



APPENDIX A ZONING CLASSIFICATIONS

Section 4.4.3 Single Family Residential (R-1) Districts:

(A) The Single Family Residential Districts have been created in order to provide areas where the traditional single family detached residence can be established and maintained and be protected from the unwarranted intrusion of other inappropriate uses. Further, the Single Family Residential Districts are established in compliance with provisions of Goal Area “A” of the Comprehensive Plan which calls for the preservation of maintenance of stable neighborhoods. The following Single Family Residential Districts are regulated by this Section:

- * R-1-AAA
- * R-1-AAAB
- * R-1-AA
- * R-1-AAB
- * R-1-A
- * R-1-AB

(B) Principal Uses and Structures Permitted: The following types of use are allowed within the Single Family Districts as a permitted use:

- (1) Conventionally sited Single Family Detached Residences.
- (2) Foster Homes pursuant to restrictions set forth in Section 4.3.3.(I).

(C) Accessory Uses and Structures Permitted: The following uses are allowed when a part of, or accessory to, the principal use:

(1) Uses and structures normally associated with residences such as: bird aviaries, boat docks, dog houses and dog runs, garages, greenhouses, guest cottages, playhouses, pool houses and covers, pump houses, slat houses, storage sheds, tennis courts, swimming pools, and workshops.

(2) Home occupations subject to the restrictions set forth in Section 4.3.3(K).

(3) Family Day Care pursuant to restrictions set forth in Section 4.3.3(T) (Child care, up to five children).

(4) Home Tutorial Services subject to the restrictions set forth in Section 4.3.3(KK).



(5) Recreational facilities attendant to a subdivision which is operated under a bonafide homeowners association such as: tennis courts, swimming pools, exercise area, clubhouse, and golf courses.

(6) The rental or lease of a boat dock when the dock is assigned to, or on the same lot as each residential use on a one-to-one basis.

(D) Conditional Uses and Structures Allowed: The following uses are allowed as conditional uses within the Single Family Districts.

(1) Child Care and Adult Day Care

(2) Churches, or places of worship, and their attendant educational, nursery, Sunday school, recreational, and columbarium facilities. The foregoing does not allow establishment of educational and care uses such as elementary school and general day care; however, such uses may be established by a separate conditional use application for child care or rezoning to C.F., as appropriate.

(3) Educational Facilities subject to the restrictions set forth in Section 4.3.3(HH).

(4) The use of common recreational facilities such as swimming pools and tennis courts, associated with a subdivision, for club or commercial purposes.

(5) Single Family Detached Residences in zero lot developments but only in the R-1-A and R-1-AA Districts.

(6) Level I Group Homes.

(E) Review and Approval Process:

(1) All principal uses and accessory uses thereto shall be allowed upon application to and approval by the Chief Building Official for structures which require a building permit and otherwise complying with applicable use restrictions.

(2) Conditional uses must be approved pursuant to the provisions of Section 2.4.5(E).

(3) The creation of a new lot for the purpose of building a single family residence requires platting pursuant to 2.4.5(J) or (K), as applicable.

(F) Development Standards: The development standards as set forth in Section 4.3.4 shall apply.

(G) Supplemental District Regulations: The supplemental district regulations as set forth in Article 4.6 shall apply.



(H) Special Regulations:

(1) The height of accessory structures shall not exceed the height of the associated principal structure. Screen enclosures without a solid roof are excluded from this limit.

(2) The floor area of an accessory structure shall not exceed 40% of the floor area of the principal structure.



Section 4.4.5 Low Density Residential (RL) District:

(A) Purpose and Intent: The Low Density Residential (RL) District provides a residential zoning district with flexible densities having a base density of three (3) units per acre and a range to six (6) units per acre. Further, the Low Density Residential District provides for implementation of provisions of Goal Area “C” of the Comprehensive Plan and, more specifically, Policy C-2.1 which calls for providing sites for single family detached and low density planned residential development.

