

CHAPTER 1264
Zoning District Regulations

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1 1264.0 DISTRICT DESIGNATION.

For the purposes of this Zoning Code, the city is hereby divided into the following districts:

- (a) R-1 One-Family Residential;
- (b) R-2 One-Family Residential;
- (c) R-T Two-Family Residential;
- (d) R-M Multiple Family Residential;
- (e) MHP Mobile Home Park;
- (f) O-1 Office;
- (g) CBD Central Business;
- (h) B-1 Local Business;
- (i) B-2 Commercial Business;
- (j) B-3 General Business;
- (k) MXD Mixed Use;
- (l) I-1 Light Industrial;
- (m) I-2 General Industrial;
- (n) P-1 Vehicular Parking.

(Ord. 275. Passed 9-23-03.)

1264.02 ZONING DISTRICT MAP.

(a) The boundaries of the districts enumerated in Section 1264.01 are hereby established as shown on the Zoning Map which accompanies this Zoning Code and is adopted by reference and which, with all notations, references and other information shown thereon, shall be as much a part of this Zoning Code as if fully described herein. Unless shown otherwise, the boundaries of the districts are lot lines; the centerlines of streets, alleys, roads or such lines extended; and the corporate limits of the city.

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(b) Where unzoned property exists, or where, due to the scale, lack of detail or illegibility of the Zoning Map, there is any uncertainty, contradiction or conflict as to the intended location of any district boundary line shown thereon, the exact location of a district boundary line shall be determined, upon written application, or upon its own motion, by the Board of Zoning Appeals. (Ord. 275. Passed 9-23-03.)

1264.03 ZONING VACATED AND ANNEXED AREAS.

(a) Zoning vacated areas. Whenever any street, alley or other public way or portion thereof, within the city is vacated, such street, alley or other public way, or portion thereof, shall automatically be classified in the same zoning district as the property to which it attaches.

(b) Zoning annexed areas. Territory annexed to the city shall continue under the zoning of the detaching governmental body for a period of one (1) year from the date of annexation to the city, unless such property is rezoned by Council. After one (1) year has elapsed, such annexed property shall be automatically zoned to the most restrictive use if Council has not acted. (Ord. 275. Passed 9-23-03.)

1264.04 APPLICATION OF DISTRICT REGULATIONS.

(a) All buildings and uses in any district shall be subject to the general provisions and exceptions set forth in this Zoning Code.

(b) No portion of a lot or parcel, once used in compliance with this Zoning Code, with respect to yards, lot area per family, density as for a development in a multiple family district or percentage of lot occupancy, in connection with an existing or proposed building or structure, shall again be used as part of the lot or parcel required in connection with any other building or structure existing or intended to exist at the same time. (Ord. 275. Passed 9-23-03.)

1264.05 DISTRICT REGULATION EXCEPTIONS.

The following exceptions shall apply:

- (a) Height of buildings and structures. The height limitations of this Zoning Code do not apply to farm buildings, chimneys, church spires, flagpoles, public monuments, or water towers.
- (b) Area of lots adjoining alleys. In calculating the area of lot that adjoins an alley or lane, for the purpose of applying the lot area requirements of this Zoning Code, one-half (1/2) the width of such alley abutting the lot shall be considered part of the lot.

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- (c) Yard regulations. When yard regulations cannot reasonable be complied with, as in the case of a planned unit development in a multiple family district, or where their application cannot be determined because of lots of peculiar shape or topography or because of architectural or site arrangements, such regulations may be modified or determined by the Board of Zoning Appeals.
- (d) Porches and terraces. An open, unenclosed and uncovered porch or paved terrace may project into a front yard for a distance not exceeding ten (10) feet, but this shall not be interpreted to include or permit fixed canopies, awnings or roofs.
- (e) Projection into yards. An architectural feature, such as a chimney and bow window, and not including a vertical projection, may extend or project into a required side yard not more than two (2) feet.
- (f) Access drives. An access drive may be placed in a required front or side yard so as to provide access to a rear yard and/or an accessory or attached structure. Such a drive is not considered a structural violation in front or side yard.
(Ord. 275. Passed 9-23-03.)

1264.06 PURPOSES AND USES WITHIN ZONING DISTRICTS.

(a) R-1 One-Family Residential District.

