

ARTICLE I: ESTABLISHMENT OF ZONING DISTRICTS**Section 98-101 Purpose**

The area located within the jurisdiction of this Chapter (See Section 98-009) is hereby divided into zoning districts of such number and community character as are necessary to achieve compatibility of land uses within each district, to implement the officially adopted City of Lake Geneva Comprehensive Master Plan, and to achieve the other purposes of this Chapter (See Section 98-005).

Section 98-102 Standard Zoning Districts and Standard Zoning District Categories

For the purpose of this Chapter, all areas within the jurisdiction of this Chapter (See Section 98-009) are hereby divided into the following standard zoning districts, and standard zoning district categories (listed in underlined text), which shall be designated as follows:

Agricultural District:

Rural Holding (RH) District

Residential Districts:

Countryside Residential-5ac (CR-5ac) District
Estate Residential-1 (ER-1) District
Single-family Residential-3 (SR-3) District
Single-family Residential-4 (SR-4) District
Two-family Residential-6 (TR-6) District
Multi-family Residential-8 (MR-8) District

Nonresidential Districts:**Office District:**

Neighborhood Office (NO) District
Planned Office (PO) District

Commercial Districts:

Neighborhood Business (NB) District
Planned Business (PB) District
General Business (GB) District
Central Business (CB) District

Industrial Districts:

Planned Industrial (PI) District
General Industrial (GI) District
Heavy Industrial (HI) District

Planned Development Districts:

Planned Development District (year-order of approval in that year) e.g.: (PD 97-2)
State Law Reference: Section 62.23(7)(b), Wisconsin Statutes

Section 98-103 Map of Standard Zoning Districts*through***Section 98-105 Purpose and Intent of Standard Zoning Districts****Section 98-103 Map of Standard Zoning Districts**

Standard zoning districts established by this Chapter are shown on the Official Zoning Map of the City of Lake Geneva, which together with all explanatory materials thereon, is hereby made part of this Chapter.

Section 98-104 Interpretation of Zoning District Boundaries

The following rules shall be used to determine the precise location of any zoning district boundary shown on the Official Zoning Map of the City of Lake Geneva:

- (1) Zoning district boundaries shown as following or approximately following the limits of any City, Village, Town or County boundary shall be construed as following such limits.
- (2) Zoning district boundaries shown as following or approximately following streets or railroad lines shall be construed as following the centerline of such streets or railroad lines.
- (3) Zoning district boundary lines shown as following or approximately following platted lot lines or other property lines as shown on the City of Lake Geneva or County of Walworth Tax Maps shall be construed as following such lines.
- (4) Zoning district boundaries shown as following or approximately following the centerlines of streams, rivers, or other continuously flowing watercourses shall be construed as following the channel centerlines of such watercourses, and, in the event of a natural change in the location of such streams, rivers, or other watercourses, the zoning district boundary shall be construed as moving with the channel centerline.
- (5) Zoning district boundaries shown as following or approximately following ridgelines or watershed boundaries shall be construed as following such lines.
- (6) Zoning district boundaries shown as separated from, any of the features listed in paragraphs (1) through (5), above, shall be construed to be at such distances therefrom as are shown on the Official Zoning Map.
- (7) Where any uncertainty exists as to the exact location of a zoning district boundary line, as shown on the Official Zoning Map, the location of the line shall be determined by the Zoning Administrator.

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The following subsections specify the purpose and intent of the standard zoning districts established by this Chapter.

(1) Agricultural District
(a) Rural Holding (RH) District

1. **Description and Purpose:** This district is intended to permit development which is solely of a rural community character. The land use standards for this district permit very low density single-family residential development at a density of 1 dwelling unit for every 35 gross acres, as well as a variety of agricultural and agricultural support land uses. Density and intensity standards for this district are designed to ensure that development which requires even a minimum of urban services does not occur until such services are available. As such, the Rural Holding (RH) District shall either serve as a designation which preserves and protects agricultural activities, or as a "holding zone" which provides for an interim land use (agriculture) that will easily permit further development (with rezoning to another district) at the appropriate time.

Rationale: This district is used to provide for the protection of agricultural activities, and a very low density residential area for those who want to live in a rural environment and who retain enough land with their residence to ensure that the rural environment is maintained as long as the Rural Holding (RH) District designation is retained. In this manner, even if all property were developed in a given area with the Rural Holding (RH) District designation, the rural community character of that area would still be maintained.

2. List of Allowable Land Uses (per Article II)
a. Land Uses Permitted by Right: (per Section 98-202(2))

Single-Family - 35 acre lot
 Cultivation (per Section 98-206(2)(a))
 On-Site Agricultural Retail (per Section 98-206(2)(e))
 Selective Cutting (per Section 98-206(2)(f))
 Passive Outdoor Public Recreation (per Section 98-206(3)(a))
 Active Outdoor Public Recreation (per Section 98-206(3)(b))
 Public Services and Utilities (per Section 98-206(3)(e))
 Community Living Arrangement (1-8 residents) (per Section 98-206(3)(g))

b. Land Uses Permitted as Conditional Use: (per Section 98-202(4))

Husbandry (per Section 98-206(2)(b))
 Intensive Agriculture (per Section 98-206(2)(c))
 Agricultural Services (per Section 98-206(2)(d))
 Clear Cutting (per Section 98-206(2)(g))
 Indoor Institutional (Church and school only) (per Section 98-206(3)(c))
 Outdoor Institutional (per Section 98-206(3)(d))
 Outdoor Commercial Entertainment (per Section 98-206(4)(i))
 Commercial Animal Boarding (per Section 98-206(4)(j))
 Bed and Breakfast Establishments (per Section 98-206(4)(l))
 Campground (per Section 98-206(4)(n))
 Intensive Outdoor Recreation (per Section 98-206(4)(r)) (Ord. No. 12-07)

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Junkyard or Salvage Yard (per Section 98-206(5)(d))
 Waste Disposal Facility (per Section 98-206(5)(e))
 Composting Operation (per Section 98-206(5)(f))
 Airport/Heliport (per Section 98-206(6)(b))
 Communication Tower (per Section 98-206(7)(c))
 Extraction Use (per Section 98-206(7)(d))

c. Land Uses Permitted as Accessory Uses: (per Section 98-202(5))
1) Land Uses Permitted by Right:

Farm Residence (per Section 98-206(8)(b))
 Detached Private Garage, Carport or Shed (per Section 98-206(8)(c))
 Home Occupation (per Section 98-206(8)(j))
 Family Day Care Home (4-8 children) (per Section 98-206(8)(k))
 On-Site Parking Lot (per Section 98-206(8)(n))
 Private Residential Recreational Facility (per Section 98-206(8)(o))
 Drainage Structure (per Section 98-206(8)(r))
 Filling (per Section 98-206(8)(s))
 Lawn Care (per Section 98-206(8)(t))
 Exterior Communication Devices (per Section 98-206(8)(v))

2) Land Uses Permitted as Conditional Use:

Outdoor Display Incidental (per Section 98-206(8)(f))
 Intermediate Day Care Home (per Section 98-206(8)(l))
 Migrant Labor Camp (per Section 98-206(8)(m))
 Private Residential Kennel (per Section 98-206(8)(p))
 Private Residential Stable (per Section 98-206(8)(q))
 Septic Systems (per Section 98-206(8)(u))

d. Land Uses Permitted as Temporary Uses: (per Section 98-202(6))

Outdoor Assembly (per Section 98-206(9)(b))
 Contractor's Project Office (per Section 98-206(9)(c))
 Contractor's On-Site Equipment Storage (per Section 98-206(9)(d))
 On-Site Real Estate Sales Office (per Section 98-206(9)(f))
 Outdoor Sales of Farm Products (per Section 98-206(9)(g))

3. Regulations Applicable to Residential Uses
a. Residential Density and Intensity Requirements:

Minimum Zoning District Area: 35 acres
 Maximum Gross Density (MGD): .03 du/acre
 Minimum Landscape Surface Ratio (LSR): 90%
 Maximum Building Coverage: 5%
 Maximum Accessory Building Coverage: 10%

b. Residential Bulk Requirements:

A: Minimum Lot Area: 35 acres
B: Minimum Lot Width: 200 feet
C: Minimum Street Frontage: 50 feet

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Minimum Setbacks: (Note L:, below, along zoning district boundaries.)

E: Front or Street Lot Line to House: 35 feet, 40 feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet

F: Front or Street Lot Line to Garage: 35 feet, 40 feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet

G: Side Lot Line to House or Garage: 50 feet

H: Total of Both Sides, Lot Lines to House/Garage: 100 feet

I: Rear Lot Line to House or Garage: 100 feet

J: Side Lot Line to Accessory Structure: 50 feet

K: Rear Lot Line to Accessory Structure: 50 feet

L: Peripheral Setback: See 98-610(4)(b) along zoning district boundary

M: Minimum Paved Surface Setback: 5 feet from side or rear; 10 feet from street

N: Minimum Dwelling Unit Separation: 100 feet

O: Maximum Height of Dwelling Unit: 35 feet

P: Maximum Height of Accessory Structure: 15 feet

Q: Minimum Number of Off-Street Parking Spaces Required on the Lot

(Includes garage, drives, & all designated parking surfaces):

4 spaces if located on street with standard pavement width

8 spaces if located on street with reduced pavement width

R: Minimum Dwelling Core Dimensions: 24 feet by 40 feet

S: Minimum Roof Pitch: 3 : 12

T: Minimum Eave Width: 18 inches

- c. **Residential Landscaping Requirements:** Not applicable for single-family. See Nonresidential Landscaping Requirements for Two- & Multi-family Residential
 - d. **Residential Performance Standards:** (See Article VII)
 - e. **Residential Signage Regulations:** (See Article VIII)
4. **Regulations Applicable to Nonresidential Uses:**
- a. **Nonresidential Intensity Requirements:**
 - Maximum Number of Floors (F): 1
 - Minimum Landscape Surface Ratio (LSR): 90%
 - Maximum Floor Area Ratio (FAR): .10
 - Minimum Lot Area (MLA): 40,000 sf
 - Maximum Building Size (MBS): na
 - b. **Nonresidential Bulk Requirements:**
 - A:** Minimum Lot Area: 40,000 sq ft, 20,000 sf with a conditional use permit
 - B:** Minimum Lot Width: 100 feet; Minimum Street Frontage: 50 feet
 - Minimum Setbacks:** (Note L:, below, along zoning district boundaries.)
 - C:** Building to Front or Street Lot Line: 35 feet, 40 feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
 - D:** Building to Residential Side Lot Line: 50 feet
 - E:** Building to Residential Rear Lot Line: 50 feet
 - F:** Building to Nonresidential Side Lot Line: 50 feet
 - G:** Building to Nonresidential Rear Lot Line: 50 feet
 - H:** Peripheral Setback: See 98-610(4)(b) along zoning district boundary
 - I:** Minimum Paved Surface Setback: 5 feet from side or rear; 10 feet from street
 - J:** Minimum Building Separation: 100 feet

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K: Maximum Building Height: 35 feet

L: Minimum Number of Off-Street Parking Spaces Required on the Lot: See parking lot requirements per specific land use in Section 98-206

c. Nonresidential Landscaping Requirements (Nonresidential, Two- & Multi-family):

1) 20 landscaping points per 100 linear ft. of building foundation

2) 10 landscaping points per 1,000 square ft. of gross floor area

3) 20 landscaping points per 100 linear feet of street frontage

4) 40 landscaping points per 10,000 s.f. paved area/20 stalls

d. Nonresidential Performance Standards: (See Article VII)

e. Nonresidential Signage Regulations: (See Article VIII)

(2) Residential Districts

(a) Countryside Residential (CR-5ac) District

1. Description and Purpose

This district is intended to permit development which has a very low density, countryside community character. Unlike the case for the Rural Holding (RH) District, the land use standards for this district permit primarily single-family detached residential development and a variety of related institutional land uses, and are not oriented to a wide range of agricultural activities. Density and intensity standards for this district are designed to ensure that the Countryside Residential (CR-5ac) District shall serve as a designation which preserves and protects the countryside community character of its area. A variety of residential development options are available in this district, with a Maximum Gross Density (MGD) of 1 dwelling unit for every 5 gross acres.

Rationale: This district is used to provide for the permanent protection of a very low density residential area for those who want to live in a countryside environment and retain enough land with their residence, or in their development, to ensure that the countryside character is maintained as long as the CR-5ac District designation is retained, regardless of how much development occurs within that area.

2. List of Allowable Land Uses (per Article II)

a. Land Uses Permitted by Right: (per Section 98-202(2))

Single-Family - 5 acre lot

Cultivation (per Section 98-206(2)(a))

Selective Cutting (per Section 98-206(2)(f))

Passive Outdoor Public Recreation (per Section 98-206(3)(a))

Active Outdoor Public Recreation (per Section 98-206(3)(b))

Public Services and Utilities (per Section 98-206(3)(e))

Community Living Arrangement (1-8 residents) (per Section 98-206(3)(g))

b. Land Uses Permitted as Conditional Use: (per Section 98-202(4))

Single-Family 40,000 sf lot in a cluster development (per 98-206(1)(b))

Clear Cutting (per Section 98-206(2)(g))

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Indoor Institutional (per Section 98-206(3)(c))
 Outdoor Institutional (per Section 98-206(3)(d))
 Community Living Arrangement (9-15 residents) (per Section 98-206(3)(h))
 Bed and Breakfast Establishments (per Section 98-206(4)(l))

c. Land Uses Permitted as Accessory Uses: (per Section 98-202(5))

1) Land Uses Permitted by Right:

Farm Residence (per Section 98-206(8)(b))
 Detached Garage, Carport or Shed (per Section 98-206(8)(c))
 Home Occupation (per Section 98-206(8)(j))
 Family Day Care Home (4-8 children) (per Section 98-206(8)(k))
 On-Site Parking Lot (per Section 98-206(8)(n))
 Private Residential Recreational Facility (per Section 98-206(8)(o))
 Drainage Structure (per Section 98-206(8)(r))
 Filling (per Section 98-206(8)(s))
 Lawn Care (per Section 98-206(8)(t))
 Exterior Communication Devices (per Section 98-206(8)(v))

2) Land Uses Permitted as Conditional Use:

Intermediate Day Care Home (per Section 98-206(8)(l))
 Private Residential Kennel (per Section 98-206(8)(p))
 Septic Systems (per Section 98-206(8)(u))
 Caretaker's Residence (per Section 98-206(8)(w))

d. Land Uses Permitted as Temporary Uses: (per Section 98-202(6))

Outdoor Assembly (per Section 98-206(9)(b))
 Contractor's Project Office (per Section 98-206(9)(c))
 Contractor's On-Site Equipment Storage (per Section 98-206(9)(d))
 On-Site Real Estate Sales Office (per Section 98-206(9)(f))

3. Regulations Applicable to Residential Uses

a. Residential Density Requirements:

1) Conventional Single-family Development:

Minimum Zoning District Area: 5 acres
 Maximum Gross Density (MGD): .20 du/acre
 Minimum Landscape Surface Ratio (LSR): 80%
 Maximum Building Coverage: 20%
 Maximum Accessory Building Coverage: 5%

2) Cluster Single-family Development¹:

Minimum Zoning District Area: 5 acres
 Maximum Gross Density (MGD): .25 du/acre
 Minimum Landscape Surface Ratio (LSR): 90%
 Maximum Building Coverage: 20%
 Maximum Accessory Building Coverage: 5%

b. Residential Bulk Requirements: (per Table 98-403)

A: Minimum Lot Area: 5 acres; Cluster¹: 40,000 sf

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B: Minimum Lot Width: 200 feet; Cluster¹: 150 feet

Minimum Setbacks:

E: Front or Street Lot Line to House: Single-family: 35 feet; Cluster¹: 25 feet, 40 feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet

F: Front or Street Lot Line to Attached Garage: 35 feet; Cluster¹: 25 feet, 40 feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet

G: Side Lot Line to House or Attached Garage: 50 feet; Cluster¹: 30 feet

H: Total of Both Sides, Lot Lines to House/Attached Garage: 100 feet; Cluster¹: 60 feet

I: Rear Lot Line to House/Attached Garage: 50 feet; Cluster¹: 30 feet

J: Side Lot Line to Accessory Structure: 50 feet; Cluster¹: 5 feet

K: Rear Lot Line to Accessory Structure: 50 feet; Cluster¹: 5 feet

L: Peripheral Setback: See 98-610(4)(b) along zoning district boundary

M: Minimum Paved Surface Setback: 5 feet from side or rear

N: Minimum Dwelling Unit Separation: 100 feet; Cluster¹: 60 feet

O: Maximum Height of Dwelling Unit: 35 feet

P: Maximum Height of Accessory Structure: 15 feet

Q: Minimum Number of Off-Street Parking Spaces Required on the Lot (Includes garage, drives, & all designated parking surfaces): 3

