

**Sec. 146-66 – 146-69 will remain unchanged.**

**Sec. 146-70. RS 120 - Single Family Residence district.**

- (a) Purpose. The "RS 120" - Single Family Residence zone is designed to stabilize and protect the residential characteristics of the district and to encourage a suitable family life environment on relatively ample lots. Zoning or rezoning to this classification will not generally be permitted after July 1, 2014.
- (b) Permitted uses. The permitted uses subject to the same regulations pertaining to such uses permitted in the "RED-1" - Residential Estates zone shall be permitted in the "RS 120" - Single Family Residence zone.
- (c) Space limits. The space limits identified in Appendix F of the Zoning Ordinance as being applicable to the "RS 120" - Single Family Residence zone shall apply.
- (d) Miscellaneous provisions. Only one building for living purposes shall be permitted on one zoning lot, except as otherwise provided herein.

**Sec. 146-71. RS 84 - Single Family Residence district.**

- (a) Purpose. The "RS 84" - Single Family Residence zone is designed to stabilize and protect the residential characteristics of the district and to encourage a suitable family life on medium size lots. More uses are allowed as a matter of right throughout the zone than in the larger lot size zones. Zoning or rezoning to this classification will not generally be permitted after July 1, 2014.
- (b) Permitted uses. Those uses permitted in the "RED-1" - Residential Estates zone, subject to the same regulations pertaining to such uses in said zoning district, shall be permitted in the "RS 84" - Single Family Residence zone.
- (c) Permitted accessory uses. The following accessory uses are permitted in the "RS 84" - Single Family Residence zone:
  - (1) The parking of one unoccupied trailer designed for recreational use and not to exceed 24 feet in length, shall be permitted in the rear yard;
  - (2) The storage of one pleasure boat shall be permitted within a building, or in the open within the rear yard;
  - (3) Real estate lease or sale signs relating to the property on which the sign is located; and

- (4) Other accessory uses and buildings customarily appurtenant to a permitted use, including, but not limited to, associational meetings, religious gatherings, and social activities.
- (d) Space limits. The space limits identified in appendix F of the zoning ordinance as being applicable to the "RS 84" - Single Family Residence zone shall apply.
- (e) Miscellaneous provisions. Only one building for living purposes shall be permitted on one zoning lot except as otherwise provided herein.

**Sec. 146-72. RS 72 - Single Family Residence district.**

- (a) Purpose. The "RS 72" - Single Family Residence zone is designed to encourage a suitable family life on medium size lots. More uses are allowed as a matter of right throughout the zone than in the larger lot size zones. Zoning or rezoning to this classification will not generally be permitted after July 1, 2014.
- (b) Permitted uses. Those uses indicated as being permitted in the "RS 72" - Single Family Residence zone in the Schedule of Uses shall be allowed.
- (c) Space limits. The space limits identified in Appendix F of the Zoning Ordinance as being applicable to the "RS 72" - Single Family Residence zone shall apply.

**Sec. 146-73. RS 60 - Single Family Residence district.**

- (a) Purpose. The "RS 60" - Single Family Residence zone is designed to encourage a suitable family life on medium size lots. More uses are allowed as a matter of right throughout the zone than in the larger lot size zones. Zoning or rezoning to this classification will not generally be permitted after July 1, 2014.
- (b) Permitted uses. The following uses are permitted in the "RS 60" - Single Family Residence zone:
  - (1) Crop and tree farming but not including the raising of animals or fowl for commercial purposes, or the sale of any products at retail on the premises, except as provided for as a permitted home occupation; and
  - (2) Other uses indicated as being permitted in the "RS 60" - Single Family Residence zone in the Schedule of Uses.
- (c) Space limits. The space limits identified in Appendix F of the Zoning Ordinance as being applicable to the "RS 60" - Single Family Residence zone shall apply.
- (d) Miscellaneous provisions. Only one building for living purposes shall be permitted on one zoning lot except as otherwise provided herein.

**Sec. 146-74. RS 45 - Single Family Residence district; zero lot line homes.**

- (a) Purpose. The "RS 45" - Single Family Residence zone is designed to provide single family homes on lots of moderate size. Zoning or rezoning to this classification will not generally be permitted after July 1, 2014.
- (b) Permitted uses. Those uses indicated as being permitted in the "RS 45" - Single Family Residence zone in the schedule of uses shall be allowed.
- (c) Space limits. The space limits identified in Appendix F of the zoning ordinance as being applicable to the "RS 45" - Single Family Residence zone shall apply.
- (d) Miscellaneous provisions. A minimum of two uncovered parking spaces shall be provided per unit. However, if rear entry is provided, then one covered parking space shall be acceptable.