(B) Principal Uses and Structures Permitted: The following uses are allowed within the (RL) District as a permitted use:

- (1) Single family detached dwellings
- (2) Duplex structures
- (3) Multiple Family Structures
- (4) Group Homes, Level I

(C) Accessory Uses and Structures Permitted: The following uses are allowed when a part of, or accessory to, the principal use:

(1) Uses and structures normally associated with residences such as: bird aviaries, boat docks, dog houses and dog runs, garages, greenhouses, playhouses, pool houses and covers, pump houses, slat houses, storage sheds, tennis courts, workshops, and home occupations.

(2) Family Day Care pursuant to restrictions set forth in Section 4.3.3(T) (Child Care, up to five children).

(3) Home Tutorial Services subject to the restrictions set forth in Section 4.3.3(KK).

(4) Home Occupations.

(5) Recreational facilities attendant to a subdivision which are operated under a bonafide homeowners association such as: tennis courts, swimming pools, exercise area, clubhouse, and private golf courses.

(6) The rental or lease of a boat dock when the dock is assigned to, or on the same lot as, each residential use on a one-to-one basis.

(7) Guest cottages, only when accessory to a single family detached structure.



(D) Conditional Uses and Structures Allowed: The following uses are allowed as conditional uses within the RL District.

(1) Child care and Adult Day Care.

(2) Churches, or places of worship, and their attendant educational, nursery, Sunday school, recreational, and columbarium facilities. The foregoing does not allow establishment of educational and care uses such as elementary school and general day care; however, such uses may be established by a separate conditional use application for child care or rezoning to CF as appropriate.

(3) Educational Facilities subject to the restrictions set forth in Section 4.3.3(HH).

(4) The use of common recreational facilities such as swimming pools, tennis courts, and golf course (associated with a subdivision) for club or commercial purposes.

(5) Single Family Detached Residences in zero lot developments.

(6) Group Homes, Level II.

(E) Review and Approval Process:

(1) Single family and duplex uses and accessory uses thereto shall be allowed upon application to and approval by the Chief Building Official for structures which require a building permit and otherwise complying with applicable use restrictions.

(2) Multiple family uses and structures must be approved by the Site Plan and Appearance Board pursuant the provisions of Sections 2.4.5(F), 2.4.5(H), and (I).

(3) The creation of a new lot for the purpose of building a single family residence requires platting pursuant to 2.4.5(J) or (K), as applicable.

(4) Conditional uses must be approved pursuant to the provisions of Section 2.4.5(E).

(F) Development Standards:

(1) The provisions for the R-1-A District shall apply for single family detached dwellings.

(2) The development standards as set forth in Section 4.3.4 shall apply for duplex and multifamily development.



(G) Supplemental District Regulations: The supplemental district regulations as set forth in Article 4.6 shall apply.

(H) Special Regulations:

(1) A minimum density of three units per acre is established for duplex and multiple family housing projects within this District. Density may exceed the base of three (3) units per acre only upon a determination by the Local Planning Agency that the resulting development is harmonious with adjacent properties and does not adversely affect areas of environmental significance or sensitivity. However, the maximum density shall not exceed six (6) units per acre.

(2) Notwithstanding the above, a duplex may be situated upon a platted lot pursuant to Section 4.3.4(l)(3)(b).

(3) The height of accessory structures shall not exceed the height of the associated principal structures. Screen enclosures without a solid roof are excluded from this limit.

(4) The floor area of an accessory structure shall not exceed 40% of the floor area of the principal structure.



Section 4.4.19 Mixed Industrial and Commercial (MIC) District:

(A) Purpose and Intent: The Mixed Industrial and Commercial (MIC) District is created in order to provide for a mix of industrial, commercial, and office use in a single zone district. The uses allowed are intended to enhance employment opportunities in the industrial, manufacturing and trade sectors, with supporting business and professional office functions. Retail uses are appropriate on a limited basis, and only as a secondary use within the district. The MIC District is to be located in areas designated for the primary use - industry and commerce - as shown on the Future Land Use Map.