R: Minimum Dwelling Core Dimensions: 24 feet by 40 feet

S: Minimum Roof Pitch: 3 : 12

T: Minimum Eave Width: 18 inches

¹Cluster development requires a conditional use permit

- c. **Residential Landscaping Requirements:** Not applicable for single-family. See Nonresidential Landscaping Requirements for Multi-family Residential
- d. **Residential Performance Standards: (See Article VII)**
- e. **Residential Signage Regulations: (See Article VIII)**
- 4. **Regulations Applicable to Nonresidential Uses**
 - a. **Nonresidential Intensity Requirements:**
 - Maximum Number of Floors (F): 1
 - Minimum Landscape Surface Ratio (LSR): 80%
 - Maximum Floor Area Ratio (FAR): .10
 - Minimum Lot Area (MLA): 40,000 sf
 - Maximum Building Size (MBS): na
 - b. **Nonresidential Bulk Requirements:**
 - A:** Minimum Lot Area: 40,000 sf
 - B:** Minimum Lot Width: 100 feet; Minimum Street Frontage: 50 feet
 - Minimum Setbacks:** (Note L:, below, along zoning district boundaries.)
 - C:** Building to Front or Street Lot Line: 25 feet
 - D:** Building to Residential Side Lot Line: 30 feet
 - E:** Building to Residential Rear Lot Line: 30 feet
 - F:** Building to Nonresidential Side Lot Line: 30 feet
 - G:** Building to Nonresidential Rear Lot Line: 30 feet
 - H:** Peripheral Setback: See 98-610(4)(b) along zoning district boundary

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1) 50 landscaping points per 100 linear feet of building foundation

2) 30 landscaping points per 1,000 square feet of gross floor area

3) 50 landscaping points per 100 linear feet of street frontage

4) 100 landscaping points per 10,000 square feet paved area/20 stalls

d. Nonresidential Performance Standards: (See Article VII)**e. Nonresidential Signage Regulations:** (See Article VIII)**(b) Estate Residential-1 (ER-1) District****1. Description and Purpose**

This district is intended to permit development which has a low density, estate community character. The land use standards for this district permit primarily single-family detached residential development and a variety of related institutional land uses. Density and intensity standards for this district are designed to ensure that the Estate Residential-1 District shall serve as a designation which preserves and protects the estate character of its area.

Rationale: This district provides for the permanent protection of a low density residential area for those who want to live in an estate environment and retain enough land with their residence, or in their development, to ensure that the estate community character is maintained as long as the ER-1 District designation is retained, regardless of how much development occurs within that area.

2. List of Allowable Land Uses (per Article II)**a. Land Uses Permitted by Right: (per Section 98-202(2))**

Single-Family - 40,000 sf lot

Cultivation (per Section 98-206(2)(a))

Selective Cutting (per Section 98-206(2)(f))

Passive Outdoor Public Recreation (per Section 98-206(3)(a))

Active Outdoor Public Recreation (per Section 98-206(3)(b))

Public Services and Utilities (per Section 98-206(3)(e))

Community Living Arrangement (1-8 residents) (per Section 98-206(3)(g))

b. Land Uses Permitted as Conditional Use: (per Section 98-202(4))

Clear Cutting (per Section 98-206(2)(g))

Indoor Institutional (per Section 98-206(3)(c))

Outdoor Institutional (per Section 98-206(3)(d))

Community Living Arrangement (9-15 residents) (per Section 98-206(3)(h))

Bed and Breakfast Establishments (per Section 98-206(4)(l))

c. Land Uses Permitted as Accessory Uses: (per Section 98-202(5))

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1) Land Uses Permitted by Right:

- Farm Residence (per Section 98-206(8)(b))
- Detached Garage, Carport or Shed (per Section 98-206(8)(c))
- Home Occupation (per Section 98-206(8)(j))
- Family Day Care Home (4-8 children) (per Section 98-206(8)(k))
- On-Site Parking Lot (per Section 98-206(8)(n))
- Private Residential Recreational Facility (per Section 98-206(8)(o))
- Drainage Structure (per Section 98-206(8)(r))
- Filling (per Section 98-206(8)(s))
- Lawn Care (per Section 98-206(8)(t))
- Exterior Communication Devices (per Section 98-206(8)(v))

2) Land Uses Permitted as Conditional Use:

- Intermediate Day Care Home (per Section 98-206(8)(l))
- Private Residential Kennel (per Section 98-206(8)(p))
- Septic Systems (per Section 98-206(8)(u))
- Caretaker's Residence (per Section 98-206(8)(w))

d. **Land Uses Permitted as Temporary Uses:** (per Section 98-202(6))

- Outdoor Assembly (per Section 98-206(9)(b))
- Contractor's Project Office (per Section 98-206(9)(c))
- Contractor's On-Site Equipment Storage (per Section 98-206(9)(d))
- On-Site Real Estate Sales Office (per Section 98-206(9)(f))

3. Regulations Applicable to Residential Usesa. **Residential Density and Intensity Requirements:**

- Minimum Zoning District Area: 40,000 square feet
- Maximum Gross Density (MGD): 1.00 du/acre
- Minimum Landscape Surface Ratio (LSR): 60%
- Maximum Building Coverage: 30%
- Maximum Accessory Building Coverage: 10%

b. **Residential Bulk Requirements:**

- A:** Minimum Lot Area: 40,000 sf
- B:** Minimum Lot Width: 150 feet
- C:** Minimum Street Frontage: 50 feet

Minimum Setbacks:

- E:** Front or Street Lot Line to House: 25 feet, 40 feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
- F:** Front or Street Lot Line to Garage: 25 feet, 40 feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
- G:** Side Lot Line to House or Attached Garage: 30 feet
- H:** Total of Both Sides, Lot Lines to House/Attached Garage: 60 feet
- I:** Rear Lot Line to House/Attached Garage: 30 feet
- J:** Side Lot Line to Accessory Structure: 3 ft from property line, 5 ft from alley
- K:** Rear Lot Line to Accessory Structure: 3 ft from property line, 5 ft from alley
- L:** Peripheral Setback: See 98-610(4)(b) along zoning district boundary
- M:** Minimum Paved Surface Setback: 5 feet from side or rear, 10 feet from street
- N:** Minimum Dwelling Unit Separation: 60 feet

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- O:** Maximum Height of Dwelling Unit: 35 feet
P: Maximum Height of Accessory Structure: 15 feet
Q: Minimum Number of Off-Street Parking Spaces Required on the Lot (Includes garage, drives, & all designated parking surfaces): 3 spaces per du
R: Minimum Dwelling Core Dimensions: 24 feet by 40 feet
S: Minimum Roof Pitch: 3 : 12
T: Minimum Eave Width: 18 inches
- c. **Residential Landscaping Requirements:** Not applicable for single-family. See Nonresidential Landscaping Requirements for Two- and Multi-family Residential.
- d. **Residential Performance Standards:** (See Article VII)
- e. **Residential Signage Regulations:** (See Article VIII)
4. **Regulations Applicable to Nonresidential Uses**
- a. **Nonresidential Intensity Requirements:**
Maximum Number of Floors (F): 1
Minimum Landscape Surface Ratio (LSR): 60%
Maximum Floor Area Ratio (FAR): .10
Minimum Lot Area (MLA): 40,000 square feet
Maximum Building Size (MBS): na
- b. **Nonresidential Bulk Requirements:**
A: Minimum Lot Area: 40,000 sq ft, 20,000 sf with a conditional use permit
B: Minimum Lot Width: 100 feet; Minimum Street Frontage: 50 feet
Minimum Setbacks: (Note **L.**, below, along zoning district boundaries.)
C: Building to Front or Street Lot Line: 35 feet, 40 feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
D: Building to Residential Side Lot Line: 30 feet
E: Building to Residential Rear Lot Line: 30 feet
F: Building to Nonresidential Side Lot Line: 30 feet
G: Building to Nonresidential Rear Lot Line: 30 feet
H: Peripheral Setback: See 98-610(4)(b) along zoning district boundary
I: Minimum Paved Surface Setback: 5 feet from side or rear; 10 feet from street
J: Minimum Building Separation: 60 feet
K: Maximum Building Height: 35 feet
L: Minimum Number of Off-Street Parking Spaces Required on the Lot: See parking lot requirements per specific land use in Section 98-206
- c. **Nonresidential Landscaping Requirements:**
- 1) 45 landscaping points per 100 linear feet of building foundation
 - 2) 25 landscaping points per 1,000 square feet of gross floor area
 - 3) 45 landscaping points per 100 linear feet of street frontage
 - 4) 90 landscaping points per 10,000 square feet paved area/20 stalls
- d. **Nonresidential Performance Standards:** (See Article VII)
- e. **Nonresidential Signage Regulations:** (See Article VIII)

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1. **Description and Purpose:** This district is intended to permit development which has a moderate density community character. Density and intensity standards for this district are designed to ensure that the Single-family Residential-3 District shall serve as a designation which preserves and protects the residential community character of its area. Residential development with a Maximum Gross Density (MGD) of 3 dwelling units per gross acre is available within this district.

Rationale: This district is used to provide for the permanent protection of a moderate density residential area for those who want to live in an suburban residential environment and who retain enough land with their residence, or in their development, to ensure that the community character is maintained as long as the SR-3 District designation is retained, regardless of how much development occurs within that area.

2. List of Allowable Land Uses (per Article II)**a. Land Uses Permitted by Right:** (per Section 98-202(2))

Single-Family - 15,000 sf lot
Cultivation (per Section 98-206(2)(a))
Selective Cutting (per Section 98-206(2)(f))
Passive Outdoor Public Recreation (per Section 98-206(3)(a))
Active Outdoor Public Recreation (per Section 98-206(3)(b))
Public Services and Utilities (per Section 98-206(3)(e))
Community Living Arrangement (1-8 residents) (per Section 98-206(3)(g))

b. Land Uses Permitted as Conditional Use: (per Section 98-202(4))

Clear Cutting (per Section 98-206(2)(g))
Indoor Institutional (per Section 98-206(3)(c))
Outdoor Institutional (per Section 98-206(3)(d))
Community Living Arrangement (9-15 residents) (per Section 98-206(3)(h))
Bed and Breakfast Establishments (per Section 98-206(4)(l))

c. Land Uses Permitted as Accessory Uses: (per Section 98-202(5))**1) Land Uses Permitted by Right:**

Farm Residence (per Section 98-206(8)(b))
Private Residential Garage or Shed (per Section 98-206(8)(c))
Home Occupation (per Section 98-206(8)(j))
Family Day Care Home (per Section 98-206(8)(k))
On-Site Parking Lot (per Section 98-206(8)(n))
Private Residential Recreational Facility (per Section 98-206(8)(o))
Drainage Structure (per Section 98-206(8)(r))
Filling (per Section 98-206(8)(s))
Lawn Care (per Section 98-206(8)(t))
Exterior Communication Devices (per Section 98-206(8)(v))

2) Land Uses Permitted as Conditional Use:

Intermediate Day Care Home (per Section 98-206(8)(l))

d. Land Uses Permitted as Temporary Uses: (per Section 98-202(6))

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Outdoor Assembly (per Section 98-206(9)(b))
 Contractor's Project Office (per Section 98-206(9)(c))
 Contractor's On-Site Equipment Storage (per Section 98-206(9)(d))
 On-Site Real Estate Sales Office (per Section 98-206(9)(f))

3. Regulations Applicable to Residential Uses

a. Residential Density and Intensity Requirements:

Minimum Zoning District Area: 15,000 square feet
 Maximum Gross Density (MGD): 3.00 du/acre
 Minimum Landscape Surface Ratio (LSR): 50%
 Maximum Building Coverage: 40%
 Maximum Accessory Building Coverage: 10%

b. Residential Bulk Requirements:

A: Minimum Lot Area: 15,000 square feet
B: Minimum Lot Width: 100 feet
C: Minimum Street Frontage: 50 feet
Minimum Setbacks: (Note **L:**, below, along zoning district boundaries.)
E: Front or Street Lot Line to House: 25 feet, 40 feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
F: Front or Street Lot Line to Garage: 25 feet, 40 feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
G: Side Lot Line to House or Garage: 10 feet
H: Total of Both Sides, Lot Lines to House/Garage: 20 feet
I: Rear Lot Line to House or Garage: 30 feet
J: Side Lot Line to Accessory Structure: 3 ft from property line, 5 ft from alley
K: Rear Lot Line to Accessory Structure: 3 ft from property line, 5 ft from alley
L: Peripheral Setback: See 98-610(4)(b) along zoning district boundary
M: Minimum Paved Surface Setback: 5 feet from side or rear; 10 feet from street
N: Minimum Dwelling Unit Separation: 20 feet
O: Maximum Height of Dwelling Unit: 35 feet
P: Maximum Height of Accessory Structure: 15 feet
Q: Minimum Number of Off-Street Parking Spaces Required on the Lot (Includes garage, drives, & all designated parking surfaces): 3
R: Minimum Dwelling Core Dimensions: 24 feet by 40 feet
S: Minimum Roof Pitch: 3 : 12
T: Minimum Eave Width: 18 inches

c. Residential Landscaping Requirements: Not applicable for single-family. See Nonresidential Landscaping Requirements for Multi-family Residential

d. Residential Performance Standards: (See Article VII)

e. Residential Signage Regulations: (See Article VIII)

4. Regulations Applicable to Nonresidential Uses

a. Nonresidential Intensity Requirements:

Maximum Number of Floors (F): 1
 Minimum Landscape Surface Ratio (LSR): 50%
 Maximum Floor Area Ratio (FAR): .10

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Minimum Lot Area (MLA): 40,000 square feet
Maximum Building Size (MBS): na

b. Nonresidential Bulk Requirements:

A: Minimum Lot Area: 40,000 sq ft, 20,000 sf with a conditional use permit

B: Minimum Lot Width: 100 feet; Minimum Street Frontage: 50 feet

Minimum Setbacks: (Note **L:**, below, along zoning district boundaries.)

C: Building to Front or Street Lot Line: 25 feet, 40 feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet

D: Building to Residential Side Lot Line: 10 feet

E: Building to Residential Rear Lot Line: 30 feet

F: Building to Nonresidential Side Lot Line: 10 feet

G: Building to Nonresidential Rear Lot Line: 30 feet

H: Peripheral Setback: See 98-610(4)(b) along zoning district boundary

I: Minimum Paved Surface Setback: 5 feet from side or rear; 10 feet from street

J: Minimum Building Separation: 20 feet

K: Maximum Building Height: 35 feet

L: Minimum Number of Off-Street Parking Spaces Required on the Lot: See parking lot requirements per specific land use in Section 98-206

c. Nonresidential Landscaping Requirements (Nonresidential Multi-family):

1) 40 landscaping points per 100 linear ft. of building foundation

2) 20 landscaping points per 1,000 square ft. of gross floor area

3) 40 landscaping points per 100 linear feet of street frontage

4) 80 landscaping points per 10,000 square ft. paved area/20 stalls

d. Nonresidential Performance Standards: (See Article VII)

e. Nonresidential Signage Regulations: (See Article VIII)

(d) Single-family Residential-4 (SR-4) District

1. **Description and Purpose:** This district is intended to permit development which has a moderate density, community character. Density and intensity standards for this district are designed to ensure that the Single-family Residential-4 (SR-4) District shall serve as a designation which preserves and protects the residential community character of its area. Residential development with a Maximum Gross Density (MGD) of 4 dwelling units per gross acre is available within this district.

Rationale: This district is used to provide for the permanent protection of a moderate density residential area for those who want to live in an suburban residential environment and who retain enough land with their residence, or in their development, to ensure that the community character is maintained as long as the SR-4 District designation is retained, regardless of how much development occurs within that area.