- (1) Purpose. R-1, One-Family Residential Districts are designed to provide for one-family dwelling sites and residentially related uses in keeping with the density character of the city. The preservation of the natural terrain and the standards under which the community has its development take place are reflected in the controls set forth in this chapter.
- (2) Permitted uses.
 - A. One-family detached dwellings;
 - B. Publicly owned and operated libraries, parks, parkways, and recreational facilities;
 - C. Home occupations subject to requirements set forth in Section 1266.07, and;
 - D. Accessory buildings and uses customarily incidental to any of the uses permitted in this division, and subject to the applicable requirements of Section 1266.02.
- (3) Special land uses.
 - A. Public, parochial and private elementary, intermediate and/or high schools;
 - B. Municipal office buildings;
 - C. Churches and other facilities normally incidental thereto;
 - D. Utilities and public service buildings and uses (without storage yards);

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- E. Golf courses, country clubs, recreational centers, and swim clubs;
 - F. Cemeteries;
 - G. Spouse abuse/domestic violence shelters;
 - H. Bed and breakfast accommodations, subject to the requirements of Section 1268.06; and
 - I. Child day-care facilities, when located within a church or school, subject to the requirements of Section 1268.02.
- (b) R-2 One-Family Residential District.
- (1) Purpose. R-2, One-Family Residential Districts are designed to provide for one-family dwelling sites and residentially related uses at a lower density than the R-1 District.
 - (2) Permitted uses.
 - A. One-family detached dwellings;
 - B. Publicly owned and operated libraries, parks, parkways and recreational facilities;
 - C. Home occupations, subject to the requirements of Section 1266.07; and
 - D. Accessory buildings and uses customarily incidental to any of the uses permitted in this division, and subject to the applicable requirements of Section 1266.02.
 - (3) Special land uses.
 - A. Public, parochial and private elementary, intermediate and/or high schools;
 - B. Municipal office buildings;
 - C. Churches and other facilities normally incidental thereto;
 - D. Utilities and public service buildings and uses (without storage yards);
 - E. Golf courses, country clubs, recreational centers, and swim clubs;
 - F. Cemeteries;
 - G. Spouse abuse/domestic violence shelters;
 - H. Bed and breakfast accommodations, subject to the requirements of Section 1268.06; and
 - I. Child day-care facilities, when located within a church or school, subject to the requirements of Section 1268.02.
- (c) R-T, Two-Family Residential District.
- (1) Purpose. R-T, Two-Family Residential Districts are designed to provide sites for two-family structures. Such sites may be provided where streets and facilities are able to support the increased density and as zones of transition between nonresidential districts and one-family residential districts.

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- (2) Permitted uses.
 - A. All uses permitted and as regulated in R-I One-Family Residential Districts. Standards in Section 1264.04(a) applicable to the R-1 District shall apply as minimum standards when one-family detached dwellings are erected;
 - B. Two-family dwellings; and
 - C. Accessory buildings and uses customarily incidental to any of the uses permitted in this division, and subject to the applicable requirements of Section 1266.02.
 - (3) Special land uses.
 - A. Bed and breakfast accommodations, subject to the requirements of Section 1268.06;
 - B. Child day-care facilities, subject to the requirements of Section 1268.02; and
 - C. Foster family group homes and adult foster care facilities subject to the requirements of Section 1268.04.
- (d) R-M, Multiple Family Residential District.
- (1) Purpose. R-M, Multiple Family Residential Districts are designed to provide sites for multiple family dwelling structures which will generally serve as zones of transition between nonresidential districts and lower density One-Family Districts. The multiple family dwelling is further provided to serve the limited need for an apartment-type unit in an otherwise one-family residential community.
 - (2) Permitted uses.
 - A. All uses permitted and as regulated in an R-T, Two-Family Residential District
 - B. Multiple family dwellings;
 - C. Spouse abuse/domestic violence shelters; and
 - D. Accessory buildings and uses customarily incidental to any of the uses permitted in this division, and subject to the applicable requirements of Section 1266.02.
 - (3) Special land uses.
 - A. Child and adult day-care facilities, subject to the requirements of Section 1268.02
 - B. Housing for the elderly, subject to the requirements of Section 1268.03;
 - C. Nursing homes and convalescent centers, subject to the requirements of Section 1268.03;
 - D. Funeral homes or mortuaries, provided that such use have direct access to an existing or proposed major thoroughfare or collector street;

