

ARTICLE IV. ZONING DISTRICTS

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DIVISION 1: GENERAL PROVISIONS

Sec. 21-4100. Zoning and Overlay Districts

- (1) **Zoning Districts Established.** The zoning districts set forth in table IV-1, below, are established so that the entire territory of the city can be classified for purposes of land use according to the predominant character of development and current or intended use in an area:

Table IV-1. Zoning Districts

SYMBOL	DISTRICT TITLE
R-1	Single-Family Detached Residential District
R-2	Single-Family Attached Residential District
R-3	Multi-Family Residential District
R-4	Townhouse Residential District
R-U	Residential Unit District
MHP	Mobile Home Park District
C-1	Local Commercial District
C-2	General Commercial District
C-3	Regional Commercial District
MU-1	Mixed Use District
I-1	Light Intensity Industrial District
I-1S	Industrial Park Storage District
I-2	Medium Intensity Industrial District
I-3	Heavy Intensity Industrial District
PUD	Planned Unit Development District
AG	Agricultural District
PUBLIC	Public District

- (2) **Overlay Districts Established.** In order to regulate the use and development of land and buildings where specific issues or concerns must be mitigated due to unusual and unique circumstances, or where alternative design concepts are desired or are necessary to mitigate specific conditions, the following overlay zone district is hereby created:

- (a) Floodplain Overlay District (FP)

Sec. 21-4110. District Conversion

All land zoned or unzoned prior to the enacting of this land development code shall be placed into zoning districts according to the following conversion table.

Table IV-2. Zoning Conversion Table

1987 Zoning District	2009 Zoning District
R-1 (Single-Family Residential District)	R-1 (Single-Family Detached Residential District)
R-2 (Two-Family Residential District)	R-2 (Single-Family Attached Residential District)
R-3 (Multiple-Family Residential District)	R-3 (Multi-Family Residential District)
R-U (Residential Unit District)	R-U (Residential Unit District)
R-LA (Residential Limited Agricultural Zone District)	AG (Agricultural District)
MHP (Mobile Home Park)	MHP (Mobile Home Park District)
C-1 (Local Retail District)	C-1 (Local Commercial District)
C-2 (General Retail District)	C-2 (General Commercial District)
C-3 (Community Business District)	C-3 (Regional Commercial District)
I-O (Office/Warehouse District)	I-1 (Light Intensity Industrial District)
I-1 (Industrial Park District)	I-1 (Light Intensity Industrial District)
I-1S (Industrial Park Storage District)	I-1S (Industrial Park Storage District)
I-2 (Light Industrial District)	I-2 (Medium Intensity Industrial District)
I-3 (Heavy Industrial District)	I-3 (Heavy Intensity Industrial District)
IPD (Industrial Performance District)	I-1 (Light Intensity Industrial District)
PUD (Planned Unit Development)	PUD (Planned Unit Development District)
AG (Agricultural District)	AG (Agricultural District)
PUBLIC (Public District)	PUBLIC (Public District)
FP (Floodplain Overlay District)	FP (Floodplain Overlay District)
Unzoned Land - Other than Railroad Rights-of-Way	AG (Agricultural District)
Unzoned Land - Railroad Rights-of-Way	I-1 (Light Intensity Industrial District)

Sec. 21-4120. Official Zoning Map

- (1) **Purpose.** The purpose of the official zoning map, which is adopted and amended by city council, is to establish the boundaries of the zoning districts outlined in section 21-4100. The most current version of the official zoning map is kept on file at the city for the use and benefit of the public. The official zoning map, amendments, and all notations, references, and other information and data shown thereon, shall be considered an integral part of this land development code.
- (2) **Boundary Determinations.** In determining the boundaries of zoning districts shown on the official zoning map, the following rules shall apply:
 - (a) Unless otherwise indicated, zoning district boundaries shall be the center lines of streets, highways, alleys, railroad rights-of-way,

section lines, municipal corporate lines, and natural boundary lines such as streams.

- (b) In the absence of a center line, zoning district boundaries shall coincide with the legal description of property adjoining the applicable boundary.
- (c) In case of a dispute concerning the exact location of the boundaries or where the actual rights-of-way or stream courses vary from the official zoning map, the director shall interpret said map according to the reasonable intent of this land development code. Any appeal of the director's decision shall follow the process set forth in section 21-3425 (Appeals).
- (d) Where a zoning district boundary line divides a lot or parcel that has single ownership on the date this land development code is adopted, the lot or parcel shall be considered to be in the zoning district in which the majority of the land area of the lot or parcel falls.

DIVISION 2: GENERAL DISTRICT STANDARDS

Sec. 21-4200. Setbacks

Setbacks for all principal structures in all zoning districts shall be open and unobstructed and in accordance with the following:

- (1) **Architectural Features.** Cornices, cupolas, box and bay windows, or similar architectural features are allowed to extend outward from the principal structure up to one foot into any setback.
- (2) **Balconies.** Balconies shall meet the front, side, and rear yard setback requirements for principal structures.
- (3) **Porches and Patio Covers.** Enclosed or covered porches or patio covers shall meet the front, side, and rear yard setback requirements for principal structures.
- (4) **Fire Escapes, Open Stairs, Chimneys.** The building official may allow fire escapes, open stairs, and chimneys to be placed within a setback so long as they do not obstruct light and ventilation.
- (5) **Accessory Setbacks.** Accessory setbacks can be found in article V of this code.

DIVISION 3: SPECIFIC DISTRICT STANDARDS

Sec. 21-4300. R-1 Single-Family Detached Residential District

- (1) **Purpose and Intent.** The purpose of the single-family detached residential district (R-1 district) is to allow for single-family detached dwellings in low-density residential developments. This district may also include uses that support and are compatible with low-density residential areas.