2. **List of Allowable Land Uses (per Article II)**

- a. **Land Uses Permitted by Right:** (per Section 98-202(2))

Single-Family - 9,000 sf lot

Cultivation (per Section 98-206(2)(a))

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- Selective Cutting (per Section 98-206(2)(f))
 Passive Outdoor Public Recreation (per Section 98-206(3)(a))
 Active Outdoor Public Recreation (per Section 98-206(3)(b))
 Public Services and Utilities (per Section 98-206(3)(e))
 Community Living Arrangement (1-8 residents) (per Section 98-206(3)(g))
- b. **Land Uses Permitted as Conditional Use:** (per Section 98-202(4))
- Twin house/Duplex - 6,000 sf per du permitted until 365 days after the Effective Date of this Zoning Ordinance
 Two-Flat - 9,000 sf lot permitted until 365 days after the Effective Date of this Zoning Ordinance
 Clear Cutting (per Section 98-206(2)(g))
 Indoor Institutional (per Section 98-206(3)(c))
 Outdoor Institutional (per Section 98-206(3)(d))
 Community Living Arrangement (9-15 residents) (per Section 98-206(3)(h))
 Bed and Breakfast Establishments (per Section 98-206(4)(l))
- c. **Land Uses Permitted as Accessory Uses: (per Section 98-202(5))**
- 1) Land Uses Permitted by Right:
- Farm Residence (per Section 98-206(8)(b))
 Private Residential Garage or Shed (per Section 98-206(8)(c))
 Home Occupation (per Section 98-206(8)(j))
 Family Day Care Home (per Section 98-206(8)(k))
 On-Site Parking Lot (per Section 98-206(8)(n))
 Private Residential Recreational Facility (per Section 98-206(8)(o))
 Drainage Structure (per Section 98-206(8)(r))
 Filling (per Section 98-206(8)(s))
 Lawn Care (per Section 98-206(8)(t))
 Exterior Communication Devices (per Section 98-206(8)(v))
- 2) Land Uses Permitted as Conditional Use:
- Intermediate Day Care Home (per Section 98-206(8)(l))
- d. **Land Uses Permitted as Temporary Uses:** (per Section 98-202(6))
- Outdoor Assembly (per Section 98-206(9)(b))
 Contractor's Project Office (per Section 98-206(9)(c))
 Contractor's On-Site Equipment Storage (per Section 98-206(9)(d))
 On-Site Real Estate Sales Office (per Section 98-206(9)(f))
3. **Regulations Applicable to Residential Uses**
- a. **Residential Density and Intensity Requirements:**
- Minimum Zoning District Area: 9,000 square feet
 Maximum Gross Density (MGD): 4.00 du/acre
 Minimum Landscape Surface Ratio (LSR): 50%
 Maximum Building Coverage: 40%
 Maximum Accessory Building Coverage: 10%
- b. **Residential Bulk Requirements:**
- A: Minimum Lot Area: 9,000 square feet

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- B:** Minimum Lot Width: 75 feet
C: Minimum Street Frontage: 50 feet
Minimum Setbacks: (Note **L.**, below, along zoning district boundaries.)
E: Front or Street Lot Line to House: 25 feet, 40 feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
F: Front or Street Lot Line to Garage: 25 feet, 40 feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
G: Side Lot Line to House or Garage: 6 feet
H: Total of Both Sides, Lot Lines to House/Garage: 15 feet
I: Rear Lot Line to House or Garage: 30 feet
J: Side Lot Line to Accessory Structure: 3 ft from property line, 5 ft from alley
K: Rear Lot Line to Accessory Structure: 3 ft from property line, 5 ft from alley
L: Peripheral Setback: See 98-610(4)(b) along zoning district boundary
M: Minimum Paved Surface Setback: 5 feet from side or rear; 10 feet from street
N: Minimum Dwelling Unit Separation: 12 feet
O: Maximum Height of Dwelling Unit: 35 feet
P: Maximum Height of Accessory Structure: 15 feet
Q: Minimum Number of Off-Street Parking Spaces Required on the Lot (Includes garage, drives, & all designated parking surfaces): 3
R: Minimum Dwelling Core Dimensions: 24 feet by 40 feet
S: Minimum Roof Pitch: 3 : 12
T: Minimum Eave Width: 18 inches
- c. **Residential Landscaping Requirements:** Not applicable for single-family. See Nonresidential Landscaping Requirements for Multi-family Residential
- d. **Residential Performance Standards:** (See Article VII)
- e. **Residential Signage Regulations:** (See Article VIII)
4. **Regulations Applicable to Nonresidential Uses**
- a. **Nonresidential Intensity Requirements:**
Maximum Number of Floors (F): 1
Minimum Landscape Surface Ratio (LSR): 50%
Maximum Floor Area Ratio (FAR): .15
Minimum Lot Area (MLA): 40,000 square feet
Maximum Building Size (MBS): na
- b. **Nonresidential Bulk Requirements:**
A: Minimum Lot Area: 40,000 sq ft, 20,000 sf with a conditional use permit
B: Minimum Lot Width: 100 feet; Minimum Street Frontage: 50 feet
Minimum Setbacks: (Note **L.**, below, along zoning district boundaries.)
C: Building to Front or Side Lot Line: 25 feet, 40 feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
D: Building to Residential Side Lot Line: 6 feet
E: Building to Residential Rear Lot Line: 30 feet
F: Building to Nonresidential Side Lot Line: 6 feet
G: Building to Nonresidential Rear Lot Line: 30 feet
H: Peripheral Setback: See 98-610(4)(b) along zoning district boundary
I: Minimum Paved Surface Setback: 5 feet from side or rear; 10 feet from street

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J: Minimum Building Separation: 12 feet

K: Maximum Building Height: 35 feet

L: Minimum Number of Off-Street Parking Spaces Required on the Lot: See parking lot requirements per specific land use in Section 98-206

c. Nonresidential Landscaping Requirements (Nonresidential Multi-family):

- 1) 40 landscaping points per 100 linear ft. of building foundation
- 2) 20 landscaping points per 1,000 square ft. of gross floor area
- 3) 40 landscaping points per 100 linear feet of street frontage
- 4) 80 landscaping points per 10,000 square ft. paved area/20 stalls

d. Nonresidential Performance Standards: (See Article VII)

e. Nonresidential Signage Regulations: (See Article VIII)

(e) Two-family Residential-6 (TR-6) District

1. **Description and Purpose:** This district is intended to permit development which has a moderate density community character. The land use standards for this district permit both single-family detached residential development and twin house/duplexes permitted by right and two flat, mobile home parks, and mobile home subdivisions permitted as a conditional use. Density and intensity standards for this district are designed to ensure that the Two-family Residential-6 District shall serve as a designation which preserves and protects the moderate density residential community character of its area. Various residential development options are available in this district, with a Maximum Gross Density (MGD) of 6 dwelling units per gross acre.

Rationale: This district is used to provide for the permanent protection of an area for those who want to live in a moderate density residential environment and who retain enough land with their residence, or in their development, to ensure that the desired community character is maintained as long as the TR-6 District designation is retained, regardless of how much development occurs within that area. As such, this district is intended to provide the principal location for a wide range of single-family attached dwelling types, including single-family, duplexes, twin houses, and two flats.

2. **List of Allowable Land Uses (per Article II)**

- a. **Land Uses Permitted by Right:** (per Section 98-202(2))

Single-Family - 9,000 sf lot

Twin House/Duplex - 6,000 sf per du

Cultivation (per Section 98-206(2)(a))

Selective Cutting (per Section 98-206(2)(f))

Passive Outdoor Public Recreation (per Section 98-206(3)(a))

Active Outdoor Public Recreation (per Section 98-206(3)(b))

Public Services and Utilities (per Section 98-206(3)(e))

Community Living Arrangement (1-8 residents) (per Section 98-206(3)(g))

Community Living Arrangement (9-15 residents) (per Section 98-206(3)(h))

- b. **Land Uses Permitted as Conditional Use:** (per Section 98-202(4))

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Two-Flat - 9,000 sf lot
 Mobile Home Development or Park - 9,000 sf lot (per Sections 98-206(1)(c) or (d))
 Clear Cutting (per Section 98-206(2)(g))
 Indoor Institutional (per Section 98-206(3)(c))
 Outdoor Institutional (per Section 98-206(3)(d))
 Bed and Breakfast Establishments (per Section 98-206(4)(l))
 Group Day Care Center (9+ children)(per Section 98-206(4)(m))

c. **Land Uses Permitted as Accessory Uses:** (per Section 98-202(5))

1) Land Uses Permitted by Right:

Farm Residence (per Section 98-206(8)(b))
 Private Residential Garage or Shed (per Section 98-206(8)(c))
 Home Occupation (per Section 98-206(8)(j))
 Family Day Care Home (per Section 98-206(8)(k))
 On-Site Parking Lot (per Section 98-206(8)(n))
 Private Residential Recreational Facility (per Section 98-206(8)(o))
 Drainage Structure (per Section 98-206(8)(r))
 Filling (per Section 98-206(8)(s))
 Lawn Care (per Section 98-206(8)(t))
 Exterior Communication Devices (per Section 98-206(8)(v))

2) **Land Uses Permitted as Conditional Use:**

Intermediate Day Care Home (per Section 98-206(8)(l))

d. **Land Uses Permitted as Temporary Uses:** (per Section 98-202(6))

Outdoor Assembly (per Section 98-206(9)(b))
 Contractor's Project Office (per Section 98-206(9)(c))
 Contractor's On-Site Equipment Storage (per Section 98-206(9)(d))
 On-Site Real Estate Sales Office (per Section 98-206(9)(f))

3. **Regulations Applicable to Residential Uses:**

a. **Residential Density and Intensity Requirements:**

1) Conventional Development

Minimum Zoning District Area: 9,000 square feet
 Maximum Gross Density (MGD): 6.00 du/acre
 Minimum Landscape Surface Ratio (LSR): 50%
 Maximum Building Coverage: 40%
 Maximum Accessory Building Coverage: 10%

2) Mobile Home Park/Development

Minimum Zoning District Area: 10 acres
 Maximum Gross Density (MGD): 5.00 du/acre
 Minimum Landscape Surface Ratio (LSR): 50%
 Maximum Building Coverage: 40%
 Maximum Accessory Building Coverage: 10%

b. **Residential Bulk Requirements:**

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- A:** Minimum Lot Area: 9,000 square feet (except for twin homes at 6,000 sq ft)
B: Minimum Lot Width: 75 feet
C: Minimum Street Frontage: 50 feet
Minimum Setbacks: (Note **L.**, below, along zoning district boundaries.)
E: Front or Street Lot Line to House: 25 feet, 40 feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
F: Front or Street Lot Line to Garage: 25 feet, 40 feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
G: Side Lot Line to House or Garage: 6 ft or 0 ft along common wall
H: Total of Both Sides, Lot Lines to House/Garage: 15 feet or 0 ft along common wall
I: Rear Lot Line to House or Garage: 30 feet
J: Side Lot Line to Accessory Structure: 3 ft from property line, 5 ft from alley
K: Rear Lot Line to Accessory Structure: 3 ft from property line, 5 ft from alley
L: Peripheral Setback: See 98-610(4)(b) along zoning district boundary
M: Minimum Paved Surface Setback: 5 feet from side or rear; 10 feet from street
N: Minimum Dwelling Unit Separation: 12 feet or 0 feet along common wall
O: Maximum Height of Dwelling Unit: 35 feet
P: Maximum Height of Accessory Structure: 15 feet
Q: Minimum Number of Off-Street Parking Spaces Required on the Lot (Includes garage, drives, & all designated parking surfaces): 3
R: Minimum Dwelling Core Dimensions: 24 feet by 40 feet
S: Minimum Roof Pitch: 3 : 12
T: Minimum Eave Width: 18 inches
- c. **Residential Landscaping Requirements:** Not applicable for single-family. See Nonresidential Landscaping Requirements for Multi-family Residential
- d. **Residential Performance Standards:** (See Article VII)
- e. **Residential Signage Regulations:** (See Article VIII)
4. **Regulations Applicable to Nonresidential Uses:**
- a. **Nonresidential Intensity Requirements: (For 2+ floor buildings, see Table 98-305)**
- Maximum Number of Floors (F): 2
 Minimum Landscape Surface Ratio (LSR): 30%
 Maximum Floor Area Ratio (FAR): .22
 Minimum Lot Area (MLA): 40,000 square feet
 Maximum Building Size (MBS): na
- b. **Nonresidential Bulk Requirements:**
- A:** Minimum Lot Area: 40,000 sq ft, 20,000 sf with a conditional use permit
B: Minimum Lot Width: 100 feet; Minimum Street Frontage: 50 feet
Minimum Setbacks: (Note **L.**, below, along zoning district boundaries.)
C: Building to Front or Street Lot Line: 25 feet, 40 feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
D: Building to Residential Side Lot Line: 6 feet
E: Building to Residential Rear Lot Line: 30 feet
F: Building to Nonresidential Side Lot Line: 6 feet

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- G:** Building to Nonresidential Rear Lot Line: 30 feet
H: Peripheral Setback: See 98-610(4)(b) along zoning district boundary
I: Minimum Paved Surface Setback: 5 feet from side or rear; 10 feet from street
J: Minimum Building Separation: 12 feet
K: Maximum Building Height: 35 feet
L: Minimum Number of Off-Street Parking Spaces Required on the Lot: See parking lot requirements per specific land use in Section 98-206

c. Nonresidential Landscaping Requirements (Nonresidential Multi-family):

- 1) 45 landscaping points per 100 linear ft. of building foundation
- 2) 20 landscaping points per 1,000 square ft. of gross floor area
- 3) 45 landscaping points per 100 linear feet of street frontage
- 4) 90 landscaping points per 10,000 square ft. paved area/20 stalls

d. Nonresidential Performance Standards: (See Article VII)

e. Nonresidential Signage Regulations: (See Article VIII)

(f) Multi-family Residential-8 (MR-8) District

1. **Description and Purpose:** This district is intended to permit development which has a higher density community character. The land use standards for this district permit single-family detached, twin house/duplex, two flats, townhouses, multiplexes, and apartments permitted by right and related institutional land uses. Density and intensity standards for this district are designed to ensure that the Multi-family Residential-8 District shall serve as a designation which preserves and protects the community character of its area. A variety of residential development options are available in this district, with a Maximum Gross Density (MGD) of 8 dwelling units per gross acre.

Rationale: This district is used to provide for the permanent protection of an area for those who want to live in a higher density residential environment and who retain enough land with their residence, or in their development, to ensure that the urban community character is maintained as long as the MR-8 District designation is retained, regardless of how much development occurs within that area. As such, it is intended to provide the principal location for mixed residential development.

2. List of Allowable Land Uses (per Article II)

a. Land Uses Permitted by Right: (per Section 98-202(2))

- Single-Family - 9,000 sf lot
- Twin House/Duplex - 6,000 sf per du
- Two-Flat - 9,000 sf lot
- Townhouse - 4,500 sf lot
- Multiplex - 4,500 sf per du (3 or 4 unit building)
- Apartment - 4,500 sf per du (3 or 4 unit building)
- Cultivation (per Section 98-206(2)(a))
- Selective Cutting (per Section 98-206(2)(f))
- Passive Outdoor Public Recreation (per Section 98-206(3)(a))
- Active Outdoor Public Recreation (per Section 98-206(3)(b))
- Public Services and Utilities (per Section 98-206(3)(e))

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Community Living Arrangement (1-8 residents) (per Section 98-206(3)(g))
Community Living Arrangement (9-15 residents) (per Section 98-206(3)(h))

b. Land Uses Permitted as Conditional Use: (per Section 98-202(4))

Multiplex - 4,500 sf per du (4 to 10 unit building)
Apartment - 4,500 sf per du (4 to 10 unit building)
Institutional Residential - 9,000 sf lot (per Section 98-206(3)(f))
Clear Cutting (per Section 98-206(2)(g))
Indoor Institutional (per Section 98-206(3)(c))
Outdoor Institutional (per Section 98-206(3)(d))
Community Living Arrangement (16+ residents) (per 98-206(3)(i))
Bed and Breakfast Establishments (per Section 98-206(4)(l))
Group Day Care Center (9+ children) (per Section 98-206(4)(m))
Boarding House (per Section 98-206(4)(o))

c. Land Uses Permitted as Accessory Uses: (per Section 98-202(5))

1) Land Uses Permitted by Right:

Farm Residence (per Section 98-206(8)(b))
Private Residential Garage or Shed (per Section 98-206(8)(c))
Home Occupation (per Section 98-206(8)(j))
Family Day Care Home (per Section 98-206(8)(k))
On-Site Parking Lot (per Section 98-206(8)(n))
Private Residential Recreational Facility (per Section 98-206(8)(o))
Drainage Structure (per Section 98-206(8)(r))
Filling (per Section 98-206(8)(s))
Lawn Care (per Section 98-206(8)(t))
Exterior Communication Devices (per Section 98-206(8)(v))

2) Land Uses Permitted as Conditional Use:

Intermediate Day Care Home (per Section 98-206(8)(l))

d. **Land Uses Permitted as Temporary Uses:** (per Section 98-202(6))