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- E. Bed and breakfast accommodations, subject to the requirements of Section 1268.06; and
 - F. Foster family group homes and adult foster care facilities subject to the requirements of Section 1268.04
- (e) MHP, Mobile Home Park.
- (1) Purpose. The intent of this district is to provide for mobile home residential development in areas where the natural conditions and features, public services, and infrastructure are capable of supporting such development areas zoned MHP shall be located in areas that are compatible with the character and density of adjacent uses.
 - (2) Permitted uses.
 - A. Mobile home parks, subject to the requirements of Section 1268.10;
 - B. Parks and playgrounds; and
 - C. Accessory buildings and uses customarily incidental to any of the uses permitted in this division, and subject to the applicable requirements of Section 1266.02.
- (f) O-1, Office District.
- (1) Purpose. O-1, Office Districts are designed to accommodate uses, such as offices, banks and funeral homes, which can serve as transitional areas between commercial and residential districts and provide transitions between major thoroughfares and residential districts. O-1 Districts will provide greater protection to existing one-family homes located in areas that are becoming less desirable for one-family residential use.
 - (2) Permitted uses.
 - A. Offices for any of the following kinds of occupations: executive, administrative and professional including legal, real estate and insurance;
 - B. Professional offices of doctors, dentists, chiropractors, osteopaths and similar or allied professionals;
 - C. Banks, including drive-in facilities;
 - D. Libraries, post offices, governmental office buildings and public utility offices, not including storage yards, transformer stations, exchanges or substations;
 - E. Funeral homes or mortuaries provided such use has direct access to an existing or proposed thoroughfare or collector street;
 - F. Churches and other incidental facilities;
 - G. Clinics;
 - H. Off-street parking lots;
 - I. Spouse abuse/domestic violence shelters;

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- J. Publicly owned and operated parks and recreational facilities;
 - K. Other uses similar to the uses permitted in this section; and
 - L. Accessory buildings and uses customarily incidental to any of the uses permitted in this division, and subject to the applicable requirements of Section 1266.02.
- (3) Special land uses.
- A. Professional pharmacies, located within an office building;
 - B. One-family attached dwellings, subject to the requirements of Section 1266.06;
 - C. Child and adult day-care facilities, subject to the requirements of Section 1268.02
 - D. General hospitals;
 - E. Public and private colleges, universities and other such institutions of higher learning; and
 - F. Private clubs, lodges and reception halls, subject to the requirements of section 6.12.
- (4) Conditions of use.
- A. No interior displays shall be visible from the exterior of the building;
 - B. The outdoor storage of goods or materials in such a district is prohibited, irrespective of whether or not such goods or materials are for sale; and
 - C. Warehousing or indoor storage of goods or materials, beyond that normally incidental to the uses permitted in this division, is prohibited in such a district.
- (g) CBD, Central Business District.
- (1) Purpose. CBD, Central Business Districts are designed to provide for office buildings and the great variety of large retail stores and related activities which occupy the prime retail frontage, by serving the comparison, convenience and service needs of the entire Municipal area as well as a substantial area of the adjacent and surrounding residential developments beyond the limits of the city. The regulations of such Districts are designed to promote convenient pedestrian shopping and the stability of retail development by encouraging a continuous retail frontage and by prohibiting automotive-related services and non-retail uses which tend to break up such continuity.
- (2) Permitted uses.
- A. All permitted uses in the O-1, Office District;
 - B. Generally recognized retail businesses which supply commodities on the premises within completely enclosed buildings, such commodities including, but not limited to, foods, drugs, liquor, furniture, clothing, dry goods, notions or

hardware;

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- C. Personal service establishments which perform services on the premises within completely enclosed buildings, such establishment include, but are not limited to, repair shops (watches, radio, television, shoe, and the like) tailor shops, beauty parlors, barber shops, interior decorators, photographers and dry cleaners;
 - D. Restaurants and taverns where the patrons are served while seated within the building occupied by such establishment, such establishment not to extend as an integral part of, or accessory thereto, any service of a drive-in or drive-through facility;
 - E. Theaters, when completely enclosed;
 - F. Offices and showrooms of plumbers, electricians, decorators or similar tradesmen, in connection with whom not more than twenty-five (25) percent of the floor area of the building or part of the building occupied by such establishment is used for making, assembling, remodeling, repairing, altering, finishing or refinishing the products or merchandise of the tradesman, provided that the ground floor premises facing upon, and visible from, an abutting street shall be used only for entrances, offices or display. All storage of materials of any kind shall be within the confines of the building or part thereof occupied by such establishment;
 - G. Newspaper offices and printing plants;
 - H. One-family dwellings located within a building containing a permitted use, and subject to the requirements of Section 1266.06;
 - I. Sidewalk cafe service, operated by a restaurant or other food establishment which sells food for immediate consumption;
 - J. Private clubs, lodges and reception halls, subject to the requirements of section 6.12;
 - K. Seasonal and transient display of products or materials intended for retail sale or rental;
 - L. Outdoor display of products or materials intended for retail sale or rental, subject to the requirements of section 6.18; and
 - M. Other uses similar to the uses permitted in this section;
 - N. Accessory buildings and uses customarily incidental to any of the uses permitted in this division, and subject to the applicable requirements of Section 1266.02.
- (3) Conditions of use. All business establishments in a CBD, Central Business District shall be retail or service oriented uses which deal directly with the customers;

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(h) B-1, Local Business District.

