

# Article

# 2

## Zoning Districts

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*City of Richmond  
Unified Development  
Ordinance*

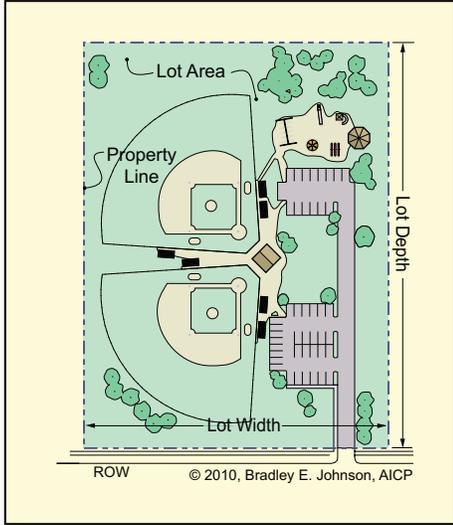
# Parks and Recreation (PR) District

## 2.01 PR District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p><b>The PR (Parks and Recreation) District is intended to be used as follows:</b></p> <p><b>Use Type and Intensity</b></p> <ul style="list-style-type: none"> <li>• All intensities of active and passive recreation including parks, picnic areas, trails, playgrounds, and sports fields</li> <li>• Used to protect land for open space and conservation areas</li> </ul> <p><b>Application of PR District</b></p> <ul style="list-style-type: none"> <li>• Existing and new facilities</li> <li>• PR Districts are typically spot zoned and distributed around the community</li> <li>• Buffer and transitional zoning district</li> </ul> <p><b>Development Standards</b></p> <ul style="list-style-type: none"> <li>• Promote high quality recreational areas for public use and enjoyment</li> </ul> <p><b>Appropriate Adjacent Zoning Districts</b></p> <ul style="list-style-type: none"> <li>• All zoning districts</li> </ul> <p><b>Plan Commission</b></p> <ul style="list-style-type: none"> <li>• Use the PR District for existing and new parks and recreation facilities</li> <li>• Protect the land and uses within the PR District from residential, commercial, and industrial encroachment through the use of appropriate buffers and setbacks</li> </ul> <p><b>Board of Zoning Appeals</b></p> <ul style="list-style-type: none"> <li>• Protect the integrity of land and uses within the PR District</li> </ul>	<p><b>Accessory Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• farmer's market</li> <li>• small wind turbine system</li> </ul> <p><b>Commercial Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• campground</li> <li>• country club</li> <li>• driving range</li> <li>• farmer's market</li> <li>• golf course</li> <li>• miniature golf</li> <li>• recreation center/play center</li> <li>• sports complex (outdoor)</li> <li>• swimming pool</li> </ul> <p><b>Institutional Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• nature center</li> <li>• park</li> <li>• pool, public</li> <li>• skate park</li> </ul>	<p><b>Accessory Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• dwelling unit</li> <li>• large wind turbine system</li> </ul> <p><b>Commercial Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• paintball facility</li> <li>• sports complex (indoor)</li> <li>• watercraft rental</li> <li>• waterpark</li> </ul> <p><b>Industrial Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• telecommunication facility</li> </ul> <p><b>Institutional Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• stadium</li> </ul>

# Parks and Recreation (PR) District

## 2.02 PR District Development Standards



**Minimum Lot Area**

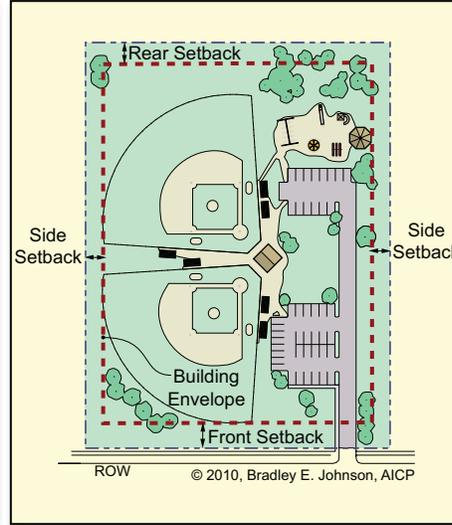
- n/a

**Minimum Lot Width**

- 50 feet

**Sewer and Water**

- Sanitary sewer and water utility not required unless within 300 feet of water/sewer utility connection