Outdoor Assembly (per Section 98-206(9)(b))
Contractor's Project Office (per Section 98-206(9)(c))
Contractor's On-Site Equipment Storage (per Section 98-206(9)(d))
On-Site Real Estate Sales Office (per Section 98-206(9)(f))

3. **Regulations Applicable to Residential Uses:**

For single-family and two-family dwellings, see the TR-6 District. Bulk regulations below apply only to townhouse, multiplex, apartment and institutional residential development.

a. **Residential Density and Intensity Requirements:**

Minimum Zoning District Area: 18,000 square feet
Maximum Gross Density (MGD): 8.00 du/acre
Minimum Landscape Surface Ratio (LSR): 50%
Maximum Building Coverage: 40%
Maximum Accessory Building Coverage: 10%

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- b. **Residential Bulk Requirements:**
- A:** Minimum Lot Area: 4,500 square feet per du
 - B:** Minimum Lot Width: 75 feet; 20 feet for townhouse on interior of row, 30 feet for townhouse on end of row
 - C:** Minimum Street Frontage: 50 feet
 - Minimum Setbacks:** (Note L:, below, along zoning district boundaries.)
 - E:** Front or Street Lot Line to House: 25 feet, 40 feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
 - F:** Front or Street Lot Line to Garage: 25 feet, 40 feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
 - G:** Side Lot Line to House or Garage: 10 feet or 0 feet along common wall
 - H:** Total of Both Sides, Lot Lines to House/Garage: 20 feet or 0 ft along common wall
 - I:** Rear Lot Line to House or Garage: 30 feet
 - J:** Side Lot Line to Accessory Structure: 3 ft from property line, 5 ft from alley
 - K:** Rear Lot Line to Accessory Structure: 3 ft from property line, 5 ft from alley
 - L:** Peripheral Setback: See 98-610(4)(b) along zoning district boundary
 - M:** Minimum Paved Surface Setback: 5 feet from side or rear; 10 feet from street
 - N:** Minimum Dwelling Unit Separation: 20 feet or 0 feet along common wall
 - O:** Maximum Height of Dwelling Unit: 35 feet, greater with conditional use permit
 - P:** Maximum Height of Accessory Structure: 15 feet
 - Q:** Minimum Number of Off-Street Parking Spaces Required on the Lot (Includes garage, drives, & all designated parking surfaces): 2.5 per 3-bedroom, 2 per 2-bedroom, 1-bedroom, or efficiency
 - R:** Minimum Dwelling Core Dimensions: 24 feet by 40 feet
 - S:** Minimum Roof Pitch: 3 : 12
 - T:** Minimum Eave Width: 18 inches
- c. **Residential Landscaping Requirements:** Not applicable for single-family. See Nonresidential Landscaping Requirements for Multi-family Residential
- d. **Residential Performance Standards:** (See Article VII)
- e. **Residential Signage Regulations:** (See Article VIII)
4. **Regulations Applicable to Nonresidential Uses:**
- a. Nonresidential Intensity Requirements: (For 2+ floor buildings, see Table 98-305)
 - Maximum Number of Floors (F): 2
 - Minimum Landscape Surface Ratio (LSR): 25%
 - Maximum Floor Area Ratio (FAR): .275
 - Minimum Lot Area (MLA): 40,000 square feet
 - Maximum Building Size (MBS): na
 - b. Nonresidential Bulk Requirements:
 - A:** Minimum Lot Area: 40,000 sq ft, 20,000 sf with a conditional use permit
 - B:** Minimum Lot Width: 100 feet; Minimum Street Frontage: 50 feet
 - Minimum Setbacks: (Note L:, below, along zoning district boundaries.)

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C: Building to Front or Street Lot Line: 25 feet, 40 feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
D: Building to Residential Side Lot Line: 10 feet
E: Building to Residential Rear Lot Line: 30 feet
F: Building to Nonresidential Side Lot Line: 10 feet
G: Building to Nonresidential Rear Lot Line: 30 feet
H: Peripheral Setback: See 98-610(4)(b) along zoning district boundary
I: Minimum Paved Surface Setback: 5 feet from side or rear; 10 feet from street
J: Minimum Building Separation: 20 feet
K: Maximum Building Height: 35 feet
L: Minimum Number of Off-Street Parking Spaces Required on the Lot: See parking lot requirements per specific land use in Section 98-206

- c. **Nonresidential Landscaping Requirements (Nonresidential Multi-family):**
- 1) 50 landscaping points per 100 linear ft. of building foundation
 - 2) 20 landscaping points per 1,000 square ft. of gross floor area
 - 3) 50 landscaping points per 100 linear feet of street frontage
 - 4) 100 landscaping points per 10,000 square ft. paved area/20 stalls
- d. **Nonresidential Performance Standards:** (See Article VII)
- e. **Nonresidential Signage Regulations:** (See Article VIII)

(3) Nonresidential Districts
(a) Neighborhood Office (NO) District

1. **Description and Purpose:** This district is intended to permit high-quality office and institutional land uses at an intensity compatible with the older portions of the City predominately developed with large homes which are desirable to maintain, where traffic volumes and adjacent land uses dictate the transition of these areas to certain nonresidential uses. The desired neighborhood character of the development is attained through Landscape Surface Area Ratio (LSR) requirements, and by restricting the Maximum Building Size (MBS) of all buildings within each instance of this District to 5,000 square feet. A range of dwelling unit types may be allowed. Significant areas of landscaping are required in this district to ensure that this effect is achieved. In order to ensure a minimum of disruption to adjacent residential development, no development within this district shall take direct access to a local residential street or a residential collector street.

Rationale: This district is used to provide for the permanent protection of an area which preserves the original residential appearance, yet permits office and institutional land uses, and which ensures that the neighborhood character is maintained as long as the NO District designation is retained, regardless of how much development occurs within that area.

Neighborhood Office Architectural Requirements

- (a) Maximum Zoning District: 2 acres
- (b) Minimum Zoning District Separation: 2,000 feet

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- (c) All new Neighborhood Office (NO) Districts shall be established through the conditional rezoning process. Under this approach, the Neighborhood Office District shall not be vested until the approved project has been completed.
- (d) Maximum Building Size: 5,000 sq. ft. (one story); 10,000 sq. ft. (two-story)
- (e) No parking in required setbacks for principal buildings
- (f) Residential architectural and landscaping requirements include: foundation planting, pitched roof, 15% window covering, natural materials (brick, wood, stone)
- (g) Minimum Landscape Surface Ratio: 25% for one story; 30% for two story
- (h) Operating Hours: No earlier than 6:00am or later than 11:00pm
- (i) Shall provide a neighborhood-oriented amenity, per Plan Commission direction (i.e., outdoor neighborhood gathering area, public art, etc)

2. List of Allowable Land Uses (per Article II)
a. Land Uses Permitted by Right: (per Section 98-202(2))

- Single-Family - 9,000 sf lot
- Cultivation (per Section 98-206(2)(a))
- Selective Cutting (per Section 98-206(2)(f))
- Passive Outdoor Public Recreation (per Section 98-206(3)(a))
- Active Outdoor Public Recreation (per Section 98-206(3)(b))
- Indoor Institutional (per Section 98-206(3)(c))
- Public Services and Utilities (per Section 98-206(3)(e))
- Office (per Section 98-206(4)(a))
- Personal or Professional Services (per Section 98-206(4)(b))

b. Land Uses Permitted as Conditional Use: (per Section 98-202(4))

- Twin House/Duplex - 6,000 sf per du
- Two-Flat - 9,000 sf lot
- Townhouse - 4,500 sf lot
- Multiplex - 4,500 sf per du
- Apartment - 4,500 sf per du
- Clear Cutting (per Section 98-206(2)(g))
- Outdoor Institutional (per Section 98-206(3)(d))
- Institutional Residential - 9,000 sf lot (per Section 98-206(3)(f))
- Community Living Arrangement (1-8 residents) (per Section 98-206(3)(g))
- Community Living Arrangement (9-15 residents) (per Section 98-206(3)(h))
- Community Living Arrangement (16+ residents) (per Section 98-206(3)(i))
- Indoor Sales or Service (per Section 98-206(4)(c))
- Indoor Commercial Entertainment (per Section 98-206(4)(h))
- Outdoor Commercial Entertainment (per Section 98-206(4)(i)) (Ord. No. 12-07)
- Bed and Breakfast Establishments (per Section 98-206(4)(l))
- Group Day Care Center (9+ children) (per Section 98-206(4)(m))
- Boarding House (per Section 98-206(4)(o))
- Physical Activity Studio (per Section 98-206(4)(s)) (Ord. No. 13-19)

c. Land Uses Permitted as Accessory Uses: (per Section 98-202(5))

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- 1) Land Uses Permitted by Right:
 - Farm Residence (per Section 98-206(8)(b))
 - Private Residential Garage or Shed (per Section 98-206(8)(c))
 - Company Cafeteria (per Section 98-206(8)(d))
 - Company Provided On-Site Recreation (per Section 98-206(8)(e))
 - Home Occupation (per Section 98-206(8)(j))
 - On-Site Parking Lot (per Section 98-206(8)(n))
 - Private Residential Recreational Facility (per Section 98-206(8)(o))
 - Drainage Structure (per Section 98-206(8)(r))
 - Filling (per Section 98-206(8)(s))
 - Lawn Care (per Section 98-206(8)(t))
 - Exterior Communication Devices (per Section 98-206(8)(v))
- 2) Land Uses Permitted as Conditional Use:
 - Company Provided On-Site Recreation (per Section 98-206(8)(e))
 - In-Vehicle Sales and Service (per Section 98-206(8)(g))
- d. **Land Uses Permitted as Temporary Uses:** (per Section 98-202(6))
 - Outdoor Assembly (per Section 98-206(9)(b))
 - Contractor's Project Office (per Section 98-206(9)(c))
 - Contractor's On-Site Equipment Storage (per Section 98-206(9)(d))
 - Relocatable Building (per Section 98-206(9)(e))
 - On-Site Real Estate Sales Office (per Section 98-206(9)(f))
3. **Regulations Applicable to Residential Uses:** For single-family and two-family dwellings, see the TR-6 District. For townhouse, multiplex, apartment and institutional residential development, see the MR-8 district.
 - a. Residential Density and Intensity Requirements:
 - Institutional Residential Development:
 - Minimum Zoning District Area: 9,000 square feet
 - Maximum Gross Density (MGD): up to 50.00 per limits of the conditional use permit
 - Minimum Landscape Surface Ratio (LSR): 50%
 - Maximum Building Coverage: 40%
 - Maximum Accessory Building Coverage: 10%
 - Maximum Building Size: 5,000 sf
 - b. **Residential Bulk Requirements:** For single-family and two-family dwellings, see the TR-6 District. For townhouse, multiplex, apartment and institutional residential development, see the MR-8 district.
 - c. **Residential Landscaping Requirements:** Not applicable for single-family. See Nonresidential Landscaping Requirements for Two- & Multi-family Residential
 - d. **Residential Performance Standards:** (See Article VII)
 - e. **Residential Signage Regulations:** (See Article VIII)
4. **Regulations Applicable to Nonresidential Uses:**

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- a. **Nonresidential Intensity Requirements:** (For 2+ floor buildings, see Table 98-305)
- Maximum Number of Floors (F): 2
 Minimum Landscape Surface Ratio (LSR): 40%
 Maximum Floor Area Ratio (FAR): .25
 Minimum Lot Area (MLA): 9,000 square feet
 Maximum Building Size (MBS): na
- b. **Nonresidential Bulk Requirements:**
- A:** Minimum Lot Area: 9,000 square feet
B: Minimum Lot Width: 75 feet; Minimum Street Frontage: 50 feet
Minimum Setbacks: (Note L:, below, along zoning district boundaries.)
C: Building to Front or Street Lot Line: 25 feet, 40 feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
D: Building to Residential Side Lot Line: 6 feet
E: Building to Residential Rear Lot Line: 30 feet
F: Building to Nonresidential Side Lot Line: 6 feet
G: Building to Nonresidential Rear Lot Line: 30 feet
H: Peripheral Setback: See 98-610(4)(b) along zoning district boundary
I: Minimum Paved Surface Setback: 5 feet from side or rear; 10 feet from street
J: Minimum Building Separation: 12 feet
K: Maximum Building Height: 35 feet
L: Minimum Number of Off-Street Parking Spaces Required on the Lot: See parking lot requirements per specific land use in Section 98-206
- c. **Nonresidential Landscaping Requirements (Nonresidential, Two- & Multi-family):**
- 1) 45 landscaping points per 100 linear ft. of building foundation
 - 2) 20 landscaping points per 1,000 square ft. of gross floor area
 - 3) 45 landscaping points per 100 linear feet of street frontage
 - 4) 95 landscaping points per 10,000 square ft. paved area/20 stalls
- d. **Nonresidential Performance Standards:** (See Article VII)
- e. **Nonresidential Signage Regulations:** (See Article VIII)

(b) Planned Office (PO) District

1. **Description and Purpose:** This district is intended to permit high-quality office and institutional land uses at an intensity compatible with the overall community character of the City. Significant areas of landscaping are required in this district to ensure that this effect is achieved. In order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street.

Rationale: This district is used to provide for the permanent protection of an area for those who desire a high quality office environment which maintains the attractiveness of the site and retains enough open land in their development to

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ensure that the community character is maintained as long as the PO District designation is retained, regardless of how much development occurs within that area.

2. List of Allowable Land Uses (per Article II)
a. Land Uses Permitted by Right: (per Section 98-202(2))

Cultivation (per Section 98-206(2)(a))
 Selective Cutting (per Section 98-206(2)(f))
 Passive Outdoor Public Recreation (per Section 98-206(3)(a))
 Active Outdoor Public Recreation (per Section 98-206(3)(b))
 Indoor Institutional (per Section 98-206(3)(c))
 Public Services and Utilities (per Section 98-206(3)(e))
 Office (per Section 98-206(4)(a))
 Personal or Professional Services (per Section 98-206(4)(b))

b. Land Uses Permitted as Conditional Use: (per Section 98-202(4))

Clear Cutting (per Section 98-206(2)(g))
 Outdoor Institutional (per Section 98-206(3)(d))
 Institutional Residential - 20,000 sf lot (per Section 98-206(3)(f))
 Community Living Arrangement (9-15 residents) (per Section 98-206(3)(h))
 Community Living Arrangement (16+ residents) (per 98-206(3)(i))
 Indoor Sales or Service (per Section 98-206(4)(c))
 In-Vehicle Sales or Service (per Section 98-206(4)(g))
 Indoor Commercial Entertainment (per Section 98-206(4)(h))
 Outdoor Commercial Entertainment (per Section 98-206(4)(i)) (Ord. No. 12-07)
 Commercial Indoor Lodging (per Section 98-206(4)(k))
 Group Day Care Center (9+ children) (per Section 98-206(4)(m))
 Physical Activity Studio (per Section 98-206(4)(s)) (Ord. No. 13-19)
 Airport/Heliport (per Section 98-206(6)(b))

c. Land Uses Permitted as Accessory Uses: (per Section 98-202(5))

- 1) Land Uses Permitted by Right:
 - Farm Residence (per Section 98-206(8)(b))
 - Private Residential Garage or Shed (per Section 98-206(8)(c))
 - Company Cafeteria (per Section 98-206(8)(d))
 - Company Provided On-Site Recreation (per Section 98-206(8)(e))
 - Home Occupation (per Section 98-206(8)(j))
 - On-Site Parking Lot (per Section 98-206(8)(n))
 - Private Residential Recreational Facility (per Section 98-206(8)(o))
 - Drainage Structure (per Section 98-206(8)(r))
 - Filling (per Section 98-206(8)(s))
 - Lawn Care (per Section 98-206(8)(t))
 - Exterior Communication Devices (per Section 98-206(8)(v))
- 2) Land Uses Permitted as Conditional Use:
 - Company Provided On-Site Recreation (per Section 98-206(8)(e))
 - In-Vehicle Sales and Service (per Section 98-206(8)(g))

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d. **Land Uses Permitted as Temporary Uses:** (per Section 98-202(6))

Outdoor Assembly (per Section 98-206(9)(b))

Contractor's Project Office (per Section 98-206(9)(c))

Contractor's On-Site Equipment Storage (per Section 98-206(9)(d))

Relocatable Building (per Section 98-206(9)(e))

On-Site Real Estate Sales Office (per Section 98-206(9)(f))

3. **Regulations Applicable to Institutional Residential Uses:**

a. **Residential Density and Intensity Requirements:**

Institutional Residential Development:

Minimum Zoning District Area: 40,000 square feet

Maximum Gross Density (MGD): up to 50.00 per limits of the conditional use permit

Minimum Landscape Surface Ratio (LSR): 50%

Maximum Building Coverage: 40%

Maximum Accessory Building Coverage: 10%

b. **Residential Bulk Requirements:**

A: Minimum Lot Area: 20,000 sf

B: Minimum Lot Width: 100 feet

C: Minimum Street Frontage: 50 feet

Minimum Setbacks: (Note **L:**, below, along zoning district boundaries.)