(1) Purpose. B-1, Local Business Districts are designed solely for the convenience shopping of persons residing in adjacent residential areas and to permit only such uses as are necessary to satisfy those limited basic shopping and/or service needs which by their very nature are not related to the shopping pattern of CBD, Central Business Districts.

(2) Permitted uses.

- A. All uses permitted in the O-1, Office District;
- B. Generally recognized retail businesses which supply commodities on the premises for persons residing in adjacent residential areas, such commodities include, but are not limited to, groceries, meats, dairy products, baked goods or other foods, drugs, dry goods, clothing, notions and hardware;
- C. Personal service establishments which perform services on the premises for persons residing in adjacent residential areas, such establishments include, but are not limited to, repair shops (watches, radio, television, shoe, and the like) tailor shops, beauty parlors and barber shops;
- D. One-family detached dwellings, subject to the requirements of Section 1266.06;
- E. Self-service laundry and/or dry-cleaning establishments;
- F. Other uses similar to uses permitted in this section; and
- G. Accessory buildings and uses customarily incidental to any of the uses permitted in this division, and subject to the applicable requirements of Section 1266.02.

(3) Special land uses.

- A. Automobile filling stations for the sale of gasoline, oil and minor accessories. Incidental repair services may be permitted, excluding steam cleaning or undercoating, and is subject to the requirements of Section 1268.08;
- B. Publicly owned buildings, public utility buildings, telephone exchange buildings, electric transformer stations and substations and gas regulator stations with service yards, but without storage yards;
- C. One-family attached, residential dwelling units, subject to the requirements of Section 1266.06;
- D. Child and adult day-care facilities, subject to the requirements of Section 1268.02;
- E. Private clubs, lodges and reception halls, subject to the requirements of Section 1268.12;
- F. Outdoor display of products or materials intended for retail sale or rental; and
- G. Seasonal and transient display of products or materials

intended for retail sale or rental.

(i) B-2 Commercial Business District.

(1) Purpose. B-2, Commercial Business Districts are intended to provide for a variety of commercial and service uses, including more intensive commercial uses not permitted in the O-1, CBD and B-1 Districts. B-2 Districts are intended to permit commercial establishments that cater to the convenience and comparison shopping needs of city residents. Because of the variety of business types permitted in B-2 Districts, special attention must be focused on site layout, building design, vehicular circulation and coordination of site features between adjoining sites.

(2) Permitted uses.

- A. All permitted uses in O-1 Office District and B-1, Local Business Districts as set forth in Sections 1264.04(f) and 1264.04(h).
- B. Generally recognized retail businesses which supply commodities such as groceries, meats, dairy products, baked goods or other foods, drugs, dry goods, clothing, notions and hardware, intended to serve a broader market;
- C. Public utility transformer stations and substations, telephone exchanges and public utility offices;
- D. Photographic studios;
- E. Retail office supply, computer and business machine sales;
- F. Business service establishments, such as printing and photocopying services, mail and packaging services and typing and secretarial services;
- G. Florist shops;
- H. Public and private colleges, universities and other such institutions of higher learning;
- I. Indoor commercial recreation and entertainment, such as bowling alleys, theaters, health and fitness clubs, skating rinks, billiard parlors and video game arcades;
- J. Restaurants, including carry-out, sit-down, drive-in and drive-through facilities;
- K. Taverns;
- L. Garden Stores and building material sales, provided that all activities are located within a completely enclosed building;
- M. Other uses similar to the uses permitted in this section; and
- N. Accessory buildings and uses customarily incidental to any of the uses permitted in this division, and subject to the applicable requirements of Section 1266.02.

(3) Special land uses.