**Minimum Front Yard Setback**

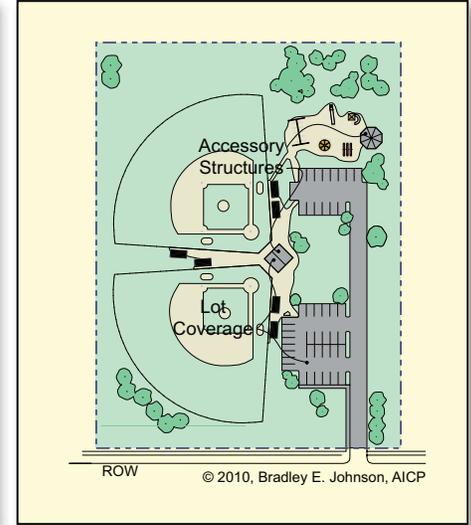
- 50 feet for primary and accessory structures

**Minimum Side Yard Setback**

- 50 feet for primary and accessory structures

**Minimum Rear Yard Setback**

- 50 feet for primary and accessory structures



**Maximum Lot Coverage**

- 30% of lot area

**Minimum Main Floor Area**

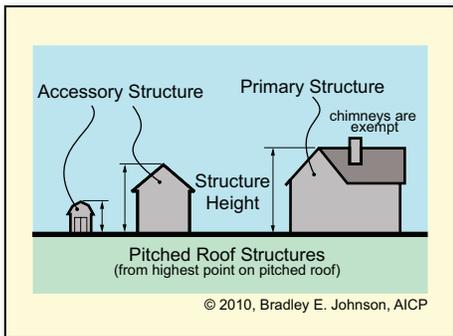
- n/a

**Minimum Dwelling Unit Size**

- n/a

**Maximum Primary Structures**

- no limit



**Maximum Structure Height**

- 40 feet for primary structure
- 20 feet for accessory structure
- 2 1/2 stories

**Additional Development Standards that Apply**

<b>Accessory Structures</b>		
• AS-01 .....	5-6	
• AS-02 .....	5-7	
<b>Density and Intensity</b>		
• DI-01 .....	5-16	
<b>Driveway</b>		
• DW-01 .....	5-17	
• DW-04 .....	5-20	
<b>Environmental</b>		
• EN-01 .....	5-21	
<b>Fence and Wall</b>		
• FW-01 .....	5-22	
• FW-02 .....	5-22	
<b>Floodplain</b>		
• FP-01 .....	5-26	
<b>Floor Area</b>		
• FA-01 .....	5-35	
<b>Height</b>		
• HT-01 .....	5-36	
<b>Landscaping</b>		
• LA-01 .....	5-45	
• LA-02 .....	5-46	
• LA-07 .....	5-48	
• LA-08 .....	5-49	
<b>Lighting</b>		
• LT-01 .....	5-51	
<b>Lot</b>		
• LO-01 .....	5-53	
<b>Parking</b>		
• PK-01 .....	5-60	
• PK-07 .....	5-62	
<b>Performance</b>		
• PF-01 .....	5-68	
<b>Public Improvement</b>		
• PI-01 .....	5-69	
<b>Setback</b>		
• SB-01 .....	5-71	
<b>Sewer and Water</b>		
• SW-01 .....	5-73	
<b>Signs</b>		
• SI-01 .....	5-75	
<b>Special Exception</b>		
• SE-01 .....	5-105	
<b>Storage</b>		
• SR-02 .....	5-106	
<b>Structure</b>		
• ST-01 .....	5-107	
<b>Telecommunication</b>		
• TC-01 .....	5-108	
<b>Temporary Use</b>		
• TU-01 .....	5-110	
• TU-02 .....	5-110	
<b>Trash Receptacle</b>		
• TR-01 .....	5-112	
<b>Vision Clearance</b>		
• VC-01 .....	5-113	
<b>Wind Turbine Systems</b>		
• WT-01 .....	5-114	
• WT-02 .....	5-116	