E: Front or Street Lot Line to House: 25 feet, 40 feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet

F: Front or Street Lot Line to Garage: 25 feet, 40 feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet

G: Side Lot Line to House or Garage: 10 feet

H: Total of Both Sides, Lot Lines to House/Garage: 20 feet

I: Rear Lot Line to House or Garage: 30 feet

J: Side Lot Line to Accessory Structure: 3 ft from property line, 5 ft from alley

K: Rear Lot Line to Accessory Structure: 3 ft from property line, 5 ft from alley

L: Peripheral Setback: See 98-610(4)(b) along zoning district boundary

M: Minimum Paved Surface Setback: 5 feet from side or rear; 10 feet from street

N: Minimum Dwelling Unit Separation: 20 feet

O: Maximum Height of Dwelling Unit: 35 feet, greater with conditional use permit

P: Maximum Height of Accessory Structure: 15 feet

Q: Minimum Number of Off-Street Parking Spaces Required on the Lot (Includes garage, drives, & all designated parking surfaces): 3

R: Minimum Dwelling Core Dimensions: 24 feet by 40 feet

S: Minimum Roof Pitch: 3 : 12

T: Minimum Eave Width: 18 inches

c. **Residential Landscaping Requirements:** Not applicable for single-family. See Nonresidential Landscaping Requirements for Two- & Multi-family Residential

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- d. **Residential Performance Standards:** (See Article VII)
- e. **Residential Signage Regulations:** (See Article VIII)
- 4. **Regulations Applicable to Nonresidential Uses:**
 - a. **Nonresidential Intensity Requirements:** (For 2+ floor buildings, see Table 98-305)
 - Maximum Number of Floors (F): 4
 - Minimum Landscape Surface Ratio (LSR): 25%
 - Maximum Floor Area Ratio (FAR): .30
 - Minimum Lot Area (MLA): 20,000 square feet
 - Maximum Building Size (MBS): na
 - b. **Nonresidential Bulk Requirements:**
 - A:** Minimum Lot Area: 20,000 square feet
 - B:** Minimum Lot Width: 100 feet; Minimum Street Frontage: 50 feet
 - Minimum Setbacks:** (Note **L:**, below, along zoning district boundaries.)
 - C:** Building to Front or Street Lot Line: 25 feet, 40 feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
 - D:** Building to Residential Side Lot Line: 10 feet
 - E:** Building to Residential Rear Lot Line: 30 feet
 - F:** Building to Nonresidential Side Lot Line: 10 feet or 0 feet on zero lot line side
 - G:** Building to Nonresidential Rear Lot Line: 30 feet
 - H:** Peripheral Setback: See 98-610(4)(b) along zoning district boundary
 - I:** Minimum Paved Surface Setback: 5 feet from side or rear; 10 feet from street
 - J:** Minimum Building Separation: 20 feet or 0 feet on zero lot line side
 - K:** Maximum Building Height: 45 feet
 - L:** Minimum Number of Off-Street Parking Spaces Required on the Lot: See parking lot requirements per specific land use in Section 98-206
 - c. **Nonresidential Landscaping Requirements (Nonresidential, Two- & Multi-family):**
 - 1) 40 landscaping points per 100 linear ft. of building foundation
 - 2) 15 landscaping points per 1,000 square ft. of gross floor area
 - 3) 40 landscaping points per 100 linear feet of street frontage
 - 4) 80 landscaping points per 10,000 s.f. paved area/20 stalls
 - d. **Nonresidential Performance Standards:** (See Article VII)
 - e. **Nonresidential Signage Regulations:** (See Article VIII)
- (c) **Neighborhood Business (NB) District**
 - 1. **Description and Purpose:** This district is intended to permit small scale commercial development which is compatible with the desired overall neighborhood community character of the area in general, and with adjacent residential development in particular. The desired neighborhood community character of the development is attained through Landscape Surface Area Ratio (LSR) requirements, and by restricting the Maximum Building Size (MBS) of all buildings within each instance of this District to 5,000 square feet.

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Significant areas of landscaping are required in this district to ensure that this effect is achieved. In order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street.

Rationale: This district is used to provide both convenience oriented goods and services and for the permanent protection of adjacent residential areas by permitting only a limited range of commercial activities. Together, these requirements ensure that the desired character is maintained as long as the NB District designation is retained, regardless of how much development occurs within that area.

Neighborhood Business Architectural Requirements

- (a) Maximum Zoning District: 2 acres
- (b) Minimum Zoning District Separation: 2,000 feet
- (c) All new Neighborhood Business (NB) Districts shall be established through the conditional rezoning process. Under this approach, the Neighborhood Business District shall not be vested until the approved project has been completed.
- (d) Maximum Building Size: 5,000 sq. ft. (one story); 10,000 sq. ft. (two-story)
- (e) No parking in required setbacks for principal buildings
- (f) Residential architectural and landscaping requirements include: foundation planting, pitched roof, 15% window covering, natural materials (brick, wood, stone)
- (g) Minimum Landscape Surface Ratio: 25% for one story; 30% for two story
- (h) Operating Hours: No earlier than 6:00 am or later than 11:00 pm
- (i) Shall provide a neighborhood-oriented amenity, per Plan Commission direction (i.e., outdoor neighborhood gathering area, public art, etc)

2. List of Allowable Land Uses (per Article II)
a. Land Uses Permitted by Right: (per Section 98-202(2))

- Single-Family - 9,000 sf lot
- Cultivation (per Section 98-206(2)(a))
- Selective Cutting (per Section 98-206(2)(f))
- Passive Outdoor Public Recreation (per Section 98-206(3)(a))
- Active Outdoor Public Recreation (per Section 98-206(3)(b))
- Indoor Institutional (per Section 98-206(3)(c))
- Public Services and Utilities (per Section 98-206(3)(e))
- Office (per Section 98-206(4)(a))
- Personal or Professional Services (per Section 98-206(4)(b))
- Indoor Sales or Service (per Section 98-206(4)(c))
- Indoor Maintenance Service (per Section 98-206(4)(e))

b. Land Uses Permitted as Conditional Use: (per Section 98-202(4))

- Twin House/Duplex - 6,000 sf per du

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Two-Flat - 9,000 sf lot
 Townhouse - 4,500 sf lot
 Multiplex - 4,500 sf per du
 Apartment - 4,500 sf per du
 Clear Cutting (per Section 98-206(2)(g))
 Outdoor Institutional (per Section 98-206(3)(d))
 Institutional Residential - 9,000 sf lot (per Section 98-206(3)(f))
 Community Living Arrangement (1-8 residents) (per Section 98-206(3)(g))
 Community Living Arrangement (9-15 residents) (per Section 98-206(3)(h))
 Community Living Arrangement (16+ residents) (per 98-206(3)(i))
 In-Vehicle Sales or Service (per Section 98-206(4)(g))
 Indoor Commercial Entertainment (per Section 98-206(4)(h))
 Outdoor Commercial Entertainment (per Section 98-206(4)(i)) (Ord. No. 12-07)
 Bed and Breakfast Establishments (per Section 98-206(4)(l))
 Group Day Care Center (9+ children) (per Section 98-206(4)(m))
 Boarding House (per Section 98-206(4)(o))
 Physical Activity Studio (per Section 98-206(4)(s)) (Ord. No. 13-19)

c. **Land Uses Permitted as Accessory Uses:** (per Section 98-202(5))

- 1) Land Uses Permitted by Right:
 - Farm Residence (per Section 98-206(8)(b))
 - Private Residential Garage or Shed (per Section 98-206(8)(c))
 - Home Occupation (per Section 98-206(8)(j))
 - On-Site Parking Lot (per Section 98-206(8)(n))
 - Private Residential Recreational Facility (per Section 98-206(8)(o))
 - Drainage Structure (per Section 98-206(8)(r))
 - Filling (per Section 98-206(8)(s))
 - Lawn Care (per Section 98-206(8)(t))
 - Exterior Communication Devices (per Section 98-206(8)(v))
- 2) Land Uses Permitted as Conditional Use:
 - Commercial Apartment (per Section 98-206(8)(a))
 - In-Vehicle Sales and Service (per Section 98-206(8)(g))
 - Light Industrial Incidental to Indoor Sales (per Section 98-206(8)(i))

d. **Land Uses Permitted as Temporary Uses:** (per Section 98-202(6))

General Temporary Outdoor Sales (per Section 98-206(9)(a))
 Outdoor Assembly (per Section 98-206(9)(b))
 Contractor's Project Office (per Section 98-206(9)(c))
 Contractor's On-Site Equipment Storage (per Section 98-206(9)(d))
 Relocatable Building (per Section 98-206(9)(e))
 On-Site Real Estate Sales Office (per Section 98-206(9)(f))
 Outdoor Sales of Farm Products (per Section 98-206(9)(g))

3. **Regulations Applicable to Residential Uses:**

For single-family and two-family dwellings, see the TR-6 District. For townhouse, multiplex, apartment and institutional residential development, see the MR-8 district.

a. **Residential Density and Intensity Requirements:**

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Institutional Residential Development:

Minimum Zoning District Area: 9,000 square feet

Maximum Gross Density (MGD): up to 50.00 per limits of the conditional use permit

Minimum Landscape Surface Ratio (LSR): 50%

Maximum Building Coverage: 40%

Maximum Accessory Building Coverage: 10%

Maximum Building Size: 5,000 sf

- b. **Residential Bulk Requirements:** For single-family and two-family dwellings, see the TR-6 District. For townhouse, multiplex, apartment and institutional residential development, see the MR-8 district.
 - c. **Residential Landscaping Requirements:** Not applicable for single-family. See Nonresidential Landscaping Requirements for Two- & Multi-family Residential
 - d. **Residential Performance Standards:** (See Article VII)
 - e. **Residential Signage Regulations:** (See Article VIII)
4. **Regulations Applicable to Nonresidential Uses:**
- a. **Nonresidential Intensity Requirements:** (For 2+ floor buildings, see Table 98-305)
 - Maximum Number of Floors (F): 2
 - Minimum Landscape Surface Ratio (LSR): 30%
 - Maximum Floor Area Ratio (FAR): .275
 - Minimum Lot Area (MLA): 9,000 square feet
 - Maximum Building Size (MBS): 5,000 square feet
 - b. **Nonresidential Bulk Requirements:**
 - A:** Minimum Lot Area: 9,000 square feet
 - B:** Minimum Lot Width: 75 feet; Minimum Street Frontage: 50 feet
 - Minimum Setbacks:** (Note L:, below, along zoning district boundaries.)
 - C:** Building to Front or Street Lot Line: 25 feet, 40 feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
 - D:** Building to Residential Side Lot Line: 6 feet
 - E:** Building to Residential Rear Lot Line: 30 feet
 - F:** Building to Nonresidential Side Lot Line: 6 feet
 - G:** Building to Nonresidential Rear Lot Line: 30 feet
 - H:** Peripheral Setback: See 98-610(4)(b) along zoning district boundary
 - I:** Minimum Paved Surface Setback: 5 feet from side or rear; 10 feet from street
 - J:** Minimum Building Separation: 12 feet
 - K:** Maximum Building Height: 35 feet
 - L:** Minimum Number of Off-Street Parking Spaces Required on the Lot: See parking lot requirements per specific land use in Section 98-206
 - c. **Nonresidential Landscaping Requirements (Nonresidential, Two- & Multi-family):**
 - 1) 40 landscaping points per 100 linear ft. of building foundation

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- 2) 15 landscaping points per 1,000 square ft. of gross floor area
- 3) 40 landscaping points per 100 linear feet of street frontage
- 4) 80 landscaping points per 10,000 square ft. paved area/20 stalls

d. **Nonresidential Performance Standards:** (See Article VII)

e. **Nonresidential Signage Regulations:** (See Article VIII)

(d) Planned Business (PB) District

1. **Description and Purpose:** This district is intended to permit large and small scale commercial development which is compatible with the desired overall community character of the area in general. Significant areas of landscaping are required in this district to ensure that this effect is achieved. A wide range of office, retail, and lodging land uses are permitted within this district. In order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street.

Rationale: This district is intended to provide the principal zoning district for commercial development which occurs after the adoption of this Chapter. The standards of this district are designed to provide a clear distinction from the General Business and Central Business Districts in terms of permitted intensity of development, treatment of outdoor sales, and required green space areas. The desired suburban community character of the development is attained through the Landscape Surface Area Ratio (LSR) requirements. Together, these requirements ensure that the desired community character is maintained as long as the Planned Business District designation is retained, regardless of how much development occurs within that area.

2. **List of Allowable Land Uses (per Article II)**

- a. **Land Uses Permitted by Right:** (per Section 98-202(2))

- Cultivation (per Section 98-206(2)(a))
- Selective Cutting (per Section 98-206(2)(f))
- Passive Outdoor Public Recreation (per Section 98-206(3)(a))
- Active Outdoor Public Recreation (per Section 98-206(3)(b))
- Indoor Institutional (per Section 98-206(3)(c))
- Public Services and Utilities (per Section 98-206(3)(e))
- Office (per Section 98-206(4)(a))
- Personal or Professional Services (per Section 98-206(4)(b))
- Indoor Sales or Service (per Section 98-206(4)(c))
- Indoor Maintenance Service (per Section 98-206(4)(e))

- b. **Land Uses Permitted as Conditional Use:** (per Section 98-202(4))

- Clear Cutting (per Section 98-206(2)(g))
- Outdoor Institutional (per Section 98-206(3)(d))
- Institutional Residential - 20,000 sf lot (per Section 98-206(3)(f))
- Outdoor Display (per Section 98-206(4)(d))
- In-Vehicle Sales or Service (per Section 98-206(4)(g))
- Indoor Commercial Entertainment (per Section 98-206(4)(h))
- Outdoor Commercial Entertainment (per Section 98-206(4)(i)) (Ord. No. 12-07)

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Commercial Animal Boarding (per Section 98-206(4)(j))
 Commercial Indoor Lodging (per Section 98-206(4)(k))
 Bed and Breakfast Establishments (per Section 98-206(4)(l))
 Group Day Care Center (9+ children) (per Section 98-206(4)(m))
 Vehicle Repair and Maintenance (per Section 98-206(4)(q))
 Intensive Outdoor Recreation (per Section 98-206(4)(r)) (Ord. No. 12-07)
 Physical Activity Studio (per Section 98-206(4)(s)) (Ord. No. 13-19)
 Indoor Storage and Wholesaling (per Section 98-206(5)(a))(Ord. No. 01-19
 2/12/01)

c. Land Uses Permitted as Accessory Uses: (per Section 98-202(5))

1) Land Uses Permitted by Right:

Farm Residence (per Section 98-206(8)(b))
 Private Residential Garage or Shed (per Section 98-206(8)(c))
 Company Cafeteria (per Section 98-206(8)(d))
 Company Provided On-Site Recreation (per Section 98-206(8)(e))
 Home Occupation (per Section 98-206(8)(j))
 On-Site Parking Lot (per Section 98-206(8)(n))
 Private Residential Recreational Facility (per Section 98-206(8)(o))
 Drainage Structure (per Section 98-206(8)(r))
 Filling (per Section 98-206(8)(s))
 Lawn Care (per Section 98-206(8)(t))
 Exterior Communication Devices (per Section 98-206(8)(v))

2) Land Uses Permitted as Conditional Use:

Commercial Apartment (per Section 98-206(8)(a))
 Company Provided On-Site Recreation (per Section 98-206(8)(e))
 Outdoor Display Incidental (per Section 98-206(8)(f))
 In-Vehicle Sales and Service (per Section 98-206(8)(g))
 Light Industrial Incidental to Indoor Sales (per Section 98-206(8)(i))

d. Land Uses Permitted as Temporary Uses: (per Section 98-202(6))

General Temporary Outdoor Sales (per Section 98-206(9)(a))
 Outdoor Assembly (per Section 98-206(9)(b))
 Contractor's Project Office (per Section 98-206(9)(c))
 Contractor's On-Site Equipment Storage (per Section 98-206(9)(d))
 Relocatable Building (per Section 98-206(9)(e))
 On-Site Real Estate Sales Office (per Section 98-206(9)(f))
 Outdoor Sales of Farm Products (per Section 98-206(9)(g))

3. Regulations Applicable to Institutional Residential Uses:
a. Residential Density and Intensity Requirements:

See the requirements of the Planned Office District.

b. Residential Bulk Requirements:

See the requirements of the Planned Office District.