**Sec. 146-75. RD 30 - Duplex Residence district.**

- (a) Purpose. The "RD 30" - Duplex Residence zone is designed to provide suitable family life for one- and two-family dwelling areas on lots of moderate size. Zoning or rezoning to this classification will not generally be permitted after July 1, 2014.
- (b) Permitted uses. The following uses are permitted in the "RD 30" - Duplex Residence zone:
  - (1) Crop and tree farming but not including the raising of animals or fowl for commercial purposes, or the sale of any products at retail on the premises, except as provided for as a permitted home occupation; and
  - (2) Other uses indicated as being permitted in the "RD 30" - Duplex Residence zone in the Schedule of Uses shall be allowed.
- (c) Permitted accessory uses. The following accessory uses are permitted in the "RD 30" - Duplex Residence zone:
  - (1) Signs not to exceed two square feet in area identifying the premises and occupant, but not including advertising matter;
  - (2) The keeping of dogs, cats and other household pets, but limited to two animals over six months old;
  - (3) Rental of sleeping rooms to two individuals not members of the family of the occupant of the dwelling. No signs advertising the availability of such rooms shall be displayed;

- (4) The parking of one unoccupied trailer designed for recreational use and not to exceed 24 feet in length shall be permitted in the rear yard;
- (5) The storage of one pleasure boat shall be permitted within a building, or in the open within the rear yard; and
- (6) Real estate lease or sale signs relating to the property on which the sign is located.

(d) Space limits.

- (1) Minimum lot area: 5,000 square feet for one unit; 6,000 square feet for a duplex; and
- (2) The space limits identified in Appendix F of the Zoning Ordinance as being applicable to the "RD 30" - Duplex Residence zone shall apply.

(e) Miscellaneous provisions. Only one building for living purposes shall be permitted on one zoning lot except as otherwise provided herein.

**Sec. 146-76. RG 27 - General Residence Townhome district.**

- (a) Purpose. The "RG 27" - General Residence Townhome zone is designed to provide for a medium density residential environment of attached townhome units. Zoning or rezoning to this classification will not generally be permitted after July 1, 2014.
- (b) Permitted uses. Those uses indicated as being permitted in the "RG 27" - General Residence Townhome zone in the schedule of uses shall be allowed.
- (c) Space limits. The space limits identified in Appendix F of the zoning ordinance as being applicable to the "RG 27" - General Residence Townhome zone shall apply.
- (d) Miscellaneous provisions. Rear entry off-street parking shall be provided for all uses established in this zone.

**Sec. 146-77. RG 25 - General Residence district.**

- (a) Purpose. The "RG 25" - General Residence zone is designed to provide for a medium density residential environment allowing some latitude to the designers as to form but limiting the overall intensity of use of the land. Lot area requirements are modified to meet existing lot situations in a large part of the city. Zoning or rezoning to this classification will not generally be permitted after July 1, 2014.

(b) Permitted uses. The following uses are permitted in the "RG 25" - General Residence zone:

- (1) Crop and tree farming but not including the raising of animals or fowl for commercial purposes, or the sale of any products at retail on the premises except as provided for as a permitted home occupation; and
- (2) Other uses indicated as being permitted in the "RG 25" - General Residence zone in the schedule of uses.

(c) Permitted accessory uses. The following accessory uses are permitted in the "RG 25" - General Residence zone:

- (1) Signs not to exceed four square feet in area identifying the premises and occupant, but not including advertising matter;
- (2) The keeping of dogs, cats and other household pets, but limited to two animals over six months old;
- (3) Rental of sleeping rooms to two individuals not members of the family of the occupant of the dwelling. No signs advertising the availability of such rooms shall be displayed;
- (4) The parking of one unoccupied trailer designed for recreational use and not to exceed 24 feet in length;
- (5) The storage of one pleasure boat shall be permitted within a building, or in the open within the rear yard;
- (6) Real estate lease or sale signs relating to the property on which the sign is located; and
- (7) Other accessory uses and buildings customarily appurtenant to a permitted use, including, but not limited to, associational meetings, religious gatherings, and social activities.

(d) Space limits. The following space limits shall apply to the "RG 25" - General Residence zone:

- (1) Minimum lot area: 5,000 square feet for one or two units; 2,500 square feet for each additional unit; and
- (2) All other space limits identified as being applicable to the "RG 25" - General Residence zone in Appendix F of the Zoning Ordinance.

- (e) Miscellaneous provisions. Only one building for living purposes shall be permitted on one zoning lot except as otherwise provided herein.