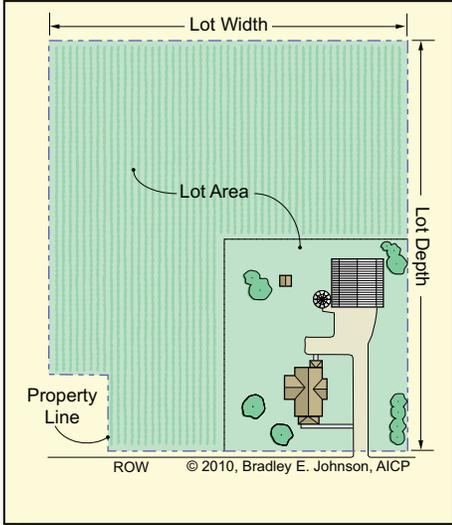
# Agricultural (AG) District

## 2.03 AG District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p><b>The AG (Agricultural) District is intended to be used as follows:</b></p> <p><b>Use Type and Intensity</b></p> <ul style="list-style-type: none"> <li>• Low to medium intensity general agricultural operations</li> </ul> <p><b>Application of AG District</b></p> <ul style="list-style-type: none"> <li>• Existing agricultural land</li> </ul> <p><b>Development Standards</b></p> <ul style="list-style-type: none"> <li>• Enact development standards to maximize protection of common agricultural practices</li> </ul> <p><b>Appropriate Adjacent Zoning Districts</b></p> <ul style="list-style-type: none"> <li>• PR, AG, IA, R1, R2, R3, M1, MP, UV, IS, NC, LC, GC, OC, HC, EP, IC, I1, I2, and HI</li> </ul> <p><b>Plan Commission</b></p> <ul style="list-style-type: none"> <li>• Use the AG District for existing agricultural land</li> <li>• Protect the land and operations within the AG District from residential, commercial, and industrial encroachment through the use of appropriate buffers and setbacks</li> </ul> <p><b>Board of Zoning Appeals</b></p> <ul style="list-style-type: none"> <li>• Protect the integrity of land and operations within the AG District</li> </ul>	<p><b>Accessory Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• agricultural tourism</li> <li>• farmers market</li> <li>• home business (type 1)</li> <li>• home business (type 2)</li> <li>• roadside sales</li> <li>• small wind turbine system</li> </ul> <p><b>Agricultural Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• agricultural crop production</li> <li>• hobby farming</li> <li>• land conservation</li> <li>• orchard</li> <li>• raising of farm animals</li> <li>• roadside sales</li> <li>• stable (private)</li> <li>• storage of agricultural products</li> <li>• tree farm</li> <li>• truck farming</li> <li>• vineyard</li> <li>• wholesale tree nursery</li> </ul> <p><b>Commercial Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• plant nursery</li> <li>• stable</li> </ul> <p><b>Residential Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• dwelling, single-family detached</li> <li>• fair housing facility (small)</li> </ul>	<p><b>Accessory Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• airport, private</li> <li>• dwelling unit</li> <li>• heliport, private</li> <li>• home business (type 3)</li> <li>• large wind turbine system</li> </ul> <p><b>Agricultural Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• confined feeding operation (small)</li> <li>• farm implement sales</li> <li>• processing of agricultural products</li> <li>• raising of exotic animals</li> <li>• sales of agricultural products</li> </ul> <p><b>Commercial Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• campground</li> <li>• farmer's market</li> <li>• kennel (commercial)</li> <li>• kennel (home enterprise)</li> <li>• winery</li> </ul> <p><b>Industrial Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• telecommunication facility</li> </ul> <p><b>Institutional Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• cemetery/mausoleum</li> <li>• police, fire, or rescue station</li> </ul> <p><b>Residential Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• bed and breakfast</li> </ul>