- (2) **Standards.** It shall be unlawful for any person to build or occupy any structure within an R-1 district that deviates from the standards set forth in the following table unless that person has received a variance or minor modification in accordance with the provisions of this land development code. No more than one principal building shall be permitted on any lot located within a single-family residential zone district. In order to qualify as a single principal structure, all portions of a structure must be structurally linked to each other and not merely connected through the use of patios, breezeways, arcades, or similar devices.

Table IV-3. R-1 District Standards

BULK STANDARD	REQUIREMENT
Minimum gross floor area	Single-family dwellings: 1,080-square feet for a single-story dwelling and 1,600-square feet for a two-story dwelling
Minimum density	N/A
Maximum density	N/A
Minimum floor area ratio	N/A
Maximum floor area ratio	N/A
Minimum lot area	7,000-square feet; 8,000-square feet per corner lot
Maximum lot area	43,560-square feet
Minimum lot frontage	60 feet per lot; 70 feet per corner lot
Minimum front yard setback	10 feet (garages to be set back 20 feet minimum)
Maximum front yard setback	50 feet (new dwellings only)
Minimum side yard setback (interior lot)	5 feet
Maximum side yard setback (interior lot)	N/A
Minimum side yard setback (corner lot)	10 feet
Maximum side yard setback (corner lot)	50 feet

BULK STANDARD	REQUIREMENT
Minimum side yard setback (corner lot facing collector or arterial)	25 feet
Minimum rear yard setback	20 feet
Minimum building height	10 feet
Maximum building height	35 feet
Minimum open space	N/A
Building location	N/A
Building separation	N/A

Sec. 21-4305. R-2 Single-Family Attached Residential District

- (1) **Purpose and Intent.** The purpose of the single-family attached residential district (R-2 district) is to provide a residential district which permits single-family attached dwellings (duplexes) and single-family detached dwellings in a moderate density setting.

- (2) **Standards.** It shall be unlawful for any person to build or occupy any structure within an R-2 district that deviates from the standards set forth in the following table unless that person has received a variance or minor modification in accordance with the provisions of this land development code. No more than one principal structure shall be permitted on any lot located within an R-2 district. In order to qualify as a single principal structure, all portions of a structure must be structurally linked to each other and not merely connected through the use of patios, breezeways, arcades, or similar devices. In no event shall any multi-family dwelling be permitted to cross a lot line in an R-2 district.

Table IV-4. R-2 District Standards

BULK STANDARD	REQUIREMENT
Minimum gross floor area	Two-family dwellings: 2,160-square feet, with 1,080-square feet for each dwelling unit
Minimum density	N/A
Maximum density	N/A
Minimum floor area ratio	N/A
Maximum floor area ratio	N/A
Minimum lot area-lot with a duplex that is not subdivided with 0 lot line.	8,000-square feet.
Minimum lot area-lot with a duplex that has been subdivided with 0 lot line.	4,000-square feet.
Maximum lot area	43,560-square feet

BULK STANDARD	REQUIREMENT
Minimum lot frontage un-subdivided lot	70 feet
Minimum lot frontage-subdivided lot with a duplex with 0 lot line	35 feet
Minimum front yard setback	10 feet (garages to be set back 20 feet minimum)
Maximum front yard setback	50 feet (new dwellings only)
Minimum side yard setback (interior lot)	5 feet. If lot is subdivided, common wall setback, 0 feet
Maximum side yard setback (interior lot)	N/A
Minimum side yard setback (corner lot)	15 feet
Maximum side yard setback (corner lot)	40 feet
Minimum side yard setback (corner lot facing collector or arterial)	25 feet
Minimum rear yard setback	20 feet
Minimum building height	10 feet.
Maximum building height	35 feet
Minimum open space	N/A
Building location	N/A
Building separation	N/A

Note: Single-family detached dwellings in the R-2 District shall meet the R-1 Bulk Standards (except for lot area and lot frontage).

- (3) **Subdivisions.** If a single-family attached dwelling is subdivided, the applicant shall place the following notation on the subdivision plat: *“Approval of this plat does not assure that the structure is in compliance with the current building code.”*

Sec. 21-4310. R-3 Multi-Family Residential District

- (1) **Purpose and Intent.** The purpose of the multi-family residential district (R-3 district) is to provide a high-density residential district that allows one or more single-family attached dwellings or multi-family dwellings on a single lot. No single-family detached dwellings shall be permitted.
- (2) **Standards.** It shall be unlawful for any person to build or occupy any structure within an R-3 district that deviates from the standards set forth in the following table unless that person has received a variance or minor modification in accordance with the provisions of this land development code.

Table IV-5. R-3 District Standards

BULK STANDARD	REQUIREMENT
Minimum gross floor area	<ul style="list-style-type: none"> - 0 bedrooms: 400-square feet - 1 bedroom: 550-square feet - 2 bedrooms: 700-square feet - 3 bedrooms: 850-square feet - 4 bedrooms: 1,000-square feet
Minimum density	6-dwelling units per gross acre
Maximum density	24-dwelling units per gross acre
Minimum floor area ratio	N/A
Maximum floor area ratio	N/A
Minimum lot area	N/A
Maximum lot area	N/A
Minimum lot frontage	100 feet
Minimum front yard setback	20 feet
Maximum front yard setback	N/A
Minimum side yard setback (interior lot)	20 feet
Maximum side yard setback (interior lot)	N/A
Minimum side yard setback (corner lot)	30 feet
Maximum side yard setback (corner lot)	N/A
Minimum side yard setback (corner lot) collector or arterial	30 feet
Minimum rear yard setback	20 feet
Minimum building height	15 feet
Maximum building height	50 feet
Minimum open space	15 percent of gross lot area. Open space may include common areas, recreational facilities, community gardens, or landscaped areas
Building location	N/A
Building separation	15 feet

Sec. 21-4315. R-4 Townhouse Residential District

- (1) **Purpose and Intent.** The townhouse residential district (R-4 district) is to be used exclusively for structures with three or more townhouse dwelling units. It is intended that this district serve as a transition between single-family residential districts and multi-family residential or commercial districts.
- (2) **Standards.** It shall be unlawful for any person to build or occupy any structure within an R-4 district that deviates from the standards set forth in the following table unless that person has received a variance or minor modification in accordance with the provisions of this land development code.