**Sec. 146-78 – 146-82 will remain unchanged.**

**Sec. 146-83. NC - Neighborhood Convenience District.**

- (a) Purpose. The "NC" - Neighborhood Convenience zone is designed to provide for a limited range of service and light retail land uses in small districts up to two acres in size, which are appropriately located at intersections of thoroughfares to serve the immediately adjacent residential neighborhood area. This district is not intended for extensive parceling-off of tracts or creation of pad sites, especially along the frontage of an arterial street, not extending the full depth of the district. Zoning or rezoning to this classification will not generally be permitted after July 1, 2014.
- (b) Permitted uses. The following uses are permitted in the "NC" - Neighborhood Convenience zone: uses as permitted in the schedule of uses.
- (c) Space limits. The following space limits shall apply to the "NC" - Neighborhood Convenience zone:
- (1) Minimum rear yard: ten feet; 25 feet where adjacent to residential.
  - (2) Minimum side yard: five feet; 25 feet where adjacent to residential.
  - (3) Maximum lot coverage: 40 percent.
  - (4) Maximum floor area ratio: 0.4 to 1.0.
  - (5) All other space limits identified as being applicable to the "NC" - Neighborhood Convenience zone in appendix F of the zoning ordinance.
- (d) Miscellaneous provisions. Sign and illumination regulations for the "NC" - Neighborhood Convenience zone shall be as follows:
- (1) Signs shall comply with the provisions of chapter 134.
  - (2) The number of signs shall be limited to two, or the maximum allowable under chapter 134, whichever is less.
  - (3) No free standing signs (ground or pole signs) shall be permitted.

- (4) All signs shall be flat against the wall of the building, with all parts of the sign within 18 inches of the face of the building.
- (5) All signs shall be oriented so as to face a public street.
- (6) No sign shall be illuminated so as to shine on nearby residential properties.
- (7) Any illumination shall be non-flashing and shall not contain a rotating, oscillating or revolving beam or beacon of light.

**Sec. 146-84. BN - Neighborhood Business District.**

- (a) Purpose. The "BN" - Neighborhood Business zone is designed to provide for limited commercial uses serving the common and frequent needs of the residents of the immediate vicinity. Zoning or rezoning to this classification will not generally be permitted after July 1, 2014.
- (b) Permitted uses. The following uses are permitted in the "BN" - Neighborhood Business zone:
  - (1) Any principal permitted use allowed in the "RG 18" - General Residence zone when established according to the rules and conditions of the "RG 18" - General Residence zone, except as herein modified;
  - (2) Other uses indicated as being permitted in the "BN" - Neighborhood Business zone in the schedule of uses; and
  - (3) Motor vehicle fuel sales only with facilities to fuel not more than four vehicles at one time (not a gasoline service station), which does not conduct any type of automotive repairs or servicing and motor vehicle fuel sales only with facilities to fuel not more than eight vehicles at one time which does not conduct any type of automotive repairs or servicing; provided that the gas pumps are located within 350 feet of the intersection of two arterial roadways as shown on the thoroughfare plan. Additionally, no stock of goods may be displayed out of doors with the exception of lubricants and additives for frequent sale, and no lighting may be constructed to shine on neighboring properties used for residential purposes. A maximum of two brand identification signs shall be allowed if their only illumination is non-flashing and shall not contain a rotating, oscillating or revolving beam or beacon of light. Such signs may be installed at the property line and shall conform to chapter 134 (see section 146-41 for regulations concerning specific use permit approval of facilities to fuel more than four and eight vehicles with location criteria at one time).

(c) Permitted accessory uses. The following accessory uses are permitted in the "BN" - Neighborhood Business zone:

(1) Accessory uses for residential development shall include those listed under the "RG 25" - General Residence zone and shall be established and conducted in accordance with the regulations of that zone; and

(2) All signs shall be flat against the wall of the building with all parts of the sign within 18 inches of the face of the building or on the roof within the height limit and shall not be illuminated so as to shine on nearby residential properties, except as otherwise provided herein. Illumination shall be non-flashing and shall not contain a rotating, oscillating or revolving beam or beacon of light.

(d) Space limits. The following space limits shall apply to the "BN" - Neighborhood Business zone:

(1) Minimum width of lot: 50 feet. Parking and landscaped areas may be included in this calculation.

(2) Minimum depth of lot: None for business.

(3) Maximum height of building: 25 feet, including roof signs and pylons.

(4) Minimum side yard: five feet when abutting a residential zone; none abutting business.

(5) Minimum side yard at corner: 25 feet. The 20 feet of a required corner side yard adjacent to the building may be used for the parking of automobiles.

(6) Maximum lot coverage: 70 percent.

(7) Maximum floor area ratio: one to 1.67 (0.6:1.0).

(8) All other space limits identified as being applicable to the "BN" - Neighborhood Business zone in appendix F of the zoning ordinance.