# Agricultural (AG) District

## 2.04 AG District Development Standards



**Minimum Lot Area**

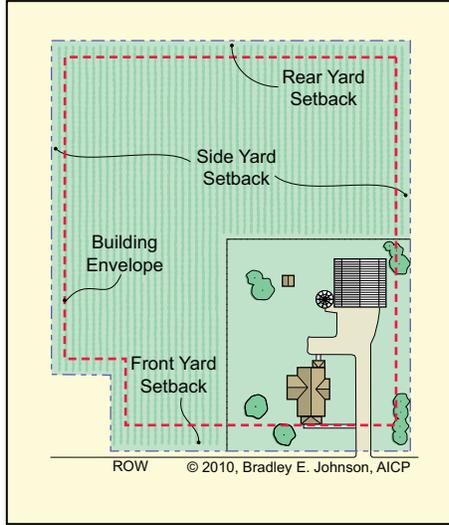
- 1 acre

**Minimum Lot Width**

- 200 feet

**Sewer and Water**

- Sanitary sewer and water utility are not required



**Minimum Front Yard Setback**

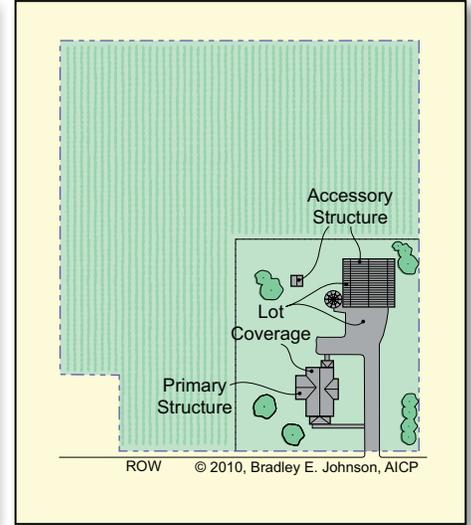
- 75 feet for primary and accessory structures

**Minimum Side Yard Setback**

- 40 feet for primary structure
- 20 feet for accessory structure

**Minimum Rear Yard Setback**

- 40 feet for primary structure
- 20 feet for accessory structure



**Maximum Lot Coverage**

- 30% of lot area

**Minimum Main Floor Area**

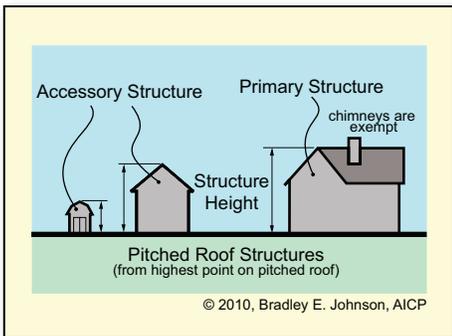
- n/a

**Minimum Dwelling Unit Size**

- 1,000 square feet

**Maximum Primary Structures**

- no limit



**Maximum Structure Height**

- 40 feet for primary structure
- 25 feet for accessory structure
- 2 1/2 stories