Table IV-6. R-4 District Standards

BULK STANDARD	REQUIREMENT
Minimum gross floor area	1,080-square feet
Minimum density	N/A
Maximum density	N/A
Minimum floor area ratio	N/A
Maximum floor area ratio	N/A
Minimum lot area	2,000-square feet
Maximum lot area	N/A
Minimum lot frontage	20 feet
Minimum front yard setback	10 feet (garages to be set back 20 feet minimum)
Maximum front yard setback	30 feet
Minimum side yard setback (interior lot)	5 feet exterior wall; 0 feet common wall
Maximum side yard setback (interior lot)	N/A
Minimum side yard setback (corner lot)	15 feet
Maximum side yard setback (corner lot)	N/A
Minimum side yard setback (corner lot, collector or arterial)	30 feet.
Minimum rear yard setback	20 feet.
Minimum building height	15 feet
Maximum building height	35 feet
Minimum open space	15 percent of gross lot area. Open space may include common areas, recreational facilities, community gardens, or landscaped areas
Building location	N/A
Building separation	N/A

Sec. 21-4320. MHP Mobile Home Park District

- (1) **Purpose and Intent.** The purpose of the mobile home park district (MHP district) is to provide a district for mobile homes with the necessary facilities that include mobile home spaces or lots that may, but need not be, owned by different persons.
- (2) **Mobile Homes Restricted.** It shall be unlawful for any person to park, place, construct, store, install, inhabit or occupy a mobile home within the city except within a mobile home park established and operated in compliance with this section.

(3) **Mobile Home Parks Restricted.**

It shall be unlawful for any person to construct, install, establish, begin operation, or continue operation of a mobile home park within the city except within a MHP district. Mobile home parks shall be located in a manner to assure compatibility with adjacent and surrounding zone districts, and in conformance with the comprehensive plan. No park shall be permitted within the boundaries of floodplains, high noise areas, or any other hazard areas designated by municipal, county, state, or federal law.

(4) **Standards – New Parks.**

- (a) It shall be unlawful for any person to build, occupy or place any mobile home within an MHP district created after the effective date of this land development code that deviates from the standards set forth in the following table unless that person has received a variance or minor modification in accordance with the provisions of this land development code.

Table IV-7. MHP District Standards for New Parks

BULK STANDARDS	REQUIREMENTS
Minimum lot size	10 acres
Minimum lot frontage	280 feet
Minimum gross floor area	1,080-square feet for a single-story dwelling
Minimum MH space area	7,000-square feet per dwelling; 8,000-square feet per dwelling on a corner space
Maximum MH space area	43,560-square feet
Minimum MH space frontage	60 feet per space; 70 feet per corner space
Minimum front yard setback	10 feet
Maximum front yard setback	30 feet
Minimum side yard setback	5 feet
Minimum side yard setback on corner MH space facing a local or private street	10 feet

BULK STANDARDS	REQUIREMENTS
Maximum side yard setback on corner MH space facing a local or private street	30 feet
Minimum side yard setback on corner MH space facing an collector or arterial street.	30 feet
Minimum rear yard setback	20 feet
Minimum building height	10 feet
Maximum building height	35 feet

(5) Recreational Facilities – Mobile Home Parks.

- (a) A recreation open space area shall be provided in each park at the ratio of at least 250-square feet for each mobile home lot, at least 25 percent of which shall consist of open turf.
- (b) Recreational areas shall be centrally located within the park, unless another location or allocation is deemed advisable by the city and is so indicated on the approved development plan.
- (c) Community facilities within the park, excluding driveways, parking areas, pedestrian pathways, required storage facilities, and central laundry facilities and drying yards, may be considered as recreational areas for purposes of fulfilling the requirements of this section.
- (d) Except in the case of a park restricted to adult occupancy, there shall be provided at least 5,000-square feet of area and facilities for elementary school-age children.
- (e) A recreation hall that includes a kitchen, meeting and social room, and restroom shall be provided.

(6) Standards – Existing Parks.

- (a) Replacement units within existing mobile home parks:
 - (i) A replacement mobile home unit may maintain the same setbacks of the unit which previously occupied the site and existed at the time of adoption of Ordinance 532 (May 21, 1979), for those dimension(s) (length and/or width) that are the same size.
 - (ii) A replacement mobile home unit shall maintain the following setbacks shown in table IV-8 (whichever are applicable) for the dimensional (length and/or width) that are not the same

size as the unit that previously occupied the site at the time of adoption of Ordinance 532 (May 21, 1979). Excluding #1 above, it shall be unlawful for any person to build, occupy, or place any mobile home within an MHP district in operation as of the effective date of this land development code that deviates from the standards set forth in the following table, unless that person has received a variance or minor modification in accordance with the provisions of this land development code.