(B) Principal Uses and Structures Permitted: The following types of use are allowed within the MIC District as a permitted use:

(1) Industrial Uses: The manufacturing, fabrication and wholesale of items and other uses as described in Section 4.4.20(B)(1), (2) and (3).

(2) Service Industry: Uses which provide an off-site service but maintain inventory, storage and an office at a central location, as described in Section 4.4.20(B)(5).

(3) Business and Professional Offices: Including, but not limited to finance, insurance, real estate, accounting and bookkeeping services, advertising services, photographic studios, architectural and engineering services, computer and data processing services, correspondence and vocational schools, credit reporting and collection, detective and protective services, legal services, travel agencies, and general offices for an individual, partnership or corporation.

(4) Retail Trade: Retail uses as a secondary use within any one building that has as its primary occupant an industrial or service industry use, but only to the extent that the floor area for all retail use (either accessory to an industrial use or not) shall not exceed 25% of the floor area of the total building. Although an intent of this Zoning District is to allow retailing of items manufactured, fabricated, or wholesaled on-site, additional retail uses may be allowed. Such additional uses may include, but are not limited to:

- (a) Apparel and accessory stores;
- (b) Bakeries;
- (c) Building materials and garden supplies, except mobile home dealers;
- (d) Camera and photographic equipment and supplies;
- (e) Hobbies, games, and toys;



- (f) Jewelry, gifts, novelties;
- (g) Luggage and leather goods;
- (h) Mail order houses;
- (i) Radio and television sets;
- (j) Seasonal holiday items (Christmas trees, fruit baskets, other seasonal items);
- (k) Sporting goods, including bicycles.

(5) Interior Design and Furnishings: The wholesale, retail, storage, and distribution of home furnishings, floor coverings, wall coverings, lighting, and other items related to the finishing and furnishing of interior space.

(6) Other Processes and Activities: The following activities may also be conducted:

- (a) Dry cleaning and laundering;
- (b) Emissions testing.

(C) Accessory Uses and Structures Permitted: The following uses are allowed when a part of, or accessory to, the principal use:

- (1) Parking lots
- (2) Refuse and service areas
- (3) Provisions or services and repair of items incidental to principal uses.
- (4) Storage of inventory, equipment, or materials, within a structure or in an approved outside location.
- (5) The conducting of auctions incidental to a principal use, and subject to the provision of parking at the rate required for general commercial uses.

(D) Conditional Uses and Structures Allowed:

- (1) The following uses are allowed as conditional uses within the MIC Zone District:
- (a) Adult Entertainment Establishments, pursuant to the provisions of 2.4.5(E);
 - (b) Kennels, no on-site disposal of carcasses;



(c) Material and component recovery for reuse, such as the disassembly and resale of computer components, appliances, and electrical components. This does not include resource recovery facilities as described and regulated by Section 4.3.3(Z);

(d) Towing services, with no outside storage;

(e) Automobile paint, body, and repair shops;

(f) Boat repair and service;

(g) Self-Service Storage Facilities (SSSF), pursuant to the provisions set forth in 4.3.3(A).

(2) The following additional uses are also allowed as conditional uses in the MIC zoning district. However, any outside storage associated with such uses may not be located within one hundred and fifty feet (150') of any property line adjacent to an arterial roadway (excluding Interstate 95);

(a) Lumberyards;

(b) Garages and lots for the parking and storage of vehicles, including the storage of light trucks, up to and including two-ton trucks;

(c) Storage and rental of light construction equipment not over twenty-four feet (24') long, eight feet (8') wide, and ten feet (10') high;

(d) Monument and ornamental stone cutting;

(e) Rental and sales of modular buildings.

(E) Review and Approval Process:

(1) In established structures, uses shall be allowed therein upon application to, and approval by, the Chief Building Official for a certificate of occupancy.

(2) For any new development approval must be granted by the Site Plan Review and Appearance Board pursuant to Sections 2.4.5(F), 2.4.5(H), and (I).

(F) Development Standards: The development standards as set forth in Section 4.3.4 shall apply.

