

TABLE OF CONTENTS

<u>ARTICLE</u>	<u>TITLE</u>	<u>PAGE</u>
1	<u>INTRODUCTION</u>	1-1
	1.00 Title	1-1
	1.01 Purpose	1-1
	1.02 Intent	1-1
	1.03 Interpretation	1-2
	1.04 Severability	1-3
2	<u>GENERAL PROVISIONS</u>	2-1
	2.00 Control Over Use	2-1
	2.01 Control Over Bulk	2-3
	2.02 Control Over Yards, Open Space & Lot Area	2-4
	2.03 Control Over Accessory Uses & Structures	2-8
	2.04 Control Over Specific Uses	2-9
	2.05 Control Over Development in Flood Plain	2-18
	2.06 Performance Standards	2-18
	2.07 Exempted Uses	2-18
	2.08 Telecommunication Service Facilities	2-19
	2.09 Bicycle Facilities	2-33
3	<u>ZONING DISTRICTS AND MAP</u>	3-1
	3.00 Establishment of Districts	3-1
	3.01 Interpretation of District Sequence	3-1
	3.02 Zoning District Map	3-1
4	<u>RESIDENTIAL DISTRICTS</u>	4-1
	4.00 Preamble	4-1
	4.01 R-1 Single-Family Residence District	4-1
	4.02 R-2 Single-Family Residence District	4-7
	4.03 R-3 Single-Family Residence District	4-14
	4.04 R-4 Single-Family and Two- Family Residence District	4-21

	4.05	R-5 General Residence District	4-25
5		<u>COMMERCIAL DISTRICT</u>	
	5.00	Preamble	5-1
	5.01	C-1 Village Center District	5-1
	5.02	C-2 Outlying Commercial District	5-10
	5.03	C-3 Limited Commercial Office District	5-20
<u>ARTICLE</u>		<u>TITLE</u>	<u>PAGE</u>
6		<u>INDUSTRIAL DISTRICTS</u>	6-1
	6.00	Preamble	6-1
	6.01	I-1, Office, Research Restricted Industrial District	6-1
	6.02	I-2 Limited Industrial District	6-10
7		<u>P-1 PUBLIC LANDS DISTRICT</u>	7-1
	7.00	Preamble	7-1
	7.01	Permitted Uses	7-1
	7.02	Special Uses	7-1
	7.03	Temporary Uses	7-2
	7.04	Accessory Uses	7-2
	7.05	Bulk Standards	7-3
	7.06	District Standards	7-4
8		<u>OFF-STREET PARKING AND OFF-STREET LOADING</u>	8-1
	8.00	Preamble	8-1
	8.01	General Requirements	8-1
	8.02	Off-Street Parking	8-3
	8.03	Off-Street Loading	8-15
9		<u>SIGNS</u>	9-1
	9.00	Preamble	9-1
	9.01	General Provisions	9-1
	9.02	District Regulations	9-10
	9.02-A	Residential Districts	9-10
	9.02-B	Commercial Districts	9-15
	9.02-C	I-1 Office, Research, Restricted Industrial District	9-35
	9.02-D	I-2 Limited Industrial District	9-49

9.02-E	Public Lands District	9-51
9.03	Temporary Signs	9-60
9.03-A	General Conditions	9-60
9.03-B	Real Estate Signs	9-61
9.03-C	Construction Signs	9-62
9.03-D	Garage Sale Signs	9-65
9.03-E	Political Signs	9-66
9.03-F	Quasi-Public Signs	9-66
9.03-G	Temporary Business Signs	9-67
9.03-H	Now Hiring/Help Wanted Signs	9-68
9.03-I	Open House & Open House Directional Signs	9-69
9.03-J	Pole & Bracket Mounted Banners	9-70
9.03-K	Temporary Marketing Signs	9-73
9.04	Non-Conforming Signs	9-75
9.05	Administration	9-77

<u>ARTICLE</u>	<u>TITLE</u>	<u>PAGE</u>
10	<u>NONCONFORMITIES</u>	10-1
	10.00 Preamble	10-1
	10.01 Continuance of Nonconforming Structures and Uses	10-1
	10.02 Nonconforming Lots of Record	10-3
	10.03 Change to a Conforming Use or Structure	10-5
	10.04 Conversion to a Special Use	10-5
	10.05 Elimination of NonConforming Structures and Uses	10-5
11	<u>TEMPORARY USES AND STRUCTURES</u>	11-1
	11.00 Preamble	11-1
	11.01 Permit Required	11-1
	11.02 Procedure	11-1
	11.03 Uses and Structures	11-2
	11.04 Conditions for Approval	11-3
12	<u>PLANNED UNIT DEVELOPMENTS AND PLANNED RESIDENTIAL DEVELOPMENTS</u>	12-1
	12.00 Preamble	12-1
	12.01 General Provisions	12-2
	12.02 Residential Planned Unit Development	12-6
	12.03 Planned Residential Developments	12-8
	12.04 Village Center/Residential Planned Unit Developments	12-
	12	
	12.05 Commercial Planned Unit Developments	12-
	16	
	12.06 Village Center/Commercial Planned Unit Developments	12-
	18	
	12.07 Development Incentive Provisions	12-
	23	
	12.08 Industrial Planned Unit Developments	12-
	26	
	12.09 Planned Unit Development	

	Procedures	12-
27		
12.10	Planned Residential Development Procedures	12-
35		
13	<u>ADMINISTRATION AND ENFORCEMENT</u>	13-1
13.01	Organization	13-1
13.02	Office of the Director of Building and Zoning	13-1
13.03	Board of Zoning Appeals	13-2
13.04	Plan Commission	13-4
13.05	Zoning Certificates/Permits	13-6
13.06	Certificate of Occupancy	13-6

<u>ARTICLE</u>	<u>TITLE</u>	<u>PAGE</u>
	13.07 Variations	13-8
	13.08 Modifications	13-
	13	
	13.09 Appeals	13-
	16	
	13.10 Amendments	13-
	17	
	13.11 Special Uses	13-
	20	
	13.12 Unique Use	13-
	24	
	13.13 Annexations	13-
	25	
	13.14 Fees	13-
	25	
	13.15 Enforcement	13-
	26	
	13.16 Variations & Penalties	13-
	26	
14	<u>RULES AND DEFINITIONS</u>	14-1
	14.00 Construction of Ordinance	14-1
	14.01 Rules	14-1
	14.02 Definitions	14-2
15	<u>EFFECTIVE DATE AND PUBLICATION</u>	15-1
<u>APPENDIX I</u>	Parking Stall Size & Parking Lot Aisle Widths	
<u>APPENDIX II</u>	Signage Regulations	
<u>SUPPLEMENT I</u>		
	A. Bulk Provisions, Lot & Building Terminology	
	B. Metric/Conventional Measurement Conversion Table	
	C. Summary of District Bulk Regulations	
<u>SUPPLEMENT II</u>	Summary of Street Loading Berth Requirements	