(e) Miscellaneous provisions.

(1) Only one building for living purposes shall be permitted on one zoning lot except as otherwise provided herein. No business shall be constructed on a zoning lot occupied by a residence.

**Sec. 146-85. BG - General Business district.**



- (a) Purpose. The "BG" - General Business zone is designed to provide for a wide range of retail and service establishments. Zoning or rezoning to this classification will not generally be permitted after July 1, 2014.
- (b) Permitted uses. The following uses are permitted in the "BG" - General Business zone:
- (1) Any use permitted in the "BN" - Neighborhood Business zone; except single family attached units; and
  - (2) Other uses indicated as being permitted in the "BG" - General Business zone in the Schedule of Uses.
- (c) Specific use permits. The following specific uses require a permit in the "BG" - General Business zone:
- (1) All uses indicated as being allowed in the "BG" - General Business zone with a specific use permit in the schedule of uses; and
  - (2) The city may allow residential and mixed business and residential structures to conform with the space limits of the "RG 18" - General Residence zone or any other zone requiring more lot area per dwelling unit, upon a finding that the proposed density of residential use will be in harmony with nearby residential zoning, and when said mixed occupancy building is specifically designed and constructed for such mixed occupancy, but shall not include the construction of a business building in the yard of a residence or within an existing residence.
- (d) Space limits. The following space limits shall apply to the "BG" - General Business zone:
- (1) Minimum lot area for business: None. Residential structures shall conform to the provisions of the "RG 18" - General Residence zone, except as may be modified by the city in accordance with the specific use provisions of this zone.
  - (2) Minimum width of lot: None for business.
  - (3) Minimum depth of lot: None for business.
  - (4) Minimum front yard: None for business.
  - (5) Minimum side yard: five feet when abutting any zone requiring a side yard; none abutting business.

(6) Maximum lot coverage including accessory buildings, loading docks, incinerators and vending devices: 95 percent.

(7) Maximum floor area ratio: two to one (2.0:1.0).

(8) All other space limits identified as being applicable to the "RG 18" - General Residence zone in Appendix F of the Zoning Ordinance.

(e) Miscellaneous provisions.

(1) Only one building for living purposes shall be permitted on one zoning lot except as otherwise provided herein.

**Sec. 146-86. C - Planned Center district.**

(a) Purpose. The "C" - Planned Center zone is designed to provide for high-intensity concentrations of shopping and related commercial activities along regional highways or large arterial roadways. Zoning or rezoning to this classification will not generally be permitted after July 1, 2014.

(b) Permitted uses. The following uses are permitted in the planned center district:

(1) Any use permitted in district "BN" - Neighborhood Business; and

(2) Other uses indicated as being permitted in the "C" - Planned Center zone in the schedule of uses.

(c) Space limits. The following space limits shall apply to the "C" - Planned Center zone:

(1) Minimum rear yard: 25 feet when abutting any zone requiring a rear yard; none abutting business.

(2) Minimum side yard: 15 feet when abutting any zone requiring a side yard; none abutting business.

(3) Maximum lot coverage: 50 percent.

(4) Maximum floor area ratio: one to 1.25.

(5) All other space limits identified as being applicable to the "C" - Planned Center zone in appendix F of the zoning ordinance.

(d) Special provisions.

- (1) The entire parcel of land in the planned center zone shall be considered as one zoning lot in arranging buildings and other facilities.
- (2) The commission and the council shall take into consideration the ability of nearby streets to handle traffic generated by the proposed development and shall take into consideration the effects upon the value and amenities of the nearby neighborhood residential properties and in the event of conflict between the maintenance of such values and the proposed development, shall weigh the equities between the two using the criterion of community service and maintaining the concept of the zoning plan in assessing the position of the proposed development.
- (3) It is intended that a planned center zone be designated to carry out the objectives and planning practices established by the commission for development of the city and particularly the development of unified planned business centers, whether in single or multiple ownership, and to be so developed within a reasonable time. The district is not intended for extensive parceling-off of tracts or creation of pad sites, especially along the frontage of an arterial street, not extending the full depth of the district. The intent of the district shall be considered in determining whether any tract shall be zoned as a planned center district and its associated site plan approved. Thenceforth, any development or subdivision of the property shall be consistent with an approved conceptual site plan, as originally approved or as may be subsequently amended and approved.