### Additional Development Standards that Apply

<b>Accessory Dwellings</b>		
• AD-01 .....	5-4	
<b>Accessory Structures</b>		
• AS-01 .....	5-6	
• AS-02 .....	5-7	
<b>Confined Feeding</b>		
• CF-01 .....	5-15	
<b>Density and Intensity</b>		
• DI-01 .....	5-16	
<b>Driveway</b>		
• DW-01 .....	5-17	
• DW-02 .....	5-18	
<b>Environmental</b>		
• EN-01 .....	5-21	
<b>Fence and Wall</b>		
• FW-01 .....	5-22	
• FW-03 .....	5-22	
<b>Floodplain</b>		
• FP-01 .....	5-26	
<b>Floor Area</b>		
• FA-01 .....	5-35	
<b>Height</b>		
• HT-01 .....	5-36	
<b>Home Business</b>		
• HB-01 .....	5-37	
• HB-02 .....	5-38	
• HB-03 .....	5-39	
<b>Keeping of Animals</b>		
• KA-03 .....	5-42	
<b>Kennel</b>		
• KL-01 .....	5-43	
• KL-02 .....	5-44	
<b>Landscaping</b>		
• LA-01 .....	5-45	
• LA-02 .....	5-46	
• LA-07 .....	5-48	
• LA-08 .....	5-49	
<b>Lighting</b>		
• LT-01 .....	5-51	
<b>Lot</b>		
• LO-01 .....	5-53	
<b>Outdoor Storage</b>		
• OS-01 .....	5-58	
<b>Parking</b>		
• PK-01 .....	5-60	
<b>Performance</b>		
• PF-01 .....	5-68	
<b>Setback</b>		
• SB-01 .....	5-71	
<b>Sewer and Water</b>		
• SW-01 .....	5-73	
<b>Signs</b>		
• SI-01 .....	5-75	
• SI-02 .....	5-79	
<b>Special Exception</b>		
• SE-01 .....	5-105	
<b>Storage</b>		
• SR-03 .....	5-106	
<b>Structure</b>		
• ST-01 .....	5-107	
<b>Telecommunication</b>		
• TC-01 .....	5-108	
<b>Temporary Use</b>		
• TU-01 .....	5-110	
• TU-02 .....	5-110	
<b>Trash Receptacle</b>		
• TR-01 .....	5-112	
<b>Vision Clearance</b>		
• VC-01 .....	5-113	
<b>Wind Turbine Systems</b>		
• WT-01 .....	5-114	
• WT-02 .....	5-116	

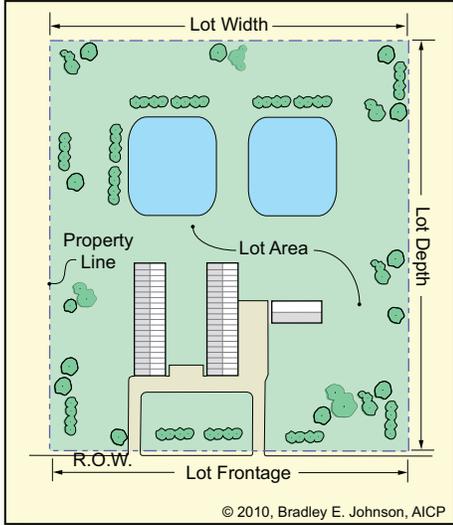
# Intense Agricultural (IA) District

## 2.05 IA District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p><b>The IA (Intense Agricultural) District is intended to be used as follows:</b></p> <p><b>Use Type and Intensity</b></p> <ul style="list-style-type: none"> <li>• Medium to high intensity agricultural operations that may have a higher impact on adjacent properties</li> </ul> <p><b>Application of IA District</b></p> <ul style="list-style-type: none"> <li>• Existing agricultural land</li> </ul> <p><b>Development Standards</b></p> <ul style="list-style-type: none"> <li>• Enact strict development standards to maximize protection of common agricultural practices</li> </ul> <p><b>Appropriate Adjacent Zoning Districts</b></p> <ul style="list-style-type: none"> <li>• PR, AG, IA, I1, I2, and HI</li> </ul> <p><b>Plan Commission</b></p> <ul style="list-style-type: none"> <li>• Use the IA District for existing agricultural land</li> <li>• Protect the land and operations within the IA District from residential, commercial, and industrial encroachment through the use of appropriate buffers and setbacks</li> </ul> <p><b>Board of Zoning Appeals</b></p> <ul style="list-style-type: none"> <li>• Protect the integrity of land and operations within the IA District</li> <li>• Be sensitive to the potential for water pollution and other negative impacts to nearby agricultural, residential, and commercial land</li> </ul>	<p><b>Accessory Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• small wind turbine system</li> </ul> <p><b>Agricultural Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• agricultural crop production</li> <li>• confined feeding operation (small)</li> <li>• grain elevator</li> <li>• hobby farming</li> <li>• land conservation</li> <li>• orchard</li> <li>• processing of agricultural products</li> <li>• raising of exotic animals</li> <li>• raising of farm animals</li> <li>• roadside sales</li> <li>• sales of agricultural products</li> <li>• stable (private)</li> <li>• storage of agricultural products</li> <li>• tree farm</li> <li>• truck farming</li> <li>• vineyard</li> <li>• wholesale tree nursery</li> </ul> <p><b>Institutional Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• composting facility, public</li> </ul> <p><b>Residential Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• dwelling, single-family detached</li> <li>• fair housing facility (small)</li> </ul>	<p><b>Agricultural Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• confined feeding operation (large)</li> </ul> <p><b>Commercial Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• kennel (commercial)</li> </ul>