(G) Supplemental District Regulations: The supplemental district regulations as set forth in Article 4.6 shall apply.



(H) Special Regulations:

(1) Loading and unloading shall be restricted to side and rear yards and shall be prohibited within the front yard setback.

(2) Within the front yard setback, the first ten feet (10') abutting the right-of-way shall be a landscaped area within which no paving shall be allowed except for driveways and walkways leading to structures on the premises. Such driveways and walkways shall be generally perpendicular to the property line.

(3) Overhead doors shall be prohibited from facing a public right-of-way.

(4) Except for outside storage approved pursuant to Section 4.6.6(C)(2), all principal and conditional uses shall be conducted within an enclosed building.



Section 4.4.20 Industrial (I) District

(A) Purpose and Intent: The Industrial (I) District provides for industrial land uses and their regulation so as to provide reasonable protection for the environment and the public with respect to the impacts of such use.

(B) Principal Uses and Structures Permitted: The following types of use are allowed within the Industrial District as a permitted use:

MATERIALS:

ceramics and plaster
fiberglass
glass
leather
tobacco
wood

PRODUCTS:

appliances
bakery products
beverages, alcoholic and nonalcoholic
cabinets
clothes
computer chips and computer components
cosmetics
dry ice
electronic components
furniture
ice
optical
pharmaceuticals
signs of all / any materials
sporting goods
textiles
toys

PROCESSES:

millwork (woodwork)
welding

(2) Fabrication and/or Assembly: The working or combing of processed or manufactured materials or parts which are then prepared for distribution for sale. All processes and products identified under “manufacturing” are permitted as are the following:

PROCESSES:

assembly of mechanical and / or component parts
bottling
engraving
machine shops
printing
repair of damaged goods and products which may have been manufactured on the premises

PRODUCTS:

communication devices (radio, television, cameras)
confectioneries
metal goods
precision instruments
newspapers, books, periodicals



(3) Wholesaling, Storage, and Distribution: The wholesaling, storage, and distribution of any products which may be manufactured, assembled, or fabricated on the premises. In addition, the following items may be wholesaled, stored, or distributed:

household furnishings and goods
moving and related storage

(4) Other Process and Activities: The following activities and processes may also be conducted:

automobile paint, body, and repair shops
boat repair and service
cold storage
dry cleaning
emissions testing
frozen food lockers, including personal lockers
laundering
publishing
tailoring

(5) Service Industry: Service Industry uses are those which are primarily engaged in providing an off-site service but which maintain inventory, storage of materials, and a business office at a central location. Repair of equipment and materials associated with the service is also permitted at this central location.

Land Development Services (e.g., surveying, soils testing, mapping, architectural, engineering).

Contractor and Trade Services (e.g., general contractor, electrician, plumbers, heating and air-conditioning specialists, swimming pool maintenance, landscaping services, exterminators, equipment and tool rental).

Repair of office equipment (e.g., typewriters, computers, data processing equipment).

Business Services (e.g., typewriters, computers, data processing equipment).

Limousine Service.

Gun Ranges (indoor).

(C) Accessory Uses and Structures Permitted: The following uses are allowed when a part of, or accessory to, the principal use:

- (1) Parking lots;
- (2) Refuse and service areas;
- (3) Outside storage;



(4) Snack bar and sale of convenience goods when limited to employees who work in the general industrial area;

(5) Caretaker residence and or facilities for temporary housing of security personnel;

(6) Business offices, accessory to the primary industrial use.

