

TABLE OF CONTENTS

ARTICLE		PAGE
I.	SHORT TITLE	1
II.	PURPOSE	
	Section 1.0 Generally.....	1
III.	GENERAL REGULATIONS	
	Section 1.0 General Use Regulations.....	2
	1.1 Application of This Ordinance.....	2
	1.2 Except as Otherwise Provided For In This Ordinance	2
	1.3 Joint Occupancy	2
	1.4 Public Utilities	2
	Section 2.0 Non-Conforming Uses	3
	2.1 Non-Conforming Lots of Record.....	3
	2.2 Continuance	3
	2.3 Restoration to Safe Condition.....	3
	2.4 Restoration After Damages.....	3
	2.5 Abandonment.....	4
	2.6 Change In Use.....	4
	2.7 Abandoned Right of Way	4
	2.8 Structures Conforming to District Regulation But Not Other Regulations	4
	2.9 Buildings To Be Moved.....	4
	2.10 Reduction in Lot Area Prohibited.....	4
	2.11 Dwelling Prohibitions	5
	2.12 Corner Visibility in Residential and Commercial District.....	5
	2.13 Future Street Lines.....	5
	2.13 Abatement of Noise, Smoke, Gas, Vibration, Fumes, Dust, Fire And Explosion Hazard or Nuisance.....	5
IV.	ADMINISTRATION	
	Section 1.0 Enforcing Officer	6
	Section 2.0 Building Permit Required	6
	Section 3.0 Plot Plan	7
	Section 4.0 Site Plan Review	7

Section	5.0	Certificate of Occupancy	8
Section	6.0	Interpretation of District Boundaries	8
Section	7.0	Interpretation of Uses.....	9
Section	8.0	Unclassified Uses.....	9
Section	9.0	Expiration of Building Permit.....	9
Section	10.0	Unlawful Structures	9
Section	11.0	Penalties	10
Section	12.0	Remedies.....	10
Section	13.0	Zoning Board of Adjustment	10
	13.1	Appointment	10
	13.2	Procedure	10
	13.3	Powers and Duties.....	10
	13.4	Administrative Review	11
Section	14.0	Special Exceptions	11
	14.1	Special Exception Procedures.....	11
	14.2	Variances.....	12
	14.3	Action on Appeals.....	14
	14.4	Appeals – How Taken.....	14
	14.5	Stay of Proceedings.....	14
	14.6	Appeals From Action of the Board	14
Section	15.0	Amendments	15
	15.1	Procedure	15
	15.2	Authority to Amend	15
	15.3	Authorized Petitioners	15
	15.4	Petition for Amendment.....	15
Section	16.0	Planning Commission Action	16
Section	17.0	City Council Action	17
	17.1	Public Notice of Hearings.....	17
	17.2	Limitation on Rezoning Amendments	18

V. DEFINITIONS

Section	1.0	Purpose of Definitions	19
Section	2.0	Interpretation.....	19
Section	3.0	Word Usage	19
Section	4.0	Words and Phrases Defined	19
Section	5.0	Uses Defined.....	26
	5.1	Agricultural Uses	26
	5.2	Residential Uses.....	27
	5.3	Institutional Uses	28

5.4	Commercial Uses	30
5.5	Industrial Uses	34
5.6	Temporary Uses	35

VI. ESTABLISHMENT OF DISTRICTS

Section	1.0	AG Agricultural District	37
Section	2.0	RE Residential Estate Single Family District	39
Section	3.0	R-1 Single Family Residential District	41
Section	4.0	R-1G Residential Garden Home District	42
Section	5.0	R-2 Single/Two Family Residential District.....	44
Section	6.0	R-3 Multi-Family Residential District	45
Section	7.0	PRD Planned Residential Development District	48
Section	8.0	RMHP Residential Mobile Home Park District.....	51
Section	9.0	MS Mobile Home Subdivision District	54
Section	10.0	PUD Planned Unit Development District	55
Section	11.0	O-1 Office Building District	70
Section	12.0	B-1 Local Shopping District	72
Section	13.0	B-2 General Business District.....	74
Section	14.0	B-3 Downtown Shopping District	76
Section	15.0	M-1 Light Industrial.....	78
Section	16.0	M-2 Heavy Industrial.....	80
Section	17.0	MR Municipal Reserve	81

VII. SUPPLEMENTAL REGULATIONS

Section	1.0	Purpose.....	83
Section	2.0	Farm	83
Section	3.0	Hobby Farm	84
Section	4.0	Family Care Home	85
Section	5.0	Home Occupation	85
Section	6.0	Mini-Warehouse	86
Section	7.0	Garage or Yard Sale.....	86
Section	8.0	Accessory Buildings	86
Section	9.0	Cemetery	87
Section	10.0	Satellite Dish Antennas.....	87
Section	11.0	Regulation Pertaining to Mobile Homes.....	87
Section	12.0	Swimming Pools	88
Section	13.0	Temporary Structures and Building Material Storage.....	89
Section	14.0	Fences and Walls	89
Section	15.0	Emergency Care Facility.....	90
Section	16.0	Gasoline Service Station	90
Section	17.0	Shopping Center.....	91
Section	18.0	Patio Homes Located Outside the PRD District.....	92

Section	19.0	Townhouse Located Outside The PRD District.....	92
Section	20.0	Buffers.....	93

VIII. OFF-STREET PARKING AND LOADING REGULATIONS

Section	1.0	Purpose.....	96
Section	2.0	Off-Street Parking and Loading Terms Defined	96
Section	3.0	Required Off-Street Parking Spaces	97
Section	4.0	Off-Street Parking Design Requirements	100
Section	5.0	Location of Required Parking	101
Section	6.0	Parking Prohibitions.....	102
Section	7.0	Access Controls	102
Section	8.0	Required Off-Street Loading Spaces	103
Section	9.0	Off-Street Loading Design Standards.....	104

IX. SUBDIVISION REGULATIONS

Section	1.0	Street Names	106
Section	2.0	Right-Of-Way and Pavement Widths	106
Section	3.0	Design Speeds.....	107
Section	4.0	Base Material	107
Section	5.0	Pavement Thickness.....	107
Section	6.0	Street Grades.....	107
Section	7.0	Alignment and Visibility.....	108
Section	8.0	Intersections	108
Section	9.0	Cul-de-sacs.....	109
Section	10.0	Alleys	109
Section	11.0	Street Drainage.....	109
Section	12.0	Sidewalks	109
Section	13.0	Installation of Public Utilities	109
Section	14.0	Design Specifications.....	109

X. LEGAL STATUS PROVISIONS

Section	1.0	Minimum Requirements	110
Section	2.0	Effective Date	110

APPENDIX

Rezoning Application	112
Subdivision Review Application	113
Variance Application	114
Special Exception Use Application	115