**Sec. 146-87. O-1 - Neighborhood Office district.**

- (a) Purpose. The "O-1" - Neighborhood Office zone is designed to provide for low intensity office uses, which are appropriately located at intersections of thoroughfares and which can be in close proximity to adjacent residential neighborhood areas. Zoning or rezoning to this classification will not generally be permitted after July 1, 2014.
- (b) Permitted uses. The following uses are permitted in the "O-1" - Neighborhood Office zone: uses as permitted in the schedule of uses.
- (c) Space limits. The following space limits shall apply to the "O-1" - Neighborhood Office zone:
  - (1) Minimum rear yard: ten feet; 25 feet where adjacent to residential zone or use.
  - (2) Minimum side yard: five feet; 25 feet where adjacent to residential zone or use.
  - (3) Maximum lot coverage: 50 percent.

- (4) Maximum floor area ratio: 0.5 to 1.0.
  - (5) All other space limits identified as being applicable to the "O-1" - Neighborhood Office zone in Appendix F of the Zoning Ordinance.
- (d) Miscellaneous provisions. Sign and illumination regulations for the "O-1" - Neighborhood Office zone shall be as follows:
- (1) All signs shall comply with the provisions of chapter 134.
  - (2) No free standing signs (ground or pole signs) shall be permitted.
  - (3) All signs shall be flat against the wall of the building, with all parts of the sign within 18 inches of the face of the building.
  - (4) All signs shall be oriented so as to face a public street.
  - (5) No sign shall be illuminated so as to shine on nearby residential properties.

**Sec. 146-88. O - Office district.**

- (a) Purpose. The "O" - Office zone is designed to provide for office buildings with attendant retail and service uses intended primarily for occupants of such office buildings. Zoning or rezoning to this classification will not generally be permitted after July 1, 2014.
- (b) Permitted uses. The following uses are permitted in the "O" - Office zone: uses as permitted in the schedule of uses.
- (c) Permitted accessory uses. The following accessory uses are permitted in the "O" - Office zone:
  - (1) The incidental retail sale of food, beverages and other convenience items or services is permitted to the occupants, employees and guests, as long as these items are not advertised nor offered for sale to the general public;
  - (2) Drive-in facilities for banks or financial institutions; and
  - (3) Accessory buildings and uses customarily incident to any of the above uses; provided that such be not objectionable because of odor, smoke, dust, noise, vibration, or similar nuisance.
- (d) Space limits. The following space limits shall apply to the "O" - Office zone:

- (1) Maximum height of building: 75 feet, except that no building within 300 feet of a property zoned or used for single-family residential uses shall exceed 50 feet in height.
- (2) Minimum rear yard: None, except 25 feet required where abutting any district requiring a rear yard.
- (3) Minimum side yard: None, except 15 feet required where abutting any district requiring a side yard.
- (4) Minimum side yard at corner: Equal to right-of-way width of siding street.
- (5) Maximum lot coverage: 50 percent.
- (6) Maximum floor area ratio: one to one.
- (7) All other space limits identified as being applicable to the "O" - Office zone in appendix f of the zoning ordinance.

**Sec. 146-89. BC - Commercial Business district.**

- (a) Purpose. The "BC" - Commercial Business zone is designed to provide for commercial land uses, which can be more intensive than those permitted within a retail district. This district is not intended to be established along highly visible thoroughfares nor adjacent to residential properties due to the intensive nature of the permitted uses, although access onto a four lane or greater thoroughfare is a requirement for this district. Generally, this district would be appropriate only for properties on arterial roadways with an adjacent future land use plan designation of industrial. This district allows on-site storage either inside or outside of the main structure, and some assembly is permitted within this district. This district is not intended for extensive parceling-off of tracts or creation of pad sites, especially along the frontage of an arterial street, not extending the full depth of the district. Zoning or rezoning to this classification will not generally be permitted after July 1, 2014.
- (b) Permitted uses. The following uses are permitted in the "BC" - Commercial Business zone: uses as permitted in the schedule of uses.
- (c) Space limits. The following space limits shall apply to the "BC" - Commercial Business zone:
  - (1) Minimum rear yard: ten feet; 35 feet where adjacent to any residential zone or use.
  - (2) Minimum side yard: five feet; 35 feet where adjacent to any residential zone or use.

- (3) Maximum lot coverage: 70 percent.
- (4) Maximum floor area ratio: 1.0 to 1.0.
- (5) All other space limits identified as being applicable to the "BC" - Commercial Business zone in appendix f of the zoning ordinance.