- A. Establishments of plumbers, heating contractors, decorators, electricians or similar tradesman. Outdoor storage shall be limited to vehicles and inventory used by the business;

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- B. Automobile filling stations, repair garages, service stations, washes, and dealerships, subject to the requirements of Section 1268.08;
 - C. Bus passenger stations;
 - D. Motels and hotels, subject to the requirements of Section 1268.07;
 - E. Outdoor recreational space, such as amusements parks, carnivals or miniature golf courses;
 - F. One-family attached, residential dwelling units, subject to the requirements of Section 1266.06;
 - G. Child and adult day-care facilities, subject to the requirements of Section 1268.02;
 - H. Outdoor sales of automobiles and vehicles;
 - I. Outdoor display of products or materials, intended for retail sale or rental;
 - J. Seasonal and transient display of products or materials intended for retail sale or rental
 - K. Private clubs, lodges and reception halls; and
 - L. Self-storage facilities, subject to the requirements of Section 1268.05.
- (4) Conditions of use.
- A. All business establishments in a B-2, Commercial Business District shall be retail or service establishments dealing directly with consumers;
 - B. All operations in a B-2 District shall be conducted in a completely enclosed building, except where outdoor use and storage are specifically permitted by this chapter; and
 - C. Warehouse and storage facilities shall be permitted when incident to, and physically connected with, a principal permitted use, provided that such a warehouse or storage facility is within the confines of the building or part hereof occupied by such use.

(j) B-3 General Business District.

- (1) Purpose. B-3, General Business Districts are intended to provide for commercial uses not permitted in the O-1, CBD, B-1 and B-2 Districts. B3 Districts are intended to permit commercial establishments that cater to the variety of shopping needs of city

residents not otherwise covered. Because of the variety of business types permitted in B-3 Districts, special attention must be focused on site layout, building design, vehicular circulation and coordination of site features between adjoining sites.

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(2) Permitted uses.

- A. All permitted uses in O-1 Office District, B-1, B-2 and Local Business Districts as set forth in Sections 1264.04(f) and 1264.04(h).
- B. Generally recognized wholesale, storage and warehouse businesses;
- C. Other uses as specifically allowed elsewhere in this ordinance for B-3;
- D. Other uses similar to the uses permitted in this section; and
- E. Accessory buildings and uses customarily incidental to any of the uses permitted in this division, and subject to the applicable requirements of Section 1266.02.

(k) MXD, Mixed Use District.

(1) Purpose. The Mixed Use District is intended to implement the Goals and Policies of the Master Plan through the provision of a mixture of residential, office, and low intensity commercial uses. The specific goals which the MXD, Mixed Use District seeks to implement, include the following: 1) Provide for planned growth which maintains the core of the city while allowing for appropriate growth at and beyond its perimeters; 2) Maintain and encourage a diversity of housing; 3) Control strip commercial development and minimize negative impacts of existing strip developments; and 4) Creating new residential and commercial development opportunities at the city perimeters thereby preventing a "landlocked" city. This designation is intended to encourage the development of traditional neighborhoods through a coordinated land use pattern of residential, office or local commercial uses. Upper floor residential above retail or office is also encouraged. It is further the intent of this District to promote excellence in the use of land and the design of buildings and sites; encourage cross boundary provisions for infrastructure; maintain the existing natural features; ensure compatible land use; and improve the visual image for safe vehicular and pedestrian movement. Additionally, the District is intended to conform with any conceptual and sub-area plans completed by the city.

(2) Permitted uses.

- A. One-family and two-family detached/attached dwellings;
- B. Publicly owned and operated libraries, parks, parkways and recreational facilities;
- C. Public, parochial and other private elementary schools;
- D. Accessory buildings and uses customarily incidental to any of the uses permitted in this subsection, and subject to the applicable requirements of Section 1266.02; and
- E. Home occupations, subject to the requirements of Section

1266.07.

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(3) Special land uses.

- A. Multiple family dwellings or apartment buildings;
- B. Public, parochial and private intermediate and/or secondary schools offering courses in general education, not operated for profit;
- C. Utilities and public service buildings and uses (without storage yards);
- D. Golf courses, country clubs, recreational centers and swim clubs;
- E. Bed and breakfast accommodations, subject to the requirements of Section 1268.06;
- F. Business, professional and medical offices;
- G. Banks, credit unions and savings and loan associations;
- H. One-family dwellings located within a building containing a permitted or specially permitted use, and subject to the requirements of Section 1266.06;
- I. Personal service establishments, such as, but not limited to, repair shops (watches, radio, television, shoe, and the like), tailor shops, beauty parlors, barber shops, interior decorators, photographers and dry cleaners;
- J. Generally recognized retail businesses which supply commodities on the premises within completely enclosed buildings, such commodities include, but are not limited to, foods, personal use items (drugs, health care, notions, books, magazines, periodicals, stationary and office supplies), liquor, clothing, dry goods, florists shops, hobby and craft stores, gifts, antiques, jewelry, hardware and household supplies, wearing apparel, and similar products, and subject to the requirements of Section 1268.09;
- K. Restaurants and taverns where the patrons are served while seated within the building occupied by such establishment, such establishment not to extend as an integral part of, or accessory thereto, any service of a drive-in or an open-front store, and subject to the requirements of Section 1268.09;
- L. Sidewalk cafe service, operated by a restaurant or other food establishment which sells food for immediate consumption;
- M. Child and adult day-care facilities, subject to the requirements of Section 1268.02;
- N. Housing for the elderly, subject to the requirements of Section 1268.03;
- O. Nursing homes and convalescent centers, subject to the requirements of Section 1268.03;
- P. Funeral homes and mortuaries; and
- Q. Accessory buildings and uses customarily incidental to any of the uses permitted in this division, and subject to the

applicable requirements of Section 1266.02.