Table IV-8. MHP District Standards for Existing Parks

Setbacks for replacement mobile homes, additions, carports, covered decks, covered porches, and similar structure:	
Minimum distance from the closest point of the front door side of a mobile home or site built structure to the nearest point of the replacement mobile home, addition, carport, covered deck, covered porch, or similar structure.	12 feet
Minimum distance from the closest point of all other sides of a mobile home or site built structure to the nearest point of the replacement mobile home, addition, carport, covered deck, covered porch, or similar structure.	6 feet
Minimum distance from individual storage sheds, on the same space or an adjoining space, to the nearest point of the replacement mobile home, addition, carport, covered deck, covered porch, or similar structure.	3 feet
Minimum distance from mobile home park boundaries, to the nearest point of the replacement mobile home, addition, carport, covered deck, covered porch, or similar structure.	3 feet
Setbacks for uncovered decks and uncovered porches:	
Minimum distance from the closest point of the front door side of an adjoining mobile home or site built structure, to the nearest point of the uncovered deck or uncovered porch.	6 feet
Minimum distance from the closest point of all other sides of an adjoining mobile home or site built structure, to the nearest point of the uncovered deck or uncovered porch.	3 feet
Minimum distance from individual storage sheds, on the same space or an adjoining space, to the nearest point of the uncovered deck or uncovered porch.	3 feet
Minimum distance from mobile home park boundaries, to the nearest point of the uncovered deck or uncovered porch.	3 feet

Setbacks for replacement mobile homes, additions, carports, covered decks, covered porches, and similar structure:	
Setbacks for accessory structures (Including but not limited to sheds, garages, carports, etc.) from mobile homes on the same space and on adjoining spaces:	
<i>Setbacks from structures on adjoining spaces:</i>	
Minimum distance from the closest point of the front door side of a mobile home or site built structure, to the nearest point of an accessory structure.	6 feet
Minimum distance from all other sides of a mobile home or site built structure, to the nearest point of an accessory structure.	3 feet
<i>General:</i>	
Minimum distance from the nearest point of any accessory structure to the mobile home park boundary.	3 feet

(7) Construction Standards – New and Existing Parks and Homes.

- (a) Every mobile home in a mobile home park shall be designed and constructed in accordance with the provisions of the National Manufactured Housing Construction and Safety Standards Act of 1974 42 U.S.C. 5401 et. seq. as amended, and also shall be designed to meet the City’s minimum roof snow load and basic wind speed.
- (b) Each mobile home shall be properly serviced with the necessary utilities and services to include water supply, sewage disposal, electrical and gas supply.
- (c) Accessory structures built on the mobile home lot shall meet building codes, and a permit for such structures shall be obtained from the city.
- (d) No mobile home shall be permanently attached to a foundation. Stabilizing devices or piers may be used and shall be installed in accordance with the manufacturer’s instructions.
- (e) All mobile homes stands in new mobile home parks shall provide adequate support for the placement of the mobile homes.
- (f) Every mobile home shall have skirting installed that completely encloses the space beneath the mobile home. Readily openable access panels or doors shall be installed to permit entrance for the servicing of utility connections. The skirting shall be constructed of materials that are the same or similar in design, texture, and color as the exterior material used in the construction of the mobile home. If skirting material is wood, it shall be of exterior grade only. The skirting shall not be permanently attached to the ground or used to anchor the mobile home to its pad.

- (g) Any electrical, gas, or plumbing repairs; alterations; or installation of equipment, shall be performed in accordance with all applicable laws and standards.

Sec. 21-4325. C-1 Local Commercial District

- (1) **Purpose and Intent.** The purpose of the local commercial district (C-1 district) is to provide a district designed for administration and professional services, local employment and services, and a small local retail district designed for smaller retail shopping and personal service areas.
- (2) **Standards.** It shall be unlawful for any person to build, occupy, or own any structure within a C-1 district that deviates from the standards set forth in the following table unless a variance or minor modification has been granted in accordance with the provisions of this land development code.

Table IV-9. C-1 District Standards

BULK STANDARD	REQUIREMENT
Minimum gross floor area	N/A
Minimum density	N/A
Maximum density	N/A
Minimum floor area ratio	0.10
Maximum floor area ratio	0.50
Minimum lot area	8,000-square feet
Maximum lot area	80,000-square feet
Minimum lot frontage	70 feet
Maximum lot frontage	N/A
Minimum front yard setback	10 feet (garages to be set back 20 feet minimum)
Maximum front yard setback	25 feet (new structures only)
Minimum side yard setback (interior lot)	10 feet
Maximum side yard setback (interior lot)	25 feet
Minimum side yard setback (corner lot)	10 feet
Maximum side yard setback (corner lot)	30 feet
Minimum side yard setback (corner lot) collector or arterial	20 feet
Minimum rear yard setback	15 feet
Minimum building height	15 feet
Maximum building height	35 feet
Minimum open space	N/A
Building location	N/A
Building separation	N/A

Sec. 21-4330. C-2 General Commercial District

- (1) **Purpose and Intent.** The purpose of the general commercial district (C-2 district) is to provide a wide variety of general retail, business, and service uses, as well as professional and business offices, but not intensive, high-traffic generating activities.
- (2) **Standards.** It shall be unlawful for any person to build, own, or occupy any structure within a C-2 district that deviates from the standards set forth in the following table unless a variance or minor modification has been granted in accordance with the provisions of this land development code.