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- c. **Residential Landscaping Requirements:** Not applicable for single-family. See Nonresidential Landscaping Requirements for Two- & Multi-family Residential
 - d. **Residential Performance Standards:** (See Article VII)
 - e. **Residential Signage Regulations:** (See Article VIII)
4. **Regulations Applicable to Nonresidential Uses:**
- a. **Nonresidential Intensity Requirements: (For 2+ floor buildings, see Table 98-305)**
 - Maximum Number of Floors (F): 4
 - Minimum Landscape Surface Ratio (LSR): 25%
 - Maximum Floor Area Ratio (FAR): .30
 - Minimum Lot Area (MLA): 20,000 square feet
 - Maximum Building Size (MBS): na
 - b. **Nonresidential Bulk Requirements:**
 - A:** Minimum Lot Area: 20,000 square feet
 - B:** Minimum Lot Width: 100 feet; Minimum Street Frontage: 50 feet
 - Minimum Setbacks:** (Note L:, below, along zoning district boundaries.)
 - C:** Building to Front or Street Lot Line: 25 feet, 40 feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
 - D:** Building to Residential Side Lot Line: 10 feet
 - E:** Building to Residential Rear Lot Line: 30 feet
 - F:** Building to Nonresidential Side Lot Line: 10 feet or 0 feet on zero lot line side
 - G:** Building to Nonresidential Rear Lot Line: 30 feet
 - H:** Peripheral Setback: See 98-610(4)(b) along zoning district boundary
 - I:** Minimum Paved Surface Setback: 5 feet from side or rear; 10 feet from street
 - J:** Minimum Building Separation: 20 feet or 0 feet on zero lot line side
 - K:** Maximum Building Height: 45 feet
 - L:** Minimum Number of Off-Street Parking Spaces Required on the Lot: See parking lot requirements per specific land use in Section 98-206
 - c. **Nonresidential Landscaping Requirements (Nonresidential, Two- & Multi-family):**
 - 1) 40 landscaping points per 100 linear ft. of building foundation
 - 2) 10 landscaping points per 1,000 square ft. of gross floor area
 - 3) 40 landscaping points per 100 linear feet of street frontage
 - 4) 80 landscaping points per 10,000 square ft. paved area/20 stalls
 - d. **Nonresidential Performance Standards:** (See Article VII)
 - e. **Nonresidential Signage Regulations:** (See Article VIII)

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(e) General Business (GB) District

1. **Description and Purpose:** This district is intended to permit both large and small scale commercial development at intensities which provide significant incentives for infill development and the continued economic viability of existing development. To accomplish this effect, minimum required Green Space Ratios (GSRs) are substantially lower than those required in the Planned Business District. A wide range of office, retail, and lodging land uses are permitted within this district. In order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street.

Rationale: This district is intended to provide an alternative, primarily infill development, designation for commercial activity to the Suburban Commercial District. Performance standards for the General Business District are designed to ensure the long-term economic health of strip commercial development areas, existing as of the effective date of this Chapter, by limiting the attraction of the Planned Business District to those and uses which can afford the relatively higher development costs and rents associated with development in that district.

2. **List of Allowable Land Uses (per Article II)**

- a. **Land Uses Permitted by Right:** (per Section 98-202(2))

Cultivation (per Section 98-206(2)(a))
 Selective Cutting (per Section 98-206(2)(f))
 Passive Outdoor Public Recreation (per Section 98-206(3)(a))
 Active Outdoor Public Recreation (per Section 98-206(3)(b))
 Indoor Institutional (per Section 98-206(3)(c))
 Public Services and Utilities (per Section 98-206(3)(e))
 Office (per Section 98-206(4)(a))
 Personal or Professional Services (per Section 98-206(4)(b))
 Indoor Sales or Service (per Section 98-206(4)(c))
 Indoor Maintenance Service (per Section 98-206(4)(e))
 Off-Site Parking Lot (per Section 98-206(6)(a))

- b. **Land Uses Permitted as Conditional Use:** (per Section 98-202(4))

Clear Cutting (per Section 98-206(2)(g))
 Outdoor Institutional (per Section 98-206(3)(d))
 Institutional Residential - 9,000 sf lot (per Section 98-206(3)(f))
 Outdoor Display (per Section 98-206(4)(d))
 In-Vehicle Sales or Service (per Section 98-206(4)(g))
 Indoor Storage and Wholesaling (per Section 98-206(5)(a))(Ord. No. 01-19
 2/12/01)
 Indoor Commercial Entertainment (per Section 98-206(4)(h))
 Outdoor Commercial Entertainment (per Section 98-206(4)(i))
 Commercial Animal Boarding (per Section 98-206(4)(j))
 Commercial Indoor Lodging (per Section 98-206(4)(k))
 Bed and Breakfast Establishments (per Section 98-206(4)(l))
 Group Day Care Center (9+ children) (per Section 98-206(4)(m))
 Boarding House (per Section 98-206(4)(o))

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Vehicle Repair and Maintenance (per Section 98-206(4)(q))
Physical Activity Studio (per Section 98-206(4)(s)) (Ord. No. 13-19)
Personal Storage Facility (per Section 98-206(5)(c))

c. **Land Uses Permitted as Accessory Uses:** (per Section 98-202(5))

1) **Land Uses Permitted by Right:**

Farm Residence (per Section 98-206(8)(b))
Private Residential Garage or Shed (per Section 98-206(8)(c))
Company Cafeteria (per Section 98-206(8)(d))
Company Provided On-Site Recreation (per Section 98-206(8)(e))
Home Occupation (per Section 98-206(8)(j))
On-Site Parking Lot (per Section 98-206(8)(n))
Private Residential Recreational Facility (per Section 98-206(8)(o))
Drainage Structure (per Section 98-206(8)(r))
Filling (per Section 98-206(8)(s))
Lawn Care (per Section 98-206(8)(t))
Exterior Communication Devices (per Section 98-206(8)(v))

2) **Land Uses Permitted as Conditional Use:**

Commercial Apartment (per Section 98-206(8)(a))
Company Provided On-Site Recreation (per Section 98-206(8)(e))
Outdoor Display Incidental (per Section 98-206(8)(f))
In-Vehicle Sales and Service (per Section 98-206(8)(g))
Light Industrial Incidental to Indoor Sales (per Section 98-206(8)(i))

d. **Land Uses Permitted as Temporary Uses:** (per Section 98-202(6))

General Temporary Outdoor Sales (per Section 98-206(9)(a))
Outdoor Assembly (per Section 98-206(9)(b))
Contractor's Project Office (per Section 98-206(9)(c))
Contractor's On-Site Equipment Storage (per Section 98-206(9)(d))
Relocatable Building (per Section 98-206(9)(e))
On-Site Real Estate Sales Office (per Section 98-206(9)(f))
Outdoor Sales of Farm Products (per Section 98-206(9)(g))

3. **Regulations Applicable to Institutional Residential Uses:**

a. **Residential Density and Intensity Requirements:**

Institutional Residential Development:
Minimum Zoning District Area: 18,000 square feet
Maximum Gross Density (MGD): up to 50.00 per limits of the conditional use permit
Minimum Landscape Surface Ratio (LSR): 50%
Maximum Building Coverage: 40%
Maximum Accessory Building Coverage: 10%

b. **Residential Bulk Requirements:**

A: Minimum Lot Area: 9,000 square feet
B: Minimum Lot Width: 75 feet
C: Minimum Street Frontage: 50 feet
Minimum Setbacks: (Note **L:**, below, along zoning district boundaries.)

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- E:** Front or Street Lot Line to House: 25 feet, 40 feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
F: Front or Street Lot Line to Garage: 25 feet, 40 feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
G: Side Lot Line to House or Garage: 6 feet
H: Total of Both Sides, Lot Lines to House/Garage: 12 feet
I: Rear Lot Line to House or Garage: 30 feet
J: Side Lot Line to Accessory Structure: 3 ft from property line, 5 ft from alley
K: Rear Lot Line to Accessory Structure: 3 ft from property line, 5 ft from alley
L: Peripheral Setback: See 98-610(4)(b) along zoning district boundary
M: Minimum Paved Surface Setback: 5 feet from side or rear; 10 feet from street
N: Minimum Dwelling Unit Separation: 12 feet
O: Maximum Height of Dwelling Unit: 35 feet, greater with conditional use permit
P: Maximum Height of Accessory Structure: 15 feet
Q: Minimum Number of Off-Street Parking Spaces Required on the Lot (Includes garage, drives, & all designated parking surfaces): 3
R: Minimum Dwelling Core Dimensions: 24 feet by 40 feet
S: Minimum Roof Pitch: 3:12
T: Minimum Eave Width: 18 inches

- c. **Residential Landscaping Requirements:** Not applicable for single-family. See Nonresidential Landscaping Requirements for Two- & Multi-family Residential
- d. **Residential Performance Standards:** (See Article VII)
- e. **Residential Signage Regulations:** (See Article VIII)
4. **Regulations Applicable to Nonresidential Uses:**
- a. **Nonresidential Intensity Requirements:** (For 2+ floor buildings, see Table 98-305)
- Maximum Number of Floors (F): 4
 Minimum Landscape Surface Ratio (LSR): 15%
 Maximum Floor Area Ratio (FAR): .40
 Minimum Lot Area (MLA): 9,000 square feet
 Maximum Building Size (MBS): na
- b. **Nonresidential Bulk Requirements:**
- A:** Minimum Lot Area: 9,000 square feet
B: Minimum Lot Width: 75 feet; Minimum Street Frontage: 50 feet
Minimum Setbacks: (Note L:, below, along zoning district boundaries.)
C: Building to Front or Street Lot Line: 25 feet, 40 feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
D: Building to Residential Side Lot Line: 6 feet
E: Building to Residential Rear Lot Line: 25 feet
F: Building to Nonresidential Side Lot Line: 10 feet or 0 feet on zero lot line side
G: Building to Nonresidential Rear Lot Line: 25 feet
H: Peripheral Setback: See 98-610(4)(b) along zoning district boundary
I: Minimum Paved Surface Setback: 5 feet from side or rear; 10 feet from street

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J: Minimum Building Separation: 12 feet, 20 feet or 0 feet on zero lot line side

K: Maximum Building Height: 35 feet

L: Minimum Number of Off-Street Parking Spaces Required on the Lot: See parking lot requirements per specific land use in Section 98-206

- c. **Nonresidential Landscaping Requirements (Nonresidential, Two- & Multi-family):**
- 1) 20 landscaping points per 100 linear ft. of building foundation
 - 2) 5 landscaping points per 1,000 square ft. of gross floor area
 - 3) 20 landscaping points per 100 linear feet of street frontage
 - 4) 40 landscaping points per 10,000 square ft. paved area/20 stalls
- d. **Nonresidential Performance Standards:** (See Article VII)
- e. **Nonresidential Signage Regulations:** (See Article VIII)
- (f) **Central Business (CB) District**

1. **Description and Purpose:** This district is intended to permit both large and small scale "downtown" commercial development at an intensity which provides significant incentives for infill development, redevelopment, and the continued economic viability of existing development. To accomplish this effect, minimum Landscape Surface Ratios (LSRs) permitted in this district are much lower than those allowed in the Planned Business and General Business Districts. A wide range of office, retail, and lodging land uses are permitted within this district. In order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street. No requirements for on site landscaping or parking are required in this district. This district is strictly limited to the central city locations.

Rationale: This district is intended to provide an alternative, primarily infill development, designation for commercial activity to the Planned Business (PB) and General Business District are designed to assist in maintaining the long-term viability of the central city.

2. **List of Allowable Land Uses (per Article II)**
 - a. **Land Uses Permitted by Right:** (per Section 98-202(2))
 - Cultivation (per Section 98-206(2)(a))
 - Selective Cutting (per Section 98-206(2)(f))
 - Passive Outdoor Public Recreation (per Section 98-206(3)(a))
 - Active Outdoor Public Recreation (per Section 98-206(3)(b))
 - Indoor Institutional (per Section 98-206(3)(c))
 - Public Services and Utilities (per Section 98-206(3)(e))
 - Office (per Section 98-206(4)(a))
 - Personal or Professional Services (per Section 98-206(4)(b))
 - Indoor Sales or Service (per Section 98-206(4)(c))
 - Indoor Maintenance Service (per Section 98-206(4)(e))
 - Off-Site Parking Lot (per Section 98-206(6)(a))

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Clear Cutting (per Section 98-206(2)(g))
Outdoor Institutional (per Section 98-206(3)(d))
Institutional Residential - 9,000 sf lot (per Section 98-206(3)(f))
In-Vehicle Sales or Service (per Section 98-206(4)(g))
Indoor Commercial Entertainment (per Section 98-206(4)(h))
Outdoor Commercial Entertainment (per Section 98-206(4)(i))
Outdoor Display (per Section 98-206(4)(d)) (Ord. No. 01-19 2/12/01)
Commercial Indoor Lodging (per Section 98-206(4)(k))
Bed and Breakfast Establishments (per Section 98-206(4)(l))
Group Day Care Center (9+ children) (per Section 98-206(4)(m))
Boarding House (per Section 98-206(4)(o))
Physical Activity Studio (per Section 98-206(4)(s)) (Ord. No. 13-19)

c. Land Uses Permitted as Accessory Uses: (per Section 98-202(5))

1) Land Uses Permitted by Right:

Commercial Apartment (per Section 98-206(8)(a))
Farm Residence (per Section 98-206(8)(b))
Private Residential Garage or Shed (per Section 98-206(8)(c))
Company Cafeteria (per Section 98-206(8)(d))
Company Provided On-Site Recreation (per Section 98-206(8)(e))
Home Occupation (per Section 98-206(8)(j))
On-Site Parking Lot (per Section 98-206(8)(n))
Private Residential Recreational Facility (per Section 98-206(8)(o))
Drainage Structure (per Section 98-206(8)(r))
Filling (per Section 98-206(8)(s))
Lawn Care (per Section 98-206(8)(t))
Exterior Communication Devices (per Section 98-206(8)(v))

2) Land Uses Permitted as Conditional Use:

Company Provided On-Site Recreation (per Section 98-206(8)(e))
In-Vehicle Sales and Service (per Section 98-206(8)(g))
Light Industrial Incidental to Indoor Sales (per Section 98-206(8)(i))

d. Land Uses Permitted as Temporary Uses: (per Section 98-202(6))

General Temporary Outdoor Sales (per Section 98-206(9)(a))
Outdoor Assembly (per Section 98-206(9)(b))
Contractor's Project Office (per Section 98-206(9)(c))
Contractor's On-Site Equipment Storage (per Section 98-206(9)(d))
Relocatable Building (per Section 98-206(9)(e))
On-Site Real Estate Sales Office (per Section 98-206(9)(f))
Outdoor Sales of Farm Products (per Section 98-206(9)(g))

3. Regulations Applicable to Institutional Residential Uses:**a. Residential Density and Intensity Requirements:**

Institutional Residential Development:
Minimum Zoning District Area: 9,000 square feet
Maximum Gross Density (MGD): up to 50.00 per limits of the conditional use permit

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Minimum Landscape Surface Ratio (LSR): 50%

Maximum Building Coverage: 40%

Maximum Accessory Building Coverage: 10%

b. Residential Bulk Requirements:

See the requirements of the General Business District.

c. Residential Landscaping Requirements: Not applicable for single-family. See Nonresidential Landscaping Requirements for Two- & Multi-family Residential

d. Residential Performance Standards: (See Article VII)

e. Residential Signage Regulations: (See Article VIII)

4. Regulations Applicable to Nonresidential Uses:

a. Nonresidential Intensity Requirements: (For 2+ floor buildings, see Table 98-305)

Maximum Number of Floors (F): 4

Minimum Landscape Surface Ratio (LSR): 0%

Maximum Floor Area Ratio (FAR): 3.00

Minimum Lot Area (MLA): 1,750 square feet

Maximum Building Size (MBS): na

b. Nonresidential Bulk Requirements:

A: Minimum Lot Area: 1,750 square feet

B: Minimum Lot Width: 20 feet; Minimum Street Frontage: 20 feet

Minimum Setbacks: (Note L:, below, along zoning district boundaries.)