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- (4) Conditions of use. In addition to all regulations to those uses located within the district, the Mixed Use Development Regulations as outlined in Section 1268.09, shall also apply.

(l) I-1, Light Industrial District.

- (1) Purpose. I-1, Light Industrial Districts are designed so as to primarily accommodate wholesale activities, warehouses and industrial operation whose external physical effects are restricted to the area of the District and in no manner affect in a detrimental way any of the surrounding districts. The I-1 District is so structured as to permit, along with any specified use, the manufacturing, compounding, processing, packaging, assembly and/or treatment of finished or semi-finished products from previously prepared material. It is further intended that the processing of raw material for shipment in bulk form, to be used in an industrial operation at another location, not be permitted in the district.

(2) Permitted uses.

- A. Research and design centers located within a completely enclosed structure, and where said centers are intended for the development of pilot or experimental products, together with related office buildings for such research facilities where said offices are designed to accommodate executive, administrative, professional, accounting, engineering, architectural, and support personnel;
- B. Manufacturing, processing, packaging or assembling of the following when located within a completely enclosed structure;
1. Communication, transmission and reception equipment such as coils, tubes, semi-conductors, navigation control equipment and systems guidance equipment;
 2. Data processing equipment and systems;
 3. Metering instruments;
 4. Optical and photographic devices, equipment and systems;
 5. Scientific and mechanical instruments such as calipers and transits;
 6. Testing equipment;
 7. Electrical machinery, equipment and supplies, electronic equipment, components and accessories;
 8. Office, computing and accounting machines;
 9. Bottling Plants; and
 10. Bio-Technology, technology.
- C. Warehouse, storage and transfer and electric and gas service buildings and yards; public utility buildings; telephone

exchange buildings; electrical transformer stations and substations and gas regulator stations; water supply and sewage disposal plants; water and gas tank holders; railroad

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- transfer and storage tracks; railroad rights of way; and freight terminals;
- D. Municipal uses such as water treatment plants, reservoirs, water supply and sewage treatment plants, and all other Municipal buildings and uses, including outdoor storage;
 - E. Self-storage facilities, subject to the requirements of Section 1268.05;
 - F. Accessory buildings and uses customarily incidental to any of the uses permitted in this division, and subject to the applicable requirements of Section 1266.02;
 - G. Publicly owned and operated parks and recreational facilities;
 - H. Data processing and computer centers including the servicing and maintenance of electronic data processing equipment; and
 - I. Printing, publishing and related activities.
- (3) Special land uses.
- A. Automobile repair garages, and collision services, when completely enclosed, and subject to the requirements of Section 1268.08;
 - B. Lumber and planing mills when completely enclosed;
 - C. Metal plating, buffing and polishing, subject to appropriate measures to control the type of process to prevent noxious results and/or nuisances;
 - D. Storage facilities for building materials, sand, gravel, stone, lumber and contractors' equipment and supplies, provided that such storage is enclosed in a building or within an obscuring wall or fence on those sides abutting all residential or business districts and on any yard abutting a public thoroughfare;
 - E. Auto washes intended for industrial use only; and
 - F. Other uses similar to the uses permitted in this division.
- (4) Condition of use. All uses conducted outside of a fully enclosed building shall be located in a designated area and enclosed on all sides with an eight (8) foot fence or solid wall, such fence or wall to be completely obscuring on those sides where abutting or adjacent to any and all districts zoned for residential use or areas in which a residential use exists.
- (m) I-2, General Industrial District.
- (1) Purpose. I-2, General Industrial Districts are designed primarily for manufacturing, assembling and fabrication activities, including large scale or specialized industrial operations, whose external physical effects will be felt to some degree by surrounding

districts. I-2 District is so structured as to permit the manufacturing, processing and compounding of semi-finished or finished products from raw materials.

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(2) Permitted uses.