**Sec. 146-90. ML - Light Manufacturing district.**

- (a) Purpose. The "ML" - Light Manufacturing zone is designed to provide for a wide range of commercial and industrial uses, all of which shall be comparatively nuisance-free. The zone specifically excludes residences on the theory that the mixture of residential use, and public services and facilities for residences with those for industry is contrary to the purposes of these regulations irrespective of whether the industry is encroaching on a living area or a living area is encroaching on an industrial area. Zoning or rezoning to this classification will not generally be permitted after July 1, 2014.
- (b) Permitted uses. The following uses are permitted in the "ML" - Light Manufacturing zone:
  - (1) Any use allowed in the "BG" - General Business zone, except that all dwellings and other types of living accommodations shall be prohibited save that one quarters for a watchman or caretaker shall be permitted as an accessory use for any permitted use occupying more than 20,000 square feet of lot area;
  - (2) Agriculture, including the raising of field crops, horticulture and animal husbandry; and
  - (3) Other uses indicated as being permitted in the "ML" - Light Manufacturing zone in the Schedule of Uses.
- (c) Specifically excluded uses. The following uses are hereby declared incompatible with the purpose of the "ML" - Light Manufacturing zone and are hereby expressly excluded:
  - (1) Dwellings, except caretakers' and watchmen's quarters as set forth herein;
  - (2) Public, parochial and private schools and colleges, except trade schools;
  - (3) Hospitals, clinics, rest homes and other institutions for the housing or care of human beings;
  - (4) Motels, hotels and mobile home parks; and

- (5) Any use not enumerated as permitted in this zone but which is specifically provided for in another zone or zones.
- (d) Permitted accessory use. The following accessory uses are permitted in the "ML" - Light Manufacturing zone:
  - (1) Any accessory use normally appurtenant to a permitted use shall be allowed; and
  - (2) Recreational uses that are temporary in nature and do not involve any appreciable amount of fixed construction and which will not interfere with the efficient functioning of the zone for its primary purpose of providing for manufacturing and heavy commercial establishments, may be allowed.
- (e) Space limits. The following space limits shall apply to the "ML" - Light Manufacturing zone:
  - (1) Minimum lot area for business or industry: 10,000 square feet.
  - (2) Maximum building height: No restriction except as limited by floor area ratio and by any restrictions which may be imposed by virtue of aircraft approach and turning zone height restrictions.
  - (3) Maximum lot coverage: 75 percent.
  - (4) Maximum floor area ratio: one to one.
  - (5) All other space limits identified as being applicable to the "ML" - Light Manufacturing zone in Appendix F of the Zoning Ordinance.

**Sec. 146-91. MH - Heavy Manufacturing district.**

- (a) Purpose. The "MH" - Heavy Manufacturing zone is designed to provide for the widest range of industrial operations permitted in the city. It is the zone for location of those industries, which have not reached a technical stage in processing, which renders them free of nuisance factors or where economics precludes construction and operation in a nuisance-free manner. [Zoning or rezoning to this classification will not generally be permitted after July 1, 2014.](#)
- (b) Principal permitted uses. The following principal uses are permitted in the "MH" - Heavy Manufacturing zone: uses as permitted in the schedule of uses.
- (c) Specifically excluded uses. The following uses are hereby declared incompatible with the purpose of the "MH" - Heavy Manufacturing zone and are hereby expressly excluded:

- (1) Dwellings except caretakers' and watchmen's quarters as set forth in the provisions of the "ML" - Light Manufacturing zone;
  - (2) Schools and colleges, except trade schools;
  - (3) Hospitals, clinics, rest homes and other institutions for the housing or care of human beings, except that medical facilities accessory to any industrial operation shall be permitted; and
  - (4) Motels, hotels and mobile home parks.
- (d) Permitted accessory uses. The following accessory uses are permitted in the "MH" - Heavy Manufacturing zone:
- (1) Any accessory use normally appurtenant to a permitted use shall be allowed; and
  - (2) Recreational uses that are temporary in nature and do not involve any appreciable amount of fixed construction and which will not interfere with the efficient functioning of the zone for its primary purpose of providing for manufacturing and heavy commercial establishments, may be allowed only upon appeal to the board of adjustment.
- (e) Space limits. The following space limits shall apply to the "MH" - Heavy Manufacturing zone:
- (1) Minimum lot area for business or industry: 10,000 square feet.
  - (2) Maximum building height: No restrictions except as limited by gross floor area ratio and by restrictions, which may be imposed by virtue of aircraft approach and turning zone height restrictions.
  - (3) Maximum lot coverage: 50 percent.
  - (4) Maximum floor area ratio: one to one.
  - (5) All other space limits identified as being applicable to the "MH" - Heavy Manufacturing zone in appendix f of the zoning ordinance.

Sec. 146-92 – 146-101 will remain unchanged.

Sec. 146-102. SF12 – Single Family Residential district.



(a) Purpose. The "SF12" - Single Family Residential zone is designed to stabilize and protect the residential characteristics of the district and to encourage a suitable family life environment on relatively ample lots.

(b) Permitted uses. Those uses indicated as being permitted in the "SF12" – Single Family Residential zone in the Schedule of Uses, Appendix F of this chapter, shall be allowed.