# Intense Agricultural (IA) District

## 2.06 IA District Development Standards



### Minimum Lot Area

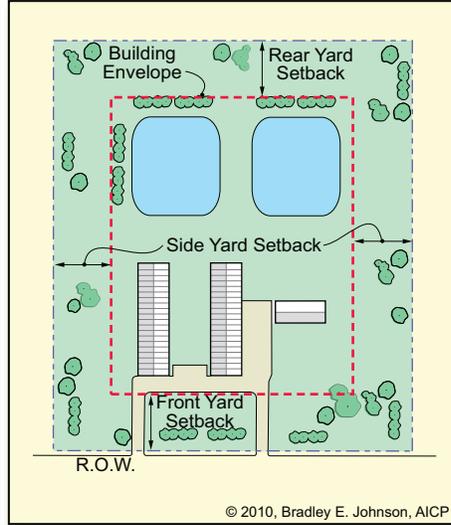
- 5 acres

### Minimum Lot Width

- 1,600 feet

### Sewer and Water

- Sanitary sewer and water utility are not required



### Minimum Front Yard Setback

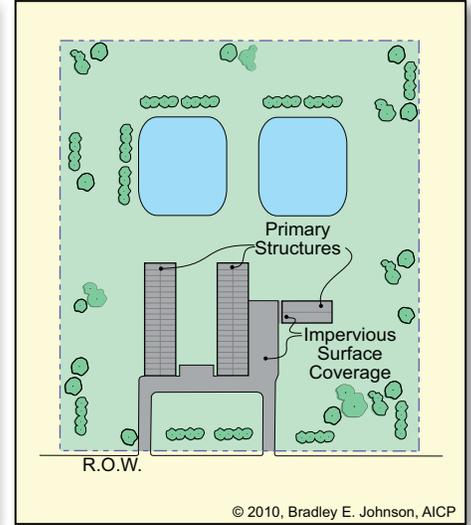
- 750 feet for primary and accessory structures