C: Building to Front or Street Lot Line: 0 feet*

D: Building to Residential Side Lot Line: 0 feet*

E: Building to Residential Rear Lot Line: 10 feet

F: Building to Nonresidential Side Lot Line: 0 feet*

G: Building to Nonresidential Rear Lot Line: 10 feet

H: Peripheral Setback: See 98-610(4)(b) along zoning district boundary

I: Minimum Paved Surface Setback: 0 feet*

J: Minimum Building Separation: 0 feet*

K: Maximum Building Height: 45 feet, Minimum Building Height: 20 feet

L: Minimum Number of Off-Street Parking Spaces Required on the Lot:

See parking lot requirements per specific land use in Section 98-206

Maximum permitted setback of 0 feet, except where permitted by the Plan Commission as an essential component of site design.

c. Nonresidential Landscaping Requirements (Nonresidential, Two- & Multi-family):

1) 0 landscaping points per 100 linear ft. of building foundation

2) 0 landscaping points per 1,000 square ft. of gross floor area

3) 0 landscaping points per 100 linear feet of street frontage

4) 20 landscaping points per 10,000 square ft. paved area/20 stalls

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- d. **Nonresidential Performance Standards:** (See Article VII)
 - e. **Nonresidential Signage Regulations:** (See Article VIII)
- (g) **Planned Industrial (PI) District**
1. **Description and Purpose:** This district is intended to permit both large and small scale industrial and office development at an intensity which is consistent with the overall desired suburban community character of the community. Beyond a relatively high minimum Green Space Ratio (GSR), the primary distinguishing feature of this district is that it is geared to indoor industrial activities which are not typically associated with high levels of noise, soot, odors and other potential nuisances for adjoining properties. In order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street.

Rationale: This district is intended to provide a location for suburban intensity light industrial land uses such as assembly operations, storage and warehousing facilities, offices, and light manufacturing which are protected from potential nuisances associated with certain development permitted within the GI District. In addition, land uses shall comply with the minimum performance standards presented in Article VII.
 2. **List of Allowable Land Uses (per Article II)**
 - a. **Land Uses Permitted by Right:** (per Section 98-202(2))
 - Cultivation (per Section 98-206(2)(a))
 - Selective Cutting (per Section 98-206(2)(f))
 - Passive Outdoor Public Recreation (per Section 98-206(3)(a))
 - Active Outdoor Public Recreation (per Section 98-206(3)(b))
 - Indoor Institutional (per Section 98-206(3)(c))
 - Public Services and Utilities (per Section 98-206(3)(e))
 - Office (per Section 98-206(4)(a))
 - Personal or Professional Services (per Section 98-206(4)(b))
 - Indoor Maintenance Service (per Section 98-206(4)(e))
 - Indoor Storage or Wholesaling (per Section 98-206(5)(a))
 - Light Industrial (per Section 98-206(7)(a))
 - b. **Land Uses Permitted as Conditional Use:** (per Section 98-202(4))
 - Clear Cutting (per Section 98-206(2)(g))
 - Outdoor Institutional (per Section 98-206(3)(d))
 - Indoor Sales or Service (per Section 98-206(4)(c))
 - Indoor Commercial Entertainment (per Section 98-206(4)(h))
 - Outdoor Commercial Entertainment (per Section 98-206(4)(i))(Ord. No. 12-07)
 - Group Day Care Center (9+ children) (per Section 98-206(4)(m))
 - Personal Storage Facility (per Section 98-206(5)(c))
 - Airport/Heliport (per Section 98-206(6)(b))
 - Distribution Center (per Section 98-206(6)(d))
 - Communication Tower (per Section 98-206(7)(c))
 - Commercial Animal Boarding (per Section 98-206(4)(j))
 - Physical Activity Studio (per Section 98-206(4)(s)) (Ord. No. 13-19)

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- c. **Land Uses Permitted as Accessory Uses:** (per Section 98-202(5))
- 1) Land Uses Permitted by Right:
 - Farm Residence (per Section 98-206(8)(b))
 - Private Residential Garage or Shed (per Section 98-206(8)(c))
 - Company Cafeteria (per Section 98-206(8)(d))
 - Indoor Sales Incident to Light Industrial Use (per Section 98-206(8)(h))
 - Home Occupation (per Section 98-206(8)(j))
 - On-Site Parking Lot (per Section 98-206(8)(n))
 - Private Residential Recreational Facility (per Section 98-206(8)(o))
 - Drainage Structure (per Section 98-206(8)(r))
 - Filling (per Section 98-206(8)(s))
 - Lawn Care (per Section 98-206(8)(t))
 - Exterior Communication Devices (per Section 98-206(8)(v))
 - 2) Land Uses Permitted as Conditional Use:
 - Company Provided On-Site Recreation (per Section 98-206(8)(e))
 - In-Vehicle Sales and Service (per Section 98-206(8)(g))
- d. **Land Uses Permitted as Temporary Uses:** (per Section 98-202(6))
- Outdoor Assembly (per Section 98-206(9)(b))
 - Contractor's Project Office (per Section 98-206(9)(c))
 - Contractor's On-Site Equipment Storage (per Section 98-206(9)(d))
 - Relocatable Building (per Section 98-206(9)(e))
 - On-Site Real Estate Sales Office (per Section 98-206(9)(f))
 - Outdoor Sales of Farm Products (per Section 98-206(9)(g))
3. **Regulations Applicable to Residential Uses:** Not Applicable
4. **Regulations Applicable to Nonresidential Uses:**
- a. **Nonresidential Intensity Requirements:** (For 2+ floor buildings, see Table 98-305)
 - Maximum Number of Floors (F): 4
 - Minimum Landscape Surface Ratio (LSR): 25%
 - Maximum Floor Area Ratio (FAR): .60
 - Minimum Zoning District Area: 40,000 square feet
 - Maximum Building Size (MBS): na
 - b. **Nonresidential Bulk Requirements:**
 - A:** Minimum Lot Area: 40,000 sq ft (20,000 sq ft permitted as a conditional use)
 - B:** Minimum Lot Width: 200 feet (100 feet permitted as a conditional use); Minimum Street Frontage: 50 feet
 - Minimum Setbacks:** (Note L:, below, along zoning district boundaries.)
 - C:** Building to Front or Street Lot Line: 25 feet, 40 feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
 - D:** Building to Residential Side Lot Line: 30 feet
 - E:** Building to Residential Rear Lot Line: 30 feet
 - F:** Building to Nonresidential Side Lot Line: 15 feet
 - G:** Building to Nonresidential Rear Lot Line: 30 feet
 - H:** Peripheral Setback: See 98-610(4)(b) along zoning district boundary

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I: Minimum Paved Surface Setback: 5 feet from side or rear; 10 feet from street

J: Minimum Building Separation: 30 feet

K: Maximum Building Height: 35 feet

L: Minimum Number of Off-Street Parking Spaces Required on the Lot: See parking lot requirements per specific land use in Section 98-206

c. Nonresidential Landscaping Requirements (Nonresidential, Two- & Multi-family):

1) 40 landscaping points per 100 linear ft. of building foundation

2) 10 landscaping points per 1,000 square ft. of gross floor area

3) 40 landscaping points per 100 linear feet of street frontage

4) 80 landscaping points per 10,000 square ft. paved area/20 stalls

d. Nonresidential Performance Standards: (See Article VII)

e. Nonresidential Signage Regulations: (See Article VIII)

(h) General Industrial (GI) District

1. **Description and Purpose:** This district is intended to permit both large and small scale industrial and office development at an intensity which is consistent with existing transition and urban intensity development. Beyond a relatively high minimum Green Space Ratio (GSR), the primary distinguishing feature of this district is that it is geared to indoor industrial activities which are not typically associated with high levels of noise, soot, odors and other potential nuisances for adjoining properties. To ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street.

Rationale: This district is intended to provide a location for urban intensity light industrial land uses such as assembly operations, storage and warehousing facilities, offices, and light manufacturing which are protected from potential nuisances associated with certain development permitted within the HI District. In addition, uses shall comply with the minimum performance standards presented in Article VII.

2. **List of Allowable Land Uses (per Article II)**

- a. **Land Uses Permitted by Right:** (per Section 98-202(2))

Cultivation (per Section 98-206(2)(a))

Selective Cutting (per Section 98-206(2)(f))

Passive Outdoor Public Recreation (per Section 98-206(3)(a))

Public Services and Utilities (per Section 98-206(3)(e))

Office (per Section 98-206(4)(a))

Indoor Maintenance Service (per Section 98-206(4)(e))

Indoor Storage or Wholesaling (per Section 98-206(5)(a))

Off-Site Parking Lot (per Section 98-206(6)(a))

Distribution Center (per Section 98-206(6)(d))

Light Industrial (per Section 98-206(7)(a))

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- b. **Land Uses Permitted as Conditional Use:** (per Section 98-202(4))
- Clear Cutting (per Section 98-206(2)(g))
 - Group Day Care Center (9+ children) (per Section 98-206(4)(m))
 - Vehicle Repair and Maintenance (per Section 98-206(4)(q))
 - Outdoor Storage or Wholesaling (per Section 98-206(5)(b))
 - Personal Storage Facility (per Section 98-206(5)(c))
 - Airport/Heliport (per Section 98-206(6)(b))
 - Freight Terminal (per Section 98-206(6)(c))
 - Communication Tower (per Section 98-206(7)(c))
 - Commercial Animal Boarding (per Section 98-206(4)(j))
- c. **Land Uses Permitted as Accessory Uses:** (per Section 98-202(5))
- 1) Land Uses Permitted by Right:
 - Farm Residence (per Section 98-206(8)(c))
 - Private Residential Garage or Shed (per Section 98-206(8)(c))
 - Company Cafeteria (per Section 98-206(8)(d))
 - Company Provided On-Site Recreation (per Section 98-206(8)(e))
 - Indoor Sales Incidental to Light Industrial Use (per Section 98-206(8)(h))
 - Home Occupation (per Section 98-206(8)(j))
 - On-Site Parking Lot (per Section 98-206(8)(n))
 - Private Residential Recreational Facility (per Section 98-206(8)(o))
 - Drainage Structure (per Section 98-206(8)(r))
 - Filling (per Section 98-206(8)(s))
 - Lawn Care (per Section 98-206(8)(t))
 - Exterior Communication Devices (per Section 98-206(8)(v))
 - 2) Land Uses Permitted as Conditional Use:
 - Company Provided On-Site Recreation (per Section 98-206(8)(e))
- d. **Land Uses Permitted as Temporary Uses:** (per Section 98-202(6))
- Outdoor Assembly (per Section 98-206(9)(b))
 - Contractor's Project Office (per Section 98-206(9)(c))
 - Contractor's On-Site Equipment Storage (per Section 98-206(9)(d))
 - Relocatable Building (per Section 98-206(9)(e))
 - On-Site Real Estate Sales Office (per Section 98-206(9)(f))
 - Outdoor Sales of Farm Products (per Section 98-206(9)(g))
3. **Regulations Applicable to Residential Uses:** Not Applicable
4. **Regulations Applicable to Nonresidential Uses:**
- a. **Nonresidential Intensity Requirements:** (For 2+ floor buildings, see Table 98-305)
 - Maximum Number of Floors (F): 4
 - Minimum Landscape Surface Ratio (LSR): 15%
 - Maximum Floor Area Ratio (FAR): 1.00
 - Minimum Lot Area (MLA): 9,000 square feet
 - Maximum Building Size (MBS): na

**Section 98-105 Purpose and Intent of Standard
Zoning Districts**
through
**Section 98-105 Purpose and Intent of
Standard Zoning Districts**
b. Nonresidential Bulk Requirements:

A: Minimum Lot Area: 9,000 square feet

B: Minimum Lot Width: 75 feet; Minimum Street Frontage: 50 feet

Minimum Setbacks: (Note **L.**, below, along zoning district boundaries.)

C: Building to Front or Street Lot Line: 25 feet, 40 feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet

D: Building to Residential Side Lot Line: 50 feet

E: Building to Residential Rear Lot Line: 30 feet

F: Building to Nonresidential Side Lot Line: 20 feet

G: Building to Nonresidential Rear Lot Line: 30 feet

H: Peripheral Setback: See 98-610(4)(b) along zoning district boundary

I: Minimum Paved Surface Setback: 5 feet from side or rear; 10 feet from street

J: Minimum Building Separation: 40 feet

K: Maximum Building Height: 35 feet

L: Minimum Number of Off-Street Parking Spaces Required on the Lot: See parking lot requirements per specific land use in Section 98-206

c. Nonresidential Landscaping Requirements (Nonresidential, Two- & Multi-family):

1) 20 landscaping points per 100 linear ft. of building foundation

2) 5 landscaping points per 1,000 square ft. of gross floor area

3) 20 landscaping points per 100 linear feet of street frontage

4) 40 landscaping points per 10,000 square ft. paved area/20 stalls

d. Nonresidential Performance Standards: (See Article VII)

e. Nonresidential Signage Regulations: (See Article VIII)

(i) Heavy Industrial (HI) District

1. **Description and Purpose:** This district is intended to permit both large and small scale industrial and office development at an intensity which provides ample incentive for infill development and redevelopment of industrial areas existing as of the effective date of this Chapter. This district is designed to permit a very wide variety of industrial uses which may occur both indoors and outdoors, including certain land uses which are permitted in no other zoning district because of their potential to create nuisances for adjoining properties. In order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street.

Rationale: This district is intended to provide a location for both light and heavy industrial uses in a zoning district in which the potential for nuisance complaints from nearby properties is minimized. It must be emphasized that this is not a district where virtually any land use is permitted, as all uses shall comply with the minimum performance standards presented in Article VII. In addition, certain land uses such as extraction, junkyards and salvage operations, and freight terminals are permitted within this district only upon the granting of a conditional use permit.

**Section 98-105 Purpose and Intent of Standard
Zoning Districts***through***Section 98-105 Purpose and Intent of
Standard Zoning Districts****2. List of Allowable Land Uses (per Article II)****a. Land Uses Permitted by Right:** (per Section 98-202(2))

Cultivation (per Section 98-206(2)(a))
Selective Cutting (per Section 98-206(2)(f))
Passive Outdoor Public Recreation (per Section 98-206(3)(a))
Public Services and Utilities (per Section 98-206(3)(e))
Office (per Section 98-206(4)(a))
Indoor Maintenance Service (per Section 98-206(4)(e))
Indoor Storage or Wholesaling (per Section 98-206(5)(a))
Outdoor Storage or Wholesaling (per Section 98-206(5)(b))
Off-Site Parking Lot (per Section 98-206(6)(a))
Distribution Center (per Section 98-206(6)(d))
Light Industrial (per Section 98-206(7)(a))
Heavy Industrial (per Section 98-206(7)(b))

b. Land Uses Permitted as Conditional Use: (per Section 98-202(4))

Agricultural Services (per Section 98-206(2)(d))
Clear Cutting (per Section 98-206(2)(g))
Outdoor Maintenance Service (per Section 98-206(4)(f))
Sexually Oriented Land Use (per Section 98-206(4)(p))
Vehicle Repair and Maintenance (per Section 98-206(4)(q))
Junkyard or Salvage Yard (per Section 98-206(5)(d))
Waste Disposal Facility (per Section 98-206(5)(e))
Composting Operation (per Section 98-206(5)(f))
Airport/Heliport (per Section 98-206(6)(b))
Freight Terminal (per Section 98-206(6)(c))
Communication Tower (per Section 98-206(7)(c))

c. Land Uses Permitted as Accessory Uses: (per Section 98-202(5))

1) Land Uses Permitted by Right:

Farm Residence (per Section 98-206(8)(c))
Private Residential Garage or Shed (per Section 98-206(8)(c))
Company Cafeteria (per Section 98-206(8)(d))
Company Provided On-Site Recreation (per Section 98-206(8)(e))
Indoor Sales Incident to Light Industrial Use (per Section 98-206(8)(h))
Home Occupation (per Section 98-206(8)(j))
On-Site Parking Lot (per Section 98-206(8)(n))
Private Residential Recreational Facility (per Section 98-206(8)(o))
Drainage Structure (per Section 98-206(8)(r))
Filling (per Section 98-206(8)(s))
Lawn Care (per Section 98-206(8)(t))
Exterior Communication Devices (per Section 98-206(8)(v))

2) Land Uses Permitted as Conditional Use:

Company Provided On-Site Recreation (per Section 98-206(8)(e))
Migrant Labor Camp (per Section 98-206(8)(m))

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through

**Section 98-105 Purpose and Intent of
Standard Zoning Districts**

d. Land Uses Permitted as Temporary Uses: (per Section 98-202(6))

Outdoor Assembly (per Section 98-206(9)(b))

Contractor's Project Office (per Section 98-206(9)(c))

Contractor's On-Site Equipment Storage (per Section 98-206(9)(d))

Relocatable Building (per Section 98-206(9)(e))

On-Site Real Estate Sales Office (per Section 98-206(9)(f))

3. Regulations Applicable to Residential Uses: Not Applicable

4. Regulations Applicable to Nonresidential Uses:

a. Nonresidential Intensity Requirements: (For 2+ floor buildings, see Table 98-305)

Maximum Number of Floors (F): 2+

Minimum Landscape Surface Ratio (LSR): 15%

Maximum Floor Area Ratio (FAR): 1.00

Minimum Lot Area (MLA): 9,000 square feet

Maximum Building Size (MBS): na

b. Nonresidential Bulk Requirements:

A: Minimum Lot Area: 9,000 square feet

B: Minimum Lot Width: 100 feet; Minimum Street Frontage: 50 feet

Minimum Setbacks: (Note L:, below, along zoning district boundaries.)