(c) Space limits. The space limits identified in Appendix F of this chapter as being applicable to the "SF12" – Single Family Residential zone shall apply.

**Sec. 146-103. SF10 – Single Family Residential district.**

(d) Purpose. The "SF10" - Single Family Residential zone is designed to stabilize and protect the residential characteristics of the district and to encourage a suitable family life environment on relatively ample lots.

(e) Permitted uses. Those uses indicated as being permitted in the "SF10" – Single Family Residential zone in the Schedule of Uses, Appendix F of this chapter, shall be allowed.

(f) Space limits. The space limits identified in Appendix F of this chapter as being applicable to the "SF10" – Single Family Residential zone shall apply.

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**Sec. 146-104. SF8 – Single Family Residential district.**

(a) Purpose. The "SF8" - Single Family Residential zone is designed to encourage a suitable family life on medium size lots.

(b) Permitted uses. Those uses indicated as being permitted in the "SF8" – Single Family Residential zone in the Schedule of Uses, Appendix F of this chapter, shall be allowed.

(c) Space limits. The space limits identified in Appendix F of this chapter as being applicable to the "SF8" – Single Family Residential zone shall apply.

**Sec. 146-105. SF7.2 – Single Family Residential district.**

(d) Purpose. The "SF7.2" - Single Family Residential zone is designed to encourage a suitable family life on medium size lots.

(e) Permitted uses. Those uses indicated as being permitted in the "SF7.2" – Single Family Residential zone in the Schedule of Uses, Appendix F of this chapter, shall be allowed.

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(f) Space limits. The space limits identified in Appendix F of this chapter as being applicable to the "SF7.2" – Single Family Residential zone shall apply.

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**Sec. 146-106. SF5 – Single Family Residential district.**

(a) Purpose. The "SF5" - Single Family Residential zone is designed to encourage a suitable family life on a variety of lot sizes while ensuring an appropriate residential density for the overall development.

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(b) Permitted uses. Those uses indicated as being permitted in the "SF5" – Single Family Residential zone in the Schedule of Uses, Appendix F of this chapter, shall be allowed.

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(c) Space limits. The space limits identified in Appendix F of this chapter as being applicable to the "SF5" – Single Family Residential zone shall apply.

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**Sec. 146-107. DR – Duplex Residential district.**

(a) Purpose. The "DR" - Duplex Residential zone is designed to provide for a medium density residential environment which consists of two-family residential units.

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(b) Permitted uses. Those uses indicated as being permitted in the "DR" – Duplex Residential zone in the Schedule of Uses, Appendix F of this chapter, shall be allowed.

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(c) Space limits. The space limits identified in Appendix F of this chapter as being applicable to the "DR" – Duplex Residential zone shall apply.

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**Sec. 146-108. TH – Townhome Residential district.**

(a) Purpose. The "TH" – Townhome Residential zone is designed to provide for a medium density residential environment which consists of attached single family residential units.

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(b) Permitted uses. Those uses indicated as being permitted in the "TH" – Townhome Residential zone in the schedule of uses shall be allowed.

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(c) Space limits. The space limits identified in Appendix F of the zoning ordinance as being applicable to the "TH" - Townhome Residential zone shall apply, except as indicated below:

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(1) Density bonus. A townhome community's maximum density may be increased to a maximum of 14 dwelling units per acre if at least two (2) of the following elements are incorporated into the design of the townhome community:

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a. Public sidewalks that are at least six feet wide are provided on both sides of each public or private street that is constructed within the community. These public sidewalks shall be located within the public right-of-way and/or a public pedestrian access easement and shall also be reflected on any associated permitting documents as deemed necessary by the Director of Engineering, Chief Building Official, and/or Director of Planning.

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b. No lots are located within 50 feet on either side of the primary entrance into the community.

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c. Each proposed lot is within 300 feet of a useable open space of at least one-half acre (21,780 square feet) in size that is owned and maintained by the governing homeowners' association. No side of the qualifying usable open space shall be less than 50 feet. The qualifying open space shall not be part of any screening and/or buffering obligations as mandated by the Subdivision Regulations.

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d. A usable open space of at least one-half acre (21,780 square feet) in size that is owned and maintained by the governing homeowners' association is provided for every 100 lots. This useable open space shall be provided within the boundary of the community and shall not count against any applicable park land dedication requirements as mandated by the Subdivision Regulations.