### Minimum Side Yard Setback

- 750 feet for primary and accessory structures

### Minimum Rear Yard Setback

- 750 feet for primary and accessory structures



### Maximum Lot Coverage

- 15% of lot area

### Minimum Main Floor Area

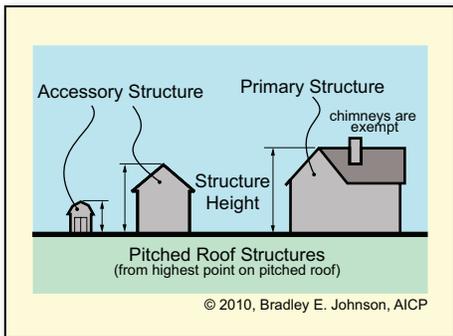
- n/a

### Minimum Dwelling Unit Size

- 1,000 square feet

### Maximum Primary Structures

- no limit



### Maximum Structure Height

- 40 feet for primary structure
- 30 feet for accessory structure

## Additional Development Standards that Apply

<b>Accessory Structures</b>	<b>Keeping of Animals</b>	<b>Signs</b>
• AS-01 ..... 5-6	• KA-03 ..... 5-42	• SI-01 ..... 5-75
<b>Confined Feeding</b>	<b>Kennel</b>	• SI-05 ..... 5-83
• CF-01 ..... 5-15	• KL-01 ..... 5-43	<b>Special Exception</b>
<b>Density and Intensity</b>	<b>Landscaping</b>	• SE-01 ..... 5-105
• DI-01 ..... 5-16	• LA-01 ..... 5-45	<b>Storage</b>
<b>Driveway</b>	• LA-02 ..... 5-46	• SR-03 ..... 5-106
• DW-01 ..... 5-17	• LA-07 ..... 5-48	<b>Structure</b>
• DW-02 ..... 5-18	• LA-08 ..... 5-49	• ST-01 ..... 5-107
<b>Environmental</b>	<b>Lighting</b>	<b>Temporary Use</b>
• EN-01 ..... 5-21	• LT-01 ..... 5-51	• TU-01 ..... 5-110
<b>Fence and Wall</b>	<b>Lot</b>	<b>Trash Receptacle</b>
• FW-01 ..... 5-22	• LO-01 ..... 5-53	• TR-01 ..... 5-112
• FW-03 ..... 5-22	<b>Parking</b>	<b>Vision Clearance</b>
<b>Floodplain</b>	• PK-01 ..... 5-60	• VC-01 ..... 5-113
• FP-01 ..... 5-26	<b>Performance</b>	<b>Wind Turbine Systems</b>
<b>Floor Area</b>	• PF-01 ..... 5-68	• WT-01 ..... 5-114
• FA-01 ..... 5-35	<b>Public Improvement</b>	• WT-02 ..... 5-116
<b>Height</b>	• PI-01 ..... 5-69	
• HT-01 ..... 5-36	<b>Setback</b>	
<b>Home Business</b>	• SB-01 ..... 5-71	
• HB-01 ..... 5-37	• SB-02 ..... 5-72	
• HB-02 ..... 5-38	<b>Sewer and Water</b>	
• HB-03 ..... 5-39	• SW-01 ..... 5-73	

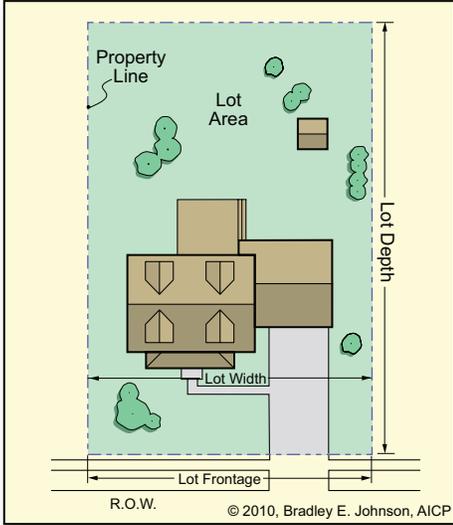
# Low Density Single-family Residential (R1) District

## 2.07 R1 District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p><b>The R1 (Low Density Single-family Residential) District is intended to be used as follows:</b></p> <p><b>Use Type and Intensity</b></p> <ul style="list-style-type: none"><li>• Low density single-family detached homes on large sized lots</li></ul> <p><b>Application of R1 District</b></p> <ul style="list-style-type: none"><li>• Existing and new development</li><li>• Small area zoning</li></ul> <p><b>Development Standards</b></p> <ul style="list-style-type: none"><li>• Promote low-impact development in harmony with a natural setting</li></ul> <p><b>Appropriate Adjacent Zoning Districts</b></p> <ul style="list-style-type: none"><li>• PR, AG, R1, R2, R3, IS, and NC</li></ul> <p><b>Plan Commission</b></p> <ul style="list-style-type: none"><li>• Use the R1 District for existing developments and carefully for new residential development</li></ul> <p><b>Board of Zoning Appeals</b></p> <ul style="list-style-type: none"><li>• Allow a special exception use only when it is compatible with the surrounding residential areas</li></ul>	<p><b>Accessory Permitted Uses</b></p> <ul style="list-style-type: none"><li>• home business (type 1)</li><li>• small wind turbine system</li></ul> <p><b>Agricultural Permitted Uses</b></p> <ul style="list-style-type: none"><li>• hobby farming</li></ul> <p><b>Residential Permitted Uses</b></p> <ul style="list-style-type: none"><li>• dwelling, single-family detached</li><li>• fair housing facility (small)</li></ul>	<p><b>Accessory Special Exception Uses</b></p> <ul style="list-style-type: none"><li>• dwelling unit</li><li>• home business (type 2)</li></ul> <p><b>Institutional Special Exception Uses</b></p> <ul style="list-style-type: none"><li>• police, fire, or rescue station</li></ul> <p><b>Residential Special Exception Uses</b></p> <ul style="list-style-type: none"><li>• bed and breakfast</li></ul>