Table IV-10. C-2 District Standards

BULK STANDARD	REQUIREMENT
Minimum gross floor area	N/A
Minimum density	N/A
Maximum density	N/A
Minimum floor area ratio	0.10
Maximum floor area ratio	N/A
Minimum lot area	8,000-square feet
Maximum lot area	N/A
Minimum lot frontage	70 feet
Minimum front yard setback	10 feet (garages to be set back 20 feet minimum)
Maximum front yard setback	25 feet (at least 1 building on a lot)
Minimum side yard setback (interior lot)	10 feet
Maximum side yard setback (interior lot)	N/A
Minimum side yard setback (corner lot)	10 feet
Maximum side yard setback (corner lot)	30 feet
Minimum side yard setback (corner lot) collector or arterial	20 feet
Minimum rear yard setback	20 feet
Minimum building height	15 feet
Maximum building height	50 feet
Minimum open space	N/A
Building location	N/A
Building separation	15 feet

Sec. 21-4335. C-3 Regional Commercial District

- (1) **Purpose and Intent.** The purpose of the regional commercial district (C-3 district) is to provide for more intensive or higher impact business activities, as well as general retail, commercial, personal and business

services, and professional offices for both the general and traveling public in an interstate and regional context.

- (2) **Standards.** It shall be unlawful for any person to build, own, or occupy any structure within a C-3 district that deviates from the standards set forth in the following table unless a variance or minor modification has been granted in accordance with the provisions of this land development code.

Table IV-11. C-3 District Standards

BULK STANDARD	REQUIREMENT
Minimum gross floor area	N/A
Minimum density	N/A
Maximum density	N/A
Minimum floor area ratio	0.10
Maximum floor area ratio	N/A
Minimum lot area	8,000-square feet
Maximum lot area	N/A
Minimum lot frontage	70 feet
Minimum front yard setback	10 feet (garages to be set back 20 feet minimum)
Maximum front yard setback	35 feet (at least 1 building on a lot)
Minimum side yard setback (interior lot)	10 feet
Maximum side yard setback (interior lot)	N/A
Minimum side yard setback (corner lot)	10 feet
Maximum side yard setback (corner lot)	35 feet
Minimum side yard setback (corner lot) collector or arterial	25 feet
Minimum rear yard setback	20 feet
Minimum building height	15 feet
Maximum building height	50 feet
Building location	N/A
Building separation	15 feet

Sec. 21-4340. MU-1 Mixed-Use District

- (1) **Purpose and Intent.** The purpose of the mixed use district (MU-1 district) is to create an environment having urban characteristics within a relatively small area of land through the close proximity of activities and increased social and cultural opportunities. The uses within this district are primarily commercial in nature, and the residential development is incorporated into the retail environment, such as first-floor retail and second-floor residential.
- (2) **Standards.** It shall be unlawful for any person to build, own, or occupy any structure within an MU-1 district that deviates from the standards set

forth in the following table unless a variance or minor modification has been granted in accordance with the provisions of this land development code.

Table IV-12. MU-1 District Standards

BULK STANDARD	REQUIREMENT
Minimum gross floor area	N/A
Minimum density	N/A
Maximum density	N/A
Minimum floor area ratio	0.25
Minimum floor area for residential uses, allowed on all floors but ground floor.	- 0 bedrooms: 400-square feet - 1 bedroom: 550-square feet - 2 bedrooms: 700-square feet - 3 bedrooms: 850-square feet - 4 bedrooms: 1,000-square feet
Maximum floor area ratio	N/A
Minimum lot area	8,000-square feet
Minimum lot frontage	60 feet
Minimum front yard setback	10 feet (garages to be set back 20 feet minimum)
Maximum front yard setback	25 feet (at least 1 building on a lot)
Minimum side yard setback (interior lot)	0 feet
Minimum side yard setback (corner lot)	10 feet
Maximum side yard setback (corner lot)	20 feet
Minimum side yard setback (corner lot) collector or arterial	20 feet
Minimum rear yard setback	20 feet
Minimum building height	15 feet
Maximum building height	50 feet
Building location	N/A
Building separation	15 feet

Sec. 21-4345. I-1 Light-Intensity Industrial District

- (1) **Purpose and Intent.** The purpose of the light intensity industrial district (I-1 district) is to provide a general commercial and restricted industrial district designed for a variety of compatible business, warehouse, wholesale, office, and limited industrial uses.
- (2) **Standards.** It shall be unlawful for any person to build, own, or occupy any structure within an I-1 district that deviates from the standards set forth in the following table unless a variance or minor modification has been granted in accordance with the provisions of this land development code.

Table IV-13. I-1 Light-Intensity Industrial District Standards

BULK STANDARD	REQUIREMENT
Minimum gross floor area	N/A
Minimum density	N/A
Maximum density	N/A
Minimum floor area ratio	0.15, with the option of 0.10 with the difference in additional landscaping. The location of the additional landscaping shall correspond with section 21-7501.
Maximum floor area ratio	N/A
Minimum lot area	30,000-square feet
Maximum lot area	N/A
Minimum lot frontage	80 feet
Minimum front yard setback	20 feet
Maximum front yard setback	75 feet (new structures only)
Minimum side yard setback (interior lot)	5 feet on either side with a minimum of 30 feet total for both setbacks. Maintain a minimum structure separation of 25 feet between buildings across side property lines.
Maximum side yard setback (interior lot)	N/A
Minimum side yard setback (corner lot)	15 feet
Maximum side yard setback (corner lot)	N/A
Minimum side yard setback (corner lot) collector or arterial	20 feet
Maximum side yard setback (corner lot) collector or arterial	100 feet
Minimum rear yard setback	20 feet
Minimum building height	15 feet
Maximum building height	50 feet
Building location	No building shall be located less than 25 feet from the boundary of any residential zone district
Building separation	25 feet

Sec. 21-4350. I-2 Medium-Intensity Industrial District

- (1) **Purpose and Intent.** The purpose of the medium intensity industrial district (I-2 district) is to provide for a district in which light and medium industrial and similar uses may be operated. Medium-intensity industry consists of any industrial or manufacturing operation subject to acceptable

safeguards to control potential nuisances and hazardous effects both on and off of the premises.