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e. Each entrance into the townhome community shall feature a divided entrance containing a landscaped median separating the traffic entering the neighborhood from the traffic exiting the neighborhood. The required median shall be provided within a common area that is owned and maintained by the homeowners' association and shall feature all of the following:

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i. The dividing median shall be at least 10 feet wide and at least 30 feet long (measured from back of curb to back of curb). The median and its plantings shall not be permitted to interfere with necessary sight visibility lines;

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ii. At least one canopy tree for every 30 linear feet that the median extends (in length);

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iii. At least two ornamental trees for every 30 linear feet that the median extends (in length); and

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iv. The required median shall be completely covered with living plant materials and shall be provided with an automatic underground irrigation system as specified in Section 146-135(e)(2) of the Zoning Ordinance.

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f. Natural areas such as creeks and lakes that include public participation of any kind (e.g.: NRCS lakes) have single loaded streets adjacent to them.

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g. Cul-de-sacs are not perfectly round. Instead, they are more elliptical and off-center in nature and feature a landscaped common area within the center of the cul-de-sac that is owned and maintained by the governing homeowners' association and which is at least 90 square feet.

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#### **Sec. 146-109. SO – Suburban Office district.**

(a) Purpose. The "SO" – Suburban Office zone is designed to provide for low intensity office uses which are typically located at intersections of arterial roads and collector roads.

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(b) Permitted uses. Those uses indicated as being permitted in the "SO" – Suburban Office zone in the Schedule of Uses, Appendix F of this chapter, shall be allowed.

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(c) Space limits. The space limits identified in Appendix F of this chapter as being applicable to the "SO" – Suburban Office zone shall apply.

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#### **Sec. 146-110. RO – Regional Office district.**

(a) Purpose. The "RO" – Regional Office zone is designed to provide for high intensity office uses which are typically located along major regional highways or at intersections with major regional highways.

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(b) Permitted uses. Those uses indicated as being permitted in the "RO" – Regional Office zone in the Schedule of Uses, Appendix F of this chapter, shall be allowed.

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(c) Space limits. The space limits identified in Appendix F of this chapter as being applicable to the "RO" – Regional Office zone shall apply.

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#### **Sec. 146-111. C1 – Neighborhood Commercial district.**

(a) Purpose. The "C1" – Neighborhood Commercial zone is designed to provide for low intensity commercial uses which are typically located where collector roads intersect with other collector roads or arterial roads.

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(b) Permitted uses. Those uses indicated as being permitted in the "C1" – Neighborhood Commercial zone in the Schedule of Uses, Appendix F of this chapter, shall be allowed.

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(c) Space limits. The space limits identified in Appendix F of this chapter as being applicable to the "C1" – Neighborhood Commercial zone shall apply.

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**Sec. 146-112. C2 – Local Commercial district.**

(a) Purpose. The "C2" – Local Commercial zone is designed to provide for medium intensity commercial uses which are typically located where arterial roads intersect with other arterial roads.

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(b) Permitted uses. Those uses indicated as being permitted in the "C2" – Local Commercial zone in the Schedule of Uses, Appendix F of this chapter, shall be allowed.

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(c) Space limits. The space limits identified in Appendix F of this chapter as being applicable to the "C2" – Local Commercial zone shall apply.

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**Sec. 146-113. C3 – Regional Commercial district.**

(a) Purpose. The "C3" – Regional Commercial zone is designed to provide for high intensity commercial uses which are typically located along major regional highways and where arterial roads intersect with major regional highways.

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(b) Permitted uses. Those uses indicated as being permitted in the "C3" – Regional Commercial zone in the Schedule of Uses, Appendix F of this chapter, shall be allowed.

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(c) Space limits. The space limits identified in Appendix F of this chapter as being applicable to the "C3" – Regional Commercial zone shall apply.

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**Sec. 146-114. LI – Light Industrial district.**

(a) Purpose. The "LI" - Light Industrial zone is designed to provide for a wide range of commercial and industrial uses, all of which shall be comparatively nuisance-free.

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(b) Permitted uses. Those uses indicated as being permitted in the "LI" – Light Industrial zone in the Schedule of Uses, Appendix F of this chapter, shall be allowed.

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(c) Space limits. The space limits identified in Appendix F of this chapter as being applicable to the "LI" – Light Industrial zone shall apply.

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**Sec. 146-115. HI - Heavy Industrial district.**

(a) Purpose. The "HI" - Heavy Industrial zone is designed to provide for the widest range of industrial operations permitted in the city. It is the zone for location of those industries, which have not reached a technical stage in processing, which renders them free of nuisance factors or where economics precludes construction and operation in a nuisance-free manner.

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(b) Permitted uses. Those uses indicated as being permitted in the "HI" – Heavy Industrial zone in the Schedule of Uses, Appendix F of this chapter, shall be allowed.

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(c) Space limits. The space limits identified in Appendix F of this chapter as being applicable to the "HI" – Heavy Industrial zone shall apply.

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**Sec. 146-116 – 146-128. Reserved.**

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