# Low Density Single-family Residential (R1) District

## 2.08 R1 District Development Standards



### Minimum Lot Area

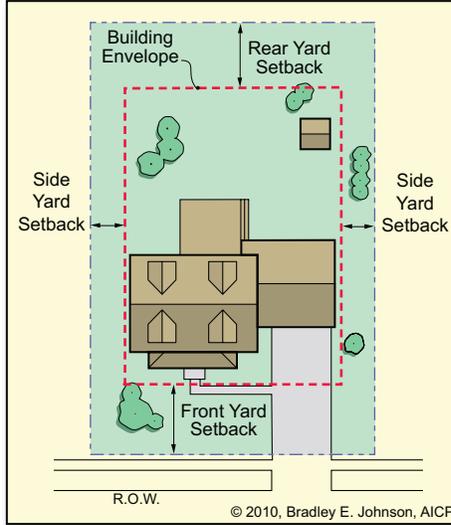
- 22,000 square feet

### Minimum Lot Width

- 100 feet

### Sewer and Water

- Sanitary sewer and water utility required



### Minimum Front Yard Setback

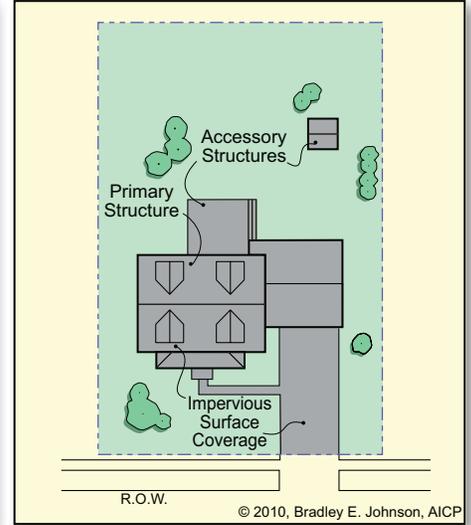
- 30 feet for primary and accessory structures

### Minimum Side Yard Setback

- 10 feet for primary and accessory structures

### Minimum Rear Yard Setback

- 30 feet for primary structure
- 10 feet for accessory structure



### Maximum Lot Coverage

- 35% of lot area

### Minimum Main Floor Area

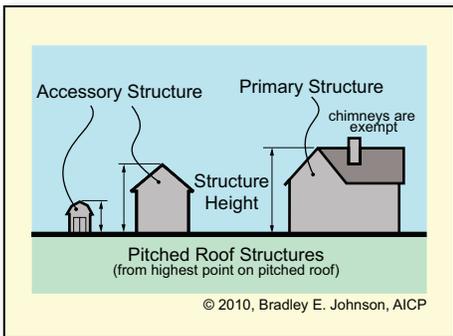
- n/a

### Minimum Dwelling Unit Size

- 1,200 square feet

### Maximum Primary Structures

- 1 per lot



### Maximum Structure Height

- 40 feet for primary structure
- 20 feet for accessory structure
- 2 1/2 stories

## Additional Development Standards that Apply

<b>Accessory Structures</b>	<b>Landscaping</b>	<b>Special Exception</b>
• AS-01 ..... 5-6	• LA-01 ..... 5-45	• SE-01 ..... 5-105
• AS-03 ..... 5-8	• LA-02 ..... 5-46	<b>Storage</b>
<b>Architecture</b>	• LA-03 ..... 5-46	• SR-01 ..... 5-106
• AR-01 ..... 5-14	• LA-07 ..... 5-48	<b>Structure</b>
<b>Density and Intensity</b>	• LA-08 ..... 5-49	• ST-01 ..... 5-107
• DI-01 ..... 5-16	<b>Lighting</b>	<b>Temporary Use</b>