- A. Principal uses permitted in an I-1 Light Industrial District;
- B. Contractor's establishments provided all products, materials, and equipment is stored within an enclosed building;
- C. Any production, processing, cleaning, servicing, testing, repair or storage of materials, goods or products which conforms with the performance standards set forth in Chapter 1272, except such uses as are specifically excluded from the city by ordinance;
- D. Trucking and cartage facilities, truck and industrial equipment storage yards, repairing and washing equipment and yards;
- E. The following production, processing, packaging, assembling or manufacturing uses (not including the storage of finished products) provided that they are located not less than eight hundred (800) feet from a Residential District and not less than three hundred (300) feet from any other district:
 - 1. Blast furnace, steel furnaces and blooming or rolling mills;
 - 2. The manufacture of corrosive acid or alkali, cement, lime, gypsum or Plaster of Paris;
 - 3. The production refining or storage of petroleum or other inflammable liquids;
 - 4. The smelting of copper, iron or zinc ore;
 - 5. Pharmaceutical preparations, cosmetics and toiletries;
 - 6. Plastic products such as laminate, pipe, plumbing products, and miscellaneous molded or extruded products;
 - 7. Stone, clay, glass and leather products;
 - 8. Food products, bakery goods, candy and beverages;
 - 9. Prefabricated buildings and structured members; and
 - 10. Appliances.
- F. Accessory buildings and uses customarily incidental to any of the uses permitted in this division, and subject to the applicable requirements of Section 1266.02;
- G. Metal fabrication and tool and die shops;
- H. Fabrication of paper and wood products such as office supplies, bags, books, cabinets, furniture and toys;
- I. Packaging operations, but not including baling of discarded or junk materials, such as, but not limited to: paper, cloth, rags, lumber, metal or glass;
- J. Printing, publishing, or related activities;
- K. Manufacture and repair of signs, and heating and ventilating equipment; and
- L. Recycling operations.

(3) Special land use.

- A. Salvage yards, provided that they are entirely enclosed in buildings or within an eight (8) foot obscuring wall, and provided, further, that one(1) property line abuts a railroad

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- right-of-way. There shall be no burning on the site, and all industrial processes involving the use of equipment for cutting, compressing or packaging shall be conducted within a completely enclosed building;
- B. Heating and electric power generating plants and all necessary uses; and
 - C. All uses conducted outside of a fully enclosed building shall be located in a designated area and enclosed on all sides with an eight (8) foot fence or solid wall, such fence or wall to be completely obscuring on those sides where abutting or adjacent to any and all districts zoned for residential use or areas in which a residential use exists.
- (n) P-1, Vehicular Parking District.
- (1) Purpose. P-1, Vehicular Parking Districts are designed to accommodate off-street parking for those nonresidential uses which are not able to provide adequate space within their own district boundaries or to provide a buffer area between residential and nonresidential uses.
 - (2) Permitted uses. Premises in a P-1 Vehicular Parking District shall be used only for an off-street vehicular parking area and shall be developed and maintained subject to this chapter.
 - (3) Conditions of use.
 - A. A parking area in a P-1, Vehicular Parking District shall be accessory to, and for use in connection with, one (1) or more business or industrial establishments, or in connection with one (1) or more existing professional or institutional office buildings or institutions;
 - B. Such parking area shall be used solely for the parking of private passenger vehicles for periods of less than one day;
 - C. No sign, other than signs designating entrances, exits and conditions of use, shall be maintained on such parking areas;
 - D. No building shall be erected on the premises, except for a building for the shelter of attendants, which shall not exceed fifteen (15) feet in height;
 - E. Such parking area shall be contiguous to an R-M Multiple Family Residential, O-1 Office, CBD Central Business, B-1 Local Business, B-2 General Business, I-1 Industrial or I-2 Industrial 2 District. There may be a private driveway, public street or public alley between the P-1 District and such R-M, O-1, CBD, B-1, B-2, I-1 or I-2 District; and
 - F. An application for P-1 District rezoning shall be made to the Building Department by submitting a layout of the area requested showing the intended parking plan.
- (Ord. 275. Passed 9-23-03.)