C: Building to Front or Street Lot Line: 25 feet, 40 feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet

D: Building to Residential Side Lot Line: 50 feet

E: Building to Residential Rear Lot Line: 40 feet

F: Building to Nonresidential Side Lot Line: 20 feet

G: Building to Nonresidential Rear Lot Line: 30 feet

H: Peripheral Setback: See 98-610(4)(b) along zoning district boundary

I: Minimum Paved Surface Setback: 5 feet from side or rear; 10 feet from street

J: Minimum Building Separation: 40 feet

K: Maximum Building Height: 45 feet

L: Minimum Number of Off-Street Parking Spaces Required on the Lot: See parking lot requirements per specific land use in Section 98-206

c. Nonresidential Landscaping Requirements (Nonresidential, Two- & Multi-family):

1) 20 landscaping points per 100 linear ft. of building foundation

2) 5 landscaping points per 1,000 square ft. of gross floor area

3) 20 landscaping points per 100 linear feet of street frontage

4) 40 landscaping points per 10,000 s.f. paved area/20 stalls

d. Nonresidential Performance Standards: (See Article VII)

e. Nonresidential Signage Regulations: (See Article VIII)

**Section 98-105 Purpose and Intent of Standard
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**Section 98-105 Purpose and Intent of
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through

(j) **Planned Business Park (PBP) District**

1. **Description and Purpose:** This district is intended to permit both large and small scale office, service business and highly restrictive industrial and warehousing uses in a mutually compatible environment, within a large development park, with a campus-type setting. Land uses and site design within the PGP District shall be restricted to those which require a pleasant, hazard-free and nuisance-free environment, and do not create either an appreciable nuisance or hazard to other property, individuals or the general public. In order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street. The City of Lake Geneva will require the application of City-approved restrictive covenants when considering an approval of a zoning map amendment to the Planned Business Park (PBP) Zoning District.

Rationale: this district is intended to provide a location for suburban intensity office, service, and light industrial land uses which are protected from potential use conflicts and nuisances that may be associated with certain development permitted within the PI or GI Districts. In addition, land uses shall comply with the minimum performance standards presented in Article VII.

2. **List of Allowable Land Uses (Per Article II)**

- a. **Land Uses Permitted by Right: (listed in addition to those in Section 98-202(2))**

- Selective Cutting (per Section 98-206(2)(f))
- Passive Outdoor Public Recreation (per Section 98-206(3)(a))
- Public Services and Utilities (per Section 98-206(3)(e))
- Office (per Section 98-206(4)(a))
- Personal or Professional Services (per Section 98-206(4)(b))
- Indoor Storage or Wholesaling (per Section 98-206(5)(a))
- Light Industrial (per Section 98-206(7)(a))
- Any otherwise Permitted Use within and fully consistent with an approved Group Development (per Section 98-208)

- b. **Land Uses Permitted as Conditional Use: (per Section 98-202(4))**

- Cultivation (per Section 98-206(2)(a))
- Clear Cutting (per Section 98-206(2)(g))
- Active Outdoor Public Recreation (per Section 98-206(3)(b))
- Indoor Institutional (per Section 98-206(3)(c))
- Outdoor Institutional (per Section 98-206(3)(d))
- Indoor Maintenance Service (per Section 98-206(4)(e))
- Group Day Care Center (9+ children) (per Section 98-206(4)(m))
- Communication Tower (per Section 98-206(7)(c))
- Any otherwise Conditional Use within and fully consistent with an approved Group Development (per Section 98-208)
- Commercial Animal Boarding (per Section 98-206(4)(j))
- Physical Activity Studio (per Section 98-206(4)(s)) (Ord. No. 13-19)

**Section 98-105 Purpose and Intent of Standard
Zoning Districts***through***Section 98-105 Purpose and Intent of
Standard Zoning Districts****c. Land Uses Permitted as Accessory Uses: (per Section 98-202(5))**

- 1) Land Uses Permitted by Right:
 - Company Cafeteria (per Section 98-206(8)(d))
 - Company Provided On-Site Recreational Facility (Unlit) (per Section 98-206(8)(e))
 - Indoor Sales Incident to Light Industrial Use (per Section 98-206(8)(h))
 - On-Site Parking Lot (per Section 98-206(8)(n))
 - Drainage Structure (per Section 98-206(8)(r))
 - Filling (per Section 98-206(8)(s))
 - Lawn Care (per Section 98-206(8)(s))
 - Exterior Communication Devices (per Section 98-206(8)(v))
 - On-Site Business Day Care Facility
- 2) Land Uses Permitted as Conditional Use:
 - Farm Residence (per Section 98-206(8)(b))
 - Private Residential Garage or Shed (per Section 98-206(8)(c))
 - Company Provided On-Site Recreation (lit) (per Section 98-206(8)(e))
 - Home Occupation (per Section 98-206(8)(j))
 - Private Residential Recreational Facility (per Section 98-206(8)(o))

d. Land Uses Permitted as Temporary Uses: (per Section 98-202(6))

- Outdoor Assembly (per Section 98-206(9)(b))
- Contractor's Project Office (per Section 98-206(9)(c))
- Contractor's On-Site Equipment Storage (per Section 98-206(9)(d))
- On-Site Real Estate Sales Office (per Section 98-206(9)(f))

3. Regulations Applicable to Residential Uses: Not Applicable**4. Regulations Applicable to Nonresidential Uses:****a. Nonresidential Intensity Requirements: (For 2+ floor bldgs., see Table 98-305)**

- Maximum Number of Floors (F): 4
- Minimum Landscape Surface Ratio (LSR): 30%
- Maximum Building Footprint Coverage: 40%
- Minimum Zoning District Area: 65,000 square feet (Ord. No. 01-28 9/10/01)
- Maximum Building Size (MBS): na

b. Nonresidential Bulk Requirements:

- 1) Minimum Lot Area: 65,000 sq ft (20,000 sq ft permitted as a conditional use) (Ord. No. 01-28 9/10/01)
- 2) Minimum Lot Width: 200 feet (100 feet permitted as a conditional use);
- 3) Minimum Street Frontage: 50 feet
- 4) Minimum Setbacks: (Note L:, below, along zoning district boundaries.)
- 5) Building to Front or Street Lot Line: 40 feet, except 25 feet for Street Side not adjacent to Federal, State, or County Highway.
- 6) Building to Residential Side Lot Line: 30 feet
- 7) Building to Residential Rear Lot Line: 30 feet

**Section 98-105 Purpose and Intent of Standard
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through
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- 8) Building to Nonresidential Side Lot Line: 25 feet, except 40 feet when adjacent to Federal, State or County Highway.
 - 9) Building to Nonresidential Rear Lot Line: 35 feet
 - 10) Peripheral Setback: See 98-610(4)(b) for PI District along zoning district boundary
 - 11) Minimum Paved Surface Setback: 10 feet from side or rear; 20 feet from street
 - 12) Minimum Building Separation: 30 feet
 - 13) Maximum Building Height: 45 feet
 - 14) Minimum Number of Off-Street Parking Spaces Required on the Lot: See parking lot requirements per specific land use in Section 98-206
- c. **Nonresidential Landscaping Requirements** (Nonresidential, Two- & Multi-family):
- 1) 40 landscaping points per 100 linear ft. of building foundation
 - 2) 10 landscaping points per 1,000 sq. ft. of gross floor area
 - 3) 40 landscaping points per 100 linear ft. of street frontage
 - 4) 80 landscaping points per 10,000 sq. ft paved area/20 stalls
 - 5) the above landscaping point totals shall be increased by 1.5 times for buildings in excess of 60,000 gross square feet. This provision shall also apply to building additions or Group Developments in which the combined total of the structure and/or all structures within a development (regardless of diverse lotting, use or tenancy) combine to more than 60,000 gross square feet. The requirement applies to both new development and to portions of development prior to the adoption of this ordinance.
- d. **Nonresidential Performance Standards:** (See Article VII)
- e. **Nonresidential Signage Regulations:** (See Article VIII)
- f. **Performance Standards:** The Planned Business Park (PBP) District has been added to the listing of Zoning Districts after the adoption of the new Zoning Ordinance in 1997. Performance and signage standards for the Planned Industrial (PI) District presented in Articles VII and VIII of this Ordinance shall apply to development within the Planned Business Park (PBP) District.

(4) Planned Development Districts
(a) Planned Development (PD_ -_) District

1. **Description and Purpose:** This district is intended to provide more incentives for redevelopment in areas of the community which are experiencing a lack of reinvestment, or which require flexible zoning treatment because of factors which are specific to the site. This district is designed to forward both aesthetic and economic objectives of the City by controlling the site design and the land use, appearance, density, or intensity of development within the district in a manner which is consistent

**Section 98-106 Natural Resource Protection
Overlay Zoning Districts***through***Section 98-107 Map of Natural Resource
Protection Overlay Districts**

with sound land use, urban design, and economic revitalization principles. The application of these standards will ensure long-term progress and broad participation toward these principles. Refer to Section 98-914 for the procedures applicable to proposal review in this standard zoning district.

2. **Development Standards:** development standards are flexible within this zoning district. Refer to Section 98-914(2) for the range of development standards potentially available in this zoning district.

Section 98-106 Natural Resource Protection Overlay Zoning Districts

- (1) This Chapter employs overlay zoning districts to identify and regulate areas in which natural resource protection requirements apply. Each type of natural resource regulated by this Chapter is represented by an overlay zoning district bearing its name.
- (2) Natural Resource Protection Overlay Districts include:
 - Floodplain Overlay Districts
 - Shoreland-Wetland Overlay District
 - Lakeshore Overlay District
 - Drainageway Overlay District
 - Woodland Overlay District
 - Steep Slope Overlay District
- (3) For specific Natural Resource Protection Overlay District regulations, see Article V.

Section 98-107 Map of Natural Resource Protection Overlay Districts

Natural Resource Protection Overlay Zoning Districts established by this Chapter are shown on the Official Zoning Map of the City of Lake Geneva, which together with all the explanatory material thereon, is hereby made part of this Chapter. For specific Natural Resource Protection Overlay District designation criteria, see Article V.

- (1) Where an apparent discrepancy exists between the location of the outermost boundary of the Floodfringe District or the Floodplain District shown on the official zoning map and actual field conditions, the location shall be initially determined by the Zoning Administrator using the criteria described in (2) and (3), below. Where the Zoning Administrator finds that there is a significant difference between the map and the actual field conditions, the map shall be amended using the procedures established in Section 98-903. Disputes between the Zoning Administrator and the Applicant over the location of the district boundary line shall be settled using the procedures outlined in Section 98-934(8)(b).
- (2) Where flood profiles exist, the location of the district boundary line shall be determined by the Zoning Administrator using both the scale appearing on the map and the elevations shown on the water surface profile of the regional flood. Where a discrepancy exists between the map, and actual field conditions, the regional flood elevations shall govern. A map amendment is required where there is a significant discrepancy between the map and actual field conditions. The Zoning Administrator shall have the authority to grant or deny a land use permit on the basis of a district boundary derived from the elevations shown on the water surface profile of the regional flood, whether or not a map amendment is required. The Zoning Administrator shall be responsible for initiating any map amendments required under this section within a reasonable period of time.

**Section 98-108 Downtown Design Overlay
Zoning District***through***Section 98-112 Reserved**

- (3) Where flood profiles do not exist, the location of the district boundary line shall be determined by the Zoning Administrator using the scale appearing on the map, visual on-site inspection and any available information provided by the Department of Natural Resources. Where there is a significant difference between the map and actual field conditions, the map shall be amended. Where a map amendment has been approved by both the Common Council and the Department of Natural Resources, the Zoning Administrator shall have the authority to grant or deny a land use permit.

Section 98-108 Downtown Design Overlay Zoning District

This district is intended to implement the urban design recommendations of the Comprehensive Master Plan, by preserving and enhancing the historical quality of the downtown, and by attaining a consistent visually pleasing image for the downtown area. As emphasized by said Plan, this district is designed to forward both aesthetic and economic objectives of the City by controlling the site design and appearance of development within the district in a manner which is consistent with sound land use, urban design, and economic revitalization principles. The application of these standards will ensure long-term progress and broad participation toward these principles. Refer to Section 98-913(9) for the procedures applicable to proposal review in this overlay district.

Section 98-109 Historic Neighborhood Design Overlay Zoning District

This district is intended to implement the urban design recommendations of the Comprehensive Master Plan, by preserving and enhancing the historical quality of the older, historically intact, portions of the City. As emphasized by said Plan, this district is designed to forward both aesthetic and historic preservation objectives of the City by controlling the site design and appearance of development within the district in a manner which is consistent with sound land use, urban design, and economic revitalization principles. The application of these standards will ensure long-term progress and broad participation toward these principles. Refer to Section 98-913(10)-(19) for the procedures applicable to proposal review in this overlay district.

Section 98-110 Entry Corridor Design Overlay Zoning District

This district is intended to implement the urban design recommendations of the Comprehensive Master Plan, by preserving and enhancing the historical quality of the STH 50 corridor west of the downtown and the CTH H corridor north and south of the downtown, and by enhancing the economic redevelopment potential of the STH 120 corridor north and south of the downtown; the STH 12 corridor within the city limits; and the STH 50 corridor east of the downtown. As emphasized by the Plan, this district is designed to forward both aesthetic and historic preservation objectives of the City by controlling the site design and appearance of development within the district in a manner which is consistent with sound land use, urban design, and economic revitalization principles. The application of these standards will ensure long-term progress and broad participation toward these principles. Refer to Section 98-913(20)-(29) for the procedures applicable to proposal review in this overlay district.

Section 98-111 Community Gateway Design Overlay Zoning District

This district is intended to implement the urban design recommendations of the Comprehensive Master Plan, by requiring that development located at and around the most important entrances to the community has a character which recognizes the City's adopted objectives of establishing an attractive and high-quality image. These important community gateways are located around the STH 120 interchange, the STH 12 interchange, and the intersection of CTH H and STH 120. As emphasized by the Plan, this district is designed to forward both aesthetic and economic

Section 98-112 Reserved *through* **Section 98-114 Park Overlay Zoning District**

development objectives of the City by controlling the site design and appearance of development within the district in a manner which is consistent with sound land use, urban design, and economic development principles. The application of these standards will ensure long-term progress and broad participation toward these principles. Refer to Section 98-913(30)-(39) for the procedures applicable to proposal review in this overlay district.

Section 98-112 Reserved**Section 98-113 Neighborhood Conservation Overlay Zoning District**

This district is intended to grant legal conforming status to land uses and all other aspects of development, for properties located within the district. Properties which have received this designation may continue land uses, densities and intensities of development, and structural configurations which exist as of the effective date of this Chapter. As legal, conforming land uses and structures, such land uses may be replaced with similar land uses and such structures may be reconstructed, even if damaged to more than 50 percent of their value. The physical expansion of such land uses or densities not otherwise permitted within the base zoning district, or the physical expansion of such structures not conforming with the intensity or bulk restrictions of the base zoning district, shall require the granting of a conditional use permit. The Zoning Administrator shall determine if sufficient evidence is presented to demonstrate the extent of land use and development existing as of the effective date of this Chapter if such reconstruction or re-use is proposed. Building permits, utility records and photographs are considered good evidence of such status.

Section 98-114 Park Overlay Zoning District

This district is intended to apply to lands owned by the public primarily for the purpose of providing public recreation opportunities or open space conservation. The district is intended to implement the recreation and open space objectives of the Comprehensive Master Plan by permitting recreation or open space land uses. Permitted uses include indoor and outdoor public or private recreation facilities, libraries, museums, recreation centers (for example, ballrooms, performing arts centers, and government-owned community centers). All other land uses shall be prohibited. Park Overlay Zoning Districts established by this Chapter are shown on the Official Zoning Map of the City of Lake Geneva.