	61
27-36	Glare	61
27-37	Bulk Storage	61
27-38	Nuisances – Reference City Ordinance #517 Adopted October 26, 2009	
27-39	Landscaping, Screening, Fencing, and Permitted Encroachments	61
27-40	Accessory Structures	66
27-41	Prohibited Dwelling Units	68
27-42	Relocated Buildings	68
27-43	Soil Erosion and Sedimentation Control	69
27-44	Preservation of Natural Resources	70
27-45	Tree, Shrub, and Woodland Preservation	71
27-46	Traffic Control and Sight Distance	72
27-47	Vacated Streets, Affect on Zoning District	72
27-48	Access and Access Drives	72
27-49	Private Sanitary Sewer Systems	73
27-50	Manufactured Homes	73
27-51	Recreation Vehicles	74
27-52	Premises Identification	75

#### Article IX. Manufactured Home Parks

27-53	Performance Standards	75
27-54	Fire Protection	76
27-55	Manufactured Home Park Lots	76
27-56	Manufactured Home Park Design	77
27-57	Park Management	79
27-58	Inspection of Manufactured Home Parks	80

<u>Section</u>		<u>Page</u>
27-59	Notice of Transfer	80
27-60	Grandfather Clause	80
<u>Article X. Apartments, Townhouses, and other Multi-Family Structures</u>		
27-61	Standards for Multi-Family Structures	81
27-62	Parking Requirements	82
27-63	Landscape Provisions	82
27-64	Screening	82
<u>Article XI. Parking</u>		
27-65	Location, Off-Street Parking	82
27-66	General Provisions, Off-Street Parking	83
27-67	Design and Maintenance of Off-Street Parking Areas	83
27-68	Truck Parking in Residential Areas	84
27-69	Other Parking in Residential Areas	84
27-70	Minimum Required Off-Street Parking Spaces	84
27-71	Off-Street Loading and Unloading	86
<u>Article XII. Signs</u>		
27-72	Permitted Uses	87
27-73	Signs in Residential Districts	88
27-74	Signs in Other Districts	89
27-75	Sign Maintenance	89
27-76	Obsolete Signs	89
27-77	Unsafe or Dangerous Signs	89
<u>Article XIII. Motor Vehicle Service Station Standards</u>		
27-78	Setbacks	90
27-79	Curbs and Gutters	90
27-80	Boundary Line Fencing and Screening	90
27-81	Vehicles	90
27-82	Screening Exterior Storage	90
27-83	Existing Uses, Compliance	90
<u>Article XIV. Mining and Extraction</u>		
27-84	Administration	91
27-85	Continuation on Mining and Excavation Conditional Use Permits	93
27-86	Use Restrictions	93
27-87	Performance Standards	93
27-88	Land Rehabilitation	94

<u>Section</u>		<u>Page</u>
	<u>Article XV. Home Occupations</u>	
27-89	General Regulations	95
27-90	Home Occupation Permit	96
	<u>Article XVI. Satellite Dish Antennas</u>	
27-91	Standards	97
	<u>Article XVII. Swimming Pools</u>	
27-92	Standards	97
	<u>Article XVIII. Parks, Open Space, and Public Use</u>	
27-93	Park Land Fund	98
	<u>Article XIX. Dog Kennels</u>	
27-94	Dog Kennels	99
	<u>Article XX. Enforcement</u>	
27-95	Administrative Remedies	99
27-96	Violations, Penalties	100
	<u>XXI. Adult Uses</u>	
27-97	Definitions	101
27-98	Purpose	104
27-99	General Provisions	104
27-100	Adult Use, Principal	104
27-101	Adult Uses, Accessory	105
27-102	Nonconforming Adult Use-Principal or Accessory	106
27-103	Separability of Provisions	106