- (2) **Standards.** It shall be unlawful for any person to build, own, or occupy any structure within an I-2 district that deviates from the standards set forth in the following table unless a variance or minor modification has been granted in accordance with the provisions of this land development code.

Table IV-14. I-2 Medium-Intensity Industrial District Standards

BULK STANDARDS	REQUIREMENT
Minimum gross floor area	N/A
Minimum density	N/A
Maximum density	N/A
Minimum floor area ratio	0.15, with an option of 0.10 with the difference in additional landscaping. The location of the additional landscaping shall correspond with section 21-7501.
Maximum floor area ratio	N/A
Minimum lot area	50,000-square feet
Maximum lot area	N/A
Minimum lot frontage	80 feet
Minimum front yard setback	20 feet
Maximum front yard setback	100 feet
Minimum side yard setback (interior lot)	20 feet
Maximum side yard setback (interior lot)	N/A
Minimum side yard setback (corner lot)	20 feet
Maximum side yard setback (corner lot)	N/A
Minimum side yard setback (corner lot) collector or arterial	20 feet
Maximum side yard setback (corner lot) collector or arterial	150 feet
Minimum rear yard setback	25 feet
Minimum building height	15 feet
Maximum building height	50 feet
Minimum open space	N/A
Building location	No building shall be located less than 50 feet from the boundary of any residential zone district
Building separation	25 feet

Sec. 21-4355. I-3 Heavy-Intensity Industrial District

- (1) **Purpose and Intent.** The purpose of the heavy intensity industrial district (I-3 district) is to provide a district designed to accommodate normal operation of almost all industries, subject to those regulations necessary for the protection of nearby property owners in the lawful use of their respective properties.
- (2) **Standards.** It shall be unlawful for any person to build, own, or occupy any structure within an I-3 district that deviates from the standards set forth in the following table unless a variance or minor modification has been granted in accordance with the provisions of this land development code.

Table IV-15. I-3 Heavy-Intensity Industrial District Standards

BULK STANDARD	REQUIREMENT
Minimum gross floor area	N/A
Minimum density	N/A
Maximum density	N/A
Minimum floor area ratio	0.15, with the option of 0.10 with the difference in additional landscaping. The location of the additional landscaping shall correspond with section 21-7501.
Maximum floor area ratio	N/A
Minimum lot area	50,000-square feet
Maximum lot area	N/A
Minimum lot frontage	80 feet
Minimum front yard setback	20 feet
Maximum front yard setback	100 feet
Minimum side yard setback (interior lot)	25 feet
Maximum side yard setback (interior lot)	N/A
Minimum side yard setback (corner lot)	25 feet
Maximum side yard setback (corner lot)	N/A
Minimum side yard setback (corner lot) collector or arterial	25 feet
Maximum side yard setback (corner lot) collector or arterial	150 feet
Minimum rear yard setback	25 feet
Minimum building height	15 feet
Maximum building height	50 feet
Minimum open space	N/A
Building location	No building shall be located less than 50 feet from the boundary of any residential zone district

BULK STANDARD	REQUIREMENT
Building separation	25 feet

Sec. 21-4360. AG Agricultural District

- (1) **Purpose and Intent.** The purpose of the agricultural district (AG district) is to provide areas in the city for large-lot, single-family detached dwelling uses; provide areas for limited production of agricultural crops and livestock; and to allow for land that has no future land use proposed at the time of annexation or that is in a transitional stage with regard to its ultimate development.

- (2) **Standards.** It shall be unlawful for any person to build, own, or occupy any structure within an AG district that deviates from the standards set forth in the following table unless a variance or minor modification has been granted in accordance with the provisions of this land development code. No more than one principal structure shall be permitted in any lot located within an agricultural district. In order to qualify as a single principal structure, all portions of a structure must be structurally linked to each other, and not merely connected through the use of patios, breezeways, arcades, or similar devices.

Table IV-16. AG District Standards

BULK STANDARD	REQUIREMENT
Minimum gross floor area	N/A
Minimum density	N/A
Maximum density	N/A
Minimum gross floor area for single-family residential uses.	Single-family detached dwellings: 1,080-square feet for a single-story dwelling and 1,600-square feet for a multi-story dwelling.
Maximum floor area ratio	N/A
Minimum lot area	43,560-square feet
Maximum lot area	N/A
Minimum lot frontage	100 feet
Maximum lot frontage	N/A
Minimum front yard setback	10 feet (garages to be setback 20 feet minimum)
Maximum front yard setback	N/A
Minimum side yard setback (interior lot)	10 feet
Maximum side yard setback (interior lot)	N/A
Minimum side yard setback (corner lot)	30 feet

BULK STANDARD	REQUIREMENT
Maximum side yard setback (corner lot)	N/A
Minimum side yard setback (corner lot) collector or arterial	30 feet
Minimum rear yard setback	30 feet
Minimum building height	10 feet.
Maximum building height	35 feet
Minimum open space	50 percent of gross lot area. Open space may include corrals, riding rings, pasture area, farming area, or landscaped areas.
Building location	N/A
Building separation	N/A

Sec. 21-4365. PUBLIC Public Zone District

- (1) **Purpose and Intent.** The purpose of the public zone district (Public district) is to protect established public lands and to provide an area in the city for location of parks, public open space, government buildings and facilities, schools and school grounds, and quasi-public buildings and facilities.
- (2) **Standards.** It shall be unlawful for any person to build, own, or occupy any structure within a public zone district that deviates from the standards set forth in the following table unless a variance or minor modification has been granted in accordance with the provisions of this land development code.