1264.07 SCHEDULE OF AREA, HEIGHT, WIDTH AND SETBACK REGULATIONS.

Zoning District	Minimum Lot Size		Minimum Yard Setbacks				Maximum Building Height		Footnotes
	Area (sq ft)	Lot width (ft)	Front (ft)	Side (ft) least total	Rear (ft)	Stories	Feet		
R-1, One-Family Residential	8,400	70	25	8 20	35	2½	25	a, b, c, i	
R-2, One-Family Residential	9,600	70	25	10 20	35	2½	25	a, b, c, i	
R-T, Two-Family Residential	4,200 (per unit)	35 (per unit)	25	8 20	35	2½	25	a, c, i	
R-M, Multiple Family Residential			30	30 60	30	3	35	a, d, e	
MHP, Mobile Home Park								k	
O-1, Office	8,400	70	25	8 20	20	3	35	a, f	
CBD, Central Business District						3	35	f, g	
B-1, Local Business	8,400	70	25	8 20	20	2½	35	a, f	
B-2, Comm. Bus. & B-3, Gen. Bus.	8,400	70	25	8 20	20	3	35	a, f	
MXD, Mixed-Use	10 acres							l	
I-1, Light Industrial	20,000	100	50	10 20	25			a, f, h, j	
I-2, Gen. Industrial	20,000	100	50	10 20	25			a, f, h, j	
P-1 Vehicular Park			25					m	

Section 4.07 Footnotes:

- (1) For all dwelling units, the minimum yard setback shall be twelve (12) feet between main buildings on adjoining lots, or the setback as described in division (a) hereof, whichever is greater. The setback shall be determined by measuring from the exterior wall of each building to the side lot line or to the next main building on any adjoining lot. If the building roof overhang is more than two (2) feet, then, in such an event, the setback shall be measured from the exterior edge of the overhang. For all principal uses other than dwelling units, the minimum yard setback shall be determined by the applicable provisions of the Building and Housing Code or the setback as described in division (a) hereof, whichever is greater.
- (2) For all uses permitted, other than one-family residential, the setback shall equal the greater of the height of the main building or the required setback.
- (3) The side yard setback abutting a street shall not be less than ten (10) feet when there is a common rear yard relationship in the block and a common side yard relationship with the block directly across the common separating street. In the case of a rear yard abutting a side yard of an adjacent lot, the side yard setback abutting a street shall not be less than the required minimum front yard of the district.
- (4) The maximum density shall be computed as follows:
 - A. Efficiency or one-bedroom units shall not exceed ten (10) dwelling units per acre or 4,356 square feet of site area for each dwelling unit.
 - B. Two-bedroom units shall not exceed eight (8) dwelling units per acre of 5,445 square feet of site area for each dwelling unit.
 - C. Three-bedroom units shall not exceed six (6) dwelling units per acre of 7,260 square feet of site area for each dwelling unit.The area used for computing density shall be the total site area, exclusive of any dedicated public right of way of either an interior or adjacent street.
- (5) In an R-M, Multiple Family Residential District, the minimum distance between two (2) buildings shall be twenty-five (25) feet.
- (6) Parking is permitted in the front yard with a minimum ten (10) foot setback from the street right of way provided. The parking plan layout and points of access shall be approved by the Planning Commission.
- (7) The Planning Commission may approve a building height in excess of thirty-five (35) feet providing the following conditions have been met:
 - A. All structures, or portions of structures, within one hundred (100) feet of a residentially zoned parcel shall be maintained at no greater than thirty-five (35) feet tall;
 - B. All structures, or portions of structures, between one hundred (100) and one hundred and fifty (150) feet from a residentially zoned parcel shall be maintained at no greater than forty-five (45) feet tall;
 - C. All structures, or portions of structures, beyond one hundred and

- fifty (150) feet from a residentially zoned parcel shall be maintained at no greater than fifty-five (55) feet tall;
- D. The structure has compatible architectural style and mass with the adjacent parcels; and

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- E. One (1) or more of the following shall apply: off-street parking is provided on-site, the building is part of a mixed use development, or there is a demonstrated community benefit (i.e. parkland, public parking, community buildings, and the like).
- (8) No building shall be closer than sixty (60) feet from the outer perimeter (property line) of the district when such property line abuts a residential district.
- (9) For all uses permitted, other than one-family dwellings, the maximum height of a structure shall be three stories or thirty-five (35) feet.
- (10) Parcels in an I-1, Light Industrial District with an acreage of less than forty (4) acres can have a maximum structural height of fifty (50) feet. I-1, Light Industrial District parcels greater than forty (40) acres can have a maximum structural height of seventy-five (75) feet.
- (11) Where a P-1, Vehicular Parking District is contiguous to a residential district which has a common frontage on the same block with a residential structure, or wherein no residential structures have been yet erected, there shall be a setback equal to the required residential setback for such residential district, or minimum of twenty-five (25) feet, whichever is greater, unless, under unusual circumstances, the Planning Commission finds that no good purpose would be served by compliance with such setback requirements. The required wall shall be located on a minimum setback line.

(Ord. 275. Passed 9-23-03.)

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