(D) Conditional Uses and Structures Permitted: The following uses are allowed as conditional uses:

(1) Boat manufacturing, repair, and/or service;

(2) Bulk storage, gas and oil;

(3) Concrete products manufacturing, including concrete block and redimix concrete;

(4) Custom fiberglass shops;

(5) Dairy processing;

(6) Heavy equipment and tool rental;

(7) Bulk fertilizer sales, excluding compost heaps;

(8) Garages for parking and storage of vehicles;

(9) Junkyards;

(10) Kennels, no on-site disposal of carcasses;

(11) Lumberyards;

(12) Meat cutting and wholesale storage;

(13) Monument and ornamental stone cutting;

(14) Rental and sales of modular buildings;

(15) Material and component recovery for reuse, such as the disassembly and resale of computer components, appliances, and electrical components. This does not include resource recovery facilities as described and regulated by Section 4.3.3(Z);



(16) Scrap metal recycling, when all operations and storage are in a completely enclosed building, which generates no emissions, and which does not create a noise disturbance in violation of Chapter 99 of the City Codes;

(17) Storage of light trucks, up to, and including two-ton trucks, and light construction equipment not over 24 feet long, eight feet wide, and ten feet high;

(18) Towing services and attendant storage;

(19) Truck terminals and storage facilities.

(E) Review and Approval Process:

(1) In established structures, uses shall be allowed therein upon application to, and approval by, the Chief Building Official for a certificate of occupancy.

(2) For any new development, approval must be granted by the Site Plan Review and Appearance Board pursuant to Sections 2.4.5(F), (H) and (I).

(3) Conditional uses must be approved pursuant to Section 2.4.5(E).

(F) Development Standards: The development standards as set forth in Section 4.3.4 shall apply except that minimum lot area dimensions shall not apply to lots of record as of September 1, 1990.

(G) Supplemental District Regulations: The supplemental district regulations as set forth in Article 4.6 shall apply.

(H) Special Regulations:

(1) Loading and unloading shall be restricted to side and rear yards and shall be prohibited within the front yard setback.

(2) Within the front yard setback, the first ten feet (10') abutting the right-of-way shall be a landscaped area within which no paving shall be allowed except for driveways and walkways leading to structures on the premises. Such driveways and walkways shall be generally perpendicular to the property line.

(3) Overhead doors shall be prohibited from facing the right-of-way of an arterial or collector street.



Section 4.4.16 Professional and Office (POD) District:

(A) Purpose and Intent: The Professional and Office District (POD) is created in order to provide a very limited application of professional, office, and similar intensity use to small parcels on properties designated as Transitional on the Future Land Use Map and thus mitigate against adverse effects which may occur with a higher intensity application of such usage.

(B) Principal Uses and Structure Permitted: The following types of use are allowed within the POD District as a permitted use:

(1) Professional Offices such as accountants, architects, attorneys, chiropractors, dentists, engineers, independent trustees, landscape architects, opticians, optometrists, osteopaths, physicians, psychologists, surgeons, and interior designers.

(2) General Business Offices for businesses without outside storage of inventory or equipment.

(3) Banks and Financial Institutions including drive-through facilities.

(4) Finance, insurance, travel, and real estate services.

(5) Medical Offices including clinics with out patient facilities only.

(C) Accessory Uses and Structures Permitted: The following uses are allowed when a part of, or accessory to, the principal use:

(1) Parking lots

(2) Refuse and service areas

(D) Conditional Uses and Structures Allowed: The following uses are allowed as conditional uses within the POD District:

(1) Educational facilities, training centers, and vocational schools.

(2) Alcohol and Drug Abuse Treatment Facilities.

(3) Mental Health Treatment Facilities with or without residential care programs and facilities.

(4) Veterinarian Clinics.

(5) Funeral Homes

(6) Licensed, professional providers of personal services, e.g. pedicurist, beauticians, and cosmetologists.



(E) Review and Approval Process:

(1) In established structures, uses shall be allowed therein upon application to, and approval by, the Chief Building Official for a certificate of occupancy.

(2) For a new development approval must be granted by the Site Plan Review and Appearance Board pursuant to Sections 2.4.5(F), (H)., and (I).

(3) Conditional uses must be approved pursuant to the provisions of Section 2.4.5(E).

(F) Development Standards: The development standards set forth in Section 4.3.4 shall apply.

(G) Supplemental District Regulations: The supplemental district regulations as set forth in Article 4.6 shall apply.