Table IV-17. PUBLIC District Standards

BULK STANDARD	REQUIREMENT
Minimum gross floor area	N/A
Minimum density	N/A
Maximum density	N/A
Minimum floor area ratio	N/A
Maximum floor area ratio	N/A
Minimum lot area	20,000-square feet
Minimum lot frontage	70 feet
Minimum front yard setback	20 feet
Maximum front yard setback	N/A
Minimum side yard setback (interior lot)	5 feet on either side with a minimum of 30 feet total for both setbacks
Maximum side yard setback (interior lot)	N/A

BULK STANDARD	REQUIREMENT
Minimum side yard setback (corner lot)	15 feet
Maximum side yard setback (corner lot)	N/A
Minimum side yard setback (corner lot) collector or arterial	20 feet
Maximum side yard setback (corner lot) collector or arterial	150 feet
Minimum rear yard setback	20 feet
Minimum building height.	N/A
Maximum building height	50 feet
Minimum open space	N/A
Building location	N/A
Building separation	N/A

Sec. 21-4370. PUD Planned Unit Development District

- (1) **Purpose and Intent.** The purpose of the planned unit development district (PUD district) is to allow projects of innovative design and layout that would not otherwise be permitted under this land development code because of the strict application of zoning district or general development standards. Typically, the PUD consists of a combination of land uses that provides a higher level of standards through innovative land planning and site design concepts. The PUD district shall not be used merely as a mechanism to avoid the application of the requirements of other zone districts. The PUD district is further intended to:
- (a) Promote more economical and efficient use of land while providing a harmonious grouping of a variety of land uses;
 - (b) Promote innovative design of residential areas and allow for greater densities when additional site amenities are included in the development.
 - (c) Create physical connections between existing and proposed developments in order to achieve an integrated community with common open space, transportation, transit, and public service networks; and
 - (d) Allow for innovative development projects that assist in the implementation of the comprehensive plan and not as a device to circumvent development regulations, standards, and good planning practice.

- (2) **Standards.** The standards of a PUD district are set forth in its respective PUD zone document. In the event that a PUD zone document fails to address a specific standard, the standard of the most applicable zoning district or use, as determined by the director, shall apply.

DIVISION 4: OVERLAY DISTRICT STANDARDS

Sec. 21-4400. FP Floodplain Overlay District

- (1) **Description, Purpose and Intent.** The floodplain overlay district is comprised of two areas: floodway and floodway fringe. The purpose of this district is to promote public health and minimize losses due to flood.
- (2) **Use-by-Right.** Agricultural uses, not requiring structures, such as general farming and the raising of plants, flowers, livestock, and nursery stock shall be a use-by-right in the floodway fringe to the extent such use is permitted by the underlying zoning district classification.
- (3) **Uses Allowed with a Floodplain Permit.** The following uses shall be permitted to occur within the floodway fringe area of the district only and to the extent that they are permitted by the underlying zoning district classification. These uses require a floodplain permit as outlined in section 21-3213 of this land development code. In cases where the floodway and floodway fringe are not delineated on the zoning map, the floodplain administrator may require the applicant to demonstrate, through documentation provided by a registered professional engineer, that the proposed use is within the floodway fringe.
- (a) Public or private recreational uses, such as parks and recreation fields; golf courses; hiking, biking, and horse trails; and accessory parking lots;
 - (b) Public or private utility facilities, not requiring buildings, such as transmission lines, pipelines, utility lines, roadways, railroad spurs, and bridges;
 - (c) Wildlife and nature preserve, game farm and fish hatchery uses not requiring buildings.
 - (d) Regional public facilities, including detention or retention or water quality enhancement facilities; or
 - (e) Barbed wire and split rail fences. Other types of fences such as chain link or solid screen types are allowed as a use by right only if necessary for safety or security reasons provided the fence is specially designed to minimize impeding the flow of flood waters, accumulation of debris or being subject to being easily moved during flood periods. Fence designs which meet the above criteria,

such as certain breakaway fencing, or fencing with slatted design allowing water to pass through will be allowed if properly certified by a registered professional engineer as meeting the identified performance standards. Fences shall require a floodplain permit.

- (4) **Exclusions.** The following uses are prohibited in the floodplain overlay district:
- (a) Residential buildings and structures; and
 - (b) Commercial buildings and structures.
- (5) **Uses Not Identified.** Uses not identified in this section shall be submitted to the floodplain administrator for review. If approved, the floodplain administrator may require any conditions and restrictions deemed necessary to protect the public health, safety, and welfare provided they are consistent with these standards and regulations.
- (6) **General Standards.**
- (a) When allowed, all new construction or substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure and capable of resisting hydrodynamic and hydrostatic loads.
 - (b) All new construction or substantial improvements shall be constructed:
 - (i) With materials and utility equipment resistant to flood damage;
 - (ii) Using methods and practices that minimize flood damage; and
 - (iii) With electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
 - (c) Utilities.
 - (i) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
 - (ii) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters

into the system and discharge from the systems into flood waters; and

- (iii) On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

(7) **Structures.** Residential structures are prohibited in the floodplain. Nonresidential structures, if permitted, shall either have the lowest floor (including the basement) elevated to one foot above the base flood elevation or, together with the attendant utility and sanitary facilities, comply with the following standards:

- (a) Be flood-proofed so that below the required elevation the structure is watertight with walls substantially impermeable to the passage of water;
- (b) Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and
- (c) Be certified by a licensed engineer or architect that the design and method of construction are in accordance with the accepted standards of practice for meeting the provisions of this land development code. Such certification shall be provided to the floodplain administrator.