Section 4.4.21 Community Facilities (CF) District

(A) Purpose and Intent: The Community Facilities (CF) District is a special purpose zone district primarily, but not exclusively intended for locations at which facilities are provided to serve public, semi-public, and private purposes. Such purposes include governmental, religious, educational, health care, social service, and special facilities. It is also applied to regulated properties subjected to a transfer of development rights pursuant to Section 4.6.20

The CF District is deemed compatible with all land use designations shown on the Future Land Use Map.

(B) Principal Uses and Structures Allowed: The following types of use are allowed within the CF District as a permitted use:

(1) Governmental, such as: civic centers, courts, courthouses, temporary holding facilities, fire stations, governmental offices, public health facilities, law enforcement offices and facilities, post offices, public utility facilities (e.g. lift stations), water storage tanks, water treatment plants, water wells, wastewater treatment plants, drainage facilities.

(2) Community, such as: civic centers, community centers, community theater, cultural facilities and auditoriums, arts and crafts centers, libraries, museums, public parking lots and garages.

(3) Recreation, such as: community centers, tennis centers, swimming centers.

(4) Services, such as: abused spouse residences, child care centers, day care centers, community residential facilities with six or less occupants.

(5) Religious, such as: churches and places of worship with attendant uses of day care, pre-school, educational facilities, and with other normal educational (Sunday school) and recreational facilities, and support facilities (e.g., parsonage).

(6) Restricted usage allowed pursuant to an ordinance enacted to sever development rights under a Transfer of Development (TDR).

(C) Accessory Uses and Structures Permitted: The following uses are allowed when a part of, or accessory to, the principal use:

(1) Parking lots and garages

(2) Service and Refuse Areas

(3) Cafeterias, snack bars, restaurants, exercise facilities, etc., when contained in the same structure as the principal use.



(4) Storage of inventory, equipment, or materials, within a structure or in an approved outside location.

(5) Concessions and services provided under a license agreement with the City.

(D) Conditional Uses and Structures Allowed: The following uses are allowed as conditional uses:

(1) Health Care, such as: adult congregate living; continuing care; homes for the aged; nursing homes; substance abuse treatment facilities; hospitals, with or without helipads and associated laboratories, treatment centers, rehabilitation centers, and testing facilities; and mental health treatment facilities including residential care.

(2) Educational, either public or private, and vocational schools except for training or programs which can be conducted in multipurpose buildings or offices (e.g. a dance school, real estate school, etc.) which may be located in various commercial districts.

(3) Services, such as: community residential homes with seven or more occupants.

(4) Transportation, such as: bus stations, railway stations, taxi dispatch (more than one taxi), and park and ride areas.

(5) Special Services and Facilities, such as: privately operated parking lots and garages; stadiums and arenas; refuse transfer stations; resource recovery facilities, pursuant to provisions of Section 4.3.3(Z); and power transfer stations.

(E) Review and Approval Process:

(1) In established structures, principal and accessory uses shall be allowed therein upon application to, and approval by, the Chief Building Official for a certificate of occupancy.

(2) For any new development, approval must be granted by the Historic Preservation Board or the Site Plan Review and Appearance Board pursuant to Sections 2.4.5(F), 2.4.5(H), and (I).

(3) Conditional uses must be approved pursuant to Section 2.4.5(E).

(F) Development Standards: The development standards as set forth in Section 4.3.4 shall apply as guidelines for site development. While deviations from these standards are allowed, each deviation must be specifically approved by the Historic Preservation board or the Site Plan Review and Appearance Board.



(G) Supplemental District Regulations: The supplemental district regulations as set forth in Article 4.6 shall apply.

(H) Special Regulations:

(1) The perimeter setback area, when provided, shall be a landscaped area within which no paving shall be allowed except for driveways and walkways leading to structures on the premises. Such driveways and walkways shall be generally perpendicular to the property line.

(2) When this zone district is adjacent to residential zoning, the perimeter landscape area should be increased to a depth of fifteen feet (15'); or, as an alternative, either a wall, decorative fencing, or hedging should be installed for aesthetic and buffer purposes.