(8) **Floodways.**

- (a) Floodways are extremely hazardous areas due to the velocity of flood waters that carry debris, potential projectiles and erosion potential. Accordingly, all encroachments are prohibited. Specifically, but without limitation, this means that no fill, construction, substantial improvements or other development shall be permitted within the floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment will not result in any increase in flood levels within the boundaries of the city during the occurrence of the base flood discharge. If so demonstrated, any new construction or substantial improvements shall comply with the standards contained in this section.
- (b) The following uses shall be permitted upon approval of a floodplain permit:
 - (i) Public recreation uses such as parks, golf courses; and hiking, biking, and horse trails;

- (ii) Public/utility facilities such as transmission lines, pipelines, roadways, and bridges.

DIVISION 5: MISCELLANEOUS ZONE DISTRICTS

Sec. 21-4500. R-U Residential Unit District

- (1) General Standards.
 - (a) Intent. To promote innovative single-family residential design where the developer and city agree that the zone district guidelines of R-1, R-2, and PUD do not allow or encourage sufficient design flexibility to meet the needs of a proposed development.
 - (b) General provisions.
 - (i) Uses: The R-U zone district allows the following uses only:
 - a. Single-family detached dwelling;
 - b. Group-Homes Type A;
 - c. Foster Care Homes; or
 - d. Home Occupations.
 - (ii) Where lots will be created within an R-U zone, all subdivisions and development plans will be submitted in a form sufficient to satisfy the requirements of this code. When lots are intended to be created as part of a development seeking R-U zoning, subdivision review shall be carried out in conjunction with the R-U zoning process.
 - (iii) Parking. All parking will conform to article VII of this code.
 - (iv) Landscaping: Unless otherwise stated, all landscaping requirements shall conform to article VII of this code.

Table IV-18. R-U District Standards

BULK STANDARD	REQUIREMENT
Minimum gross floor area	1080-square feet per dwelling
Minimum density	N/A
Maximum density	8-dwelling units per acre
Minimum floor area ratio	N/A
Maximum floor area ratio	N/A
Minimum lot area	6000 square feet
Maximum lot area	5 acres for total development

BULK STANDARD	REQUIREMENT
Minimum lot frontage	50 feet
Minimum front yard setback	10 feet (garages to be set back 20 feet minimum)
Maximum front yard setback	40 feet (new dwellings only)
Minimum side yard setback (interior lot)	5 feet
Maximum side yard setback (interior lot)	N/A
Minimum side yard setback (corner lot)	10 feet
Maximum side yard setback (corner lot)	50 feet
Minimum side yard setback (corner lot facing collector or arterial)	25 feet
Minimum rear yard setback	10 feet
Minimum building height	15 feet
Maximum building height	35 feet
Minimum open space	25% of gross lot area
Building location	N/A
Building separation	N/A

Sec. 21-4510. I-1S Industrial Park Storage District

(1) **General Standards.**

The I-1S industrial park storage district is comprised of areas that are primarily developed for non-offensive types of industrial activity, wholesaling activity, and commercial facilities. In addition, it potentially allows for screened outdoor storage. This zone district is not compatible with adjoining residential uses.

(2) **Uses-by Right.** All uses-by-right shall be the same as those listed in the I-1 column in the use table in article V.

(3) **Exclusions.** All excluded uses shall be the same as those listed in the I-1 column in the use table in article V.

(4) **Temporary Uses.** All temporary uses shall be the same as those listed in the I-1 zone district included in the temporary use table in article V.

(5) **Uses-by-Permit and Conditional Uses.** All uses-by-permit and conditional uses shall be the same as those listed in the I-1 column in the use table in article V.

- (6) **Outdoor storage.** Outdoor storage may be allowed in the I-1S district through the use-by-permit process if such outdoor storage meets the standards outlined in article V of this code.

- (7) **Location of Zone District.** Location of district shall be as follows:

 The I-1S shall be located adjacent to industrial zone districts. The I-1S district shall not be adjacent to residential or commercial zone districts, and in no case shall the I-1S zone district be closer than 150 feet from a residential or commercial zone district or areas designated residential or commercial on the master land use plan.

- (8) **Accessory Uses.** All accessory uses shall conform to the requirements of this code.

- (9) **Sign Regulation.** Signs shall be in conformance with article VIII of this code.

- (10) **Landscaping.** All landscaping shall be in conformance with article VII of this code.

Table IV-19. I-1S Industrial Park Storage District Standards

BULK STANDARD	REQUIREMENT
Minimum gross floor area	N/A
Minimum density	N/A
Maximum density	N/A
Minimum floor area ratio	N/A
Maximum floor area ratio	N/A
Minimum lot area	30,000 square feet
Maximum lot area	N/A
Minimum lot frontage	70 feet
Minimum front yard setback	20 feet
Maximum front yard setback	75 feet (new structures only)
Minimum side yard setback (interior lot)	Side setback, minimum: - 25 feet one side. - None on other side, subject to approval by the fire marshal and chief building official. - Side setbacks shall be so applied and interpreted to maintain minimum structure separations across side property lines of 25 feet.
Maximum side yard setback (interior lot)	N/A
Minimum side yard setback (corner lot)	15 feet
Maximum side yard setback	N/A

BULK STANDARD	REQUIREMENT
(corner lot)	
Minimum side yard setback (corner lot facing collector or arterial)	20 feet
Minimum rear yard setback	0 feet
Minimum building height	15 feet
Maximum building height	50 feet
Building location	No building shall be located less than 25 feet from the boundary of any residential zone district
Building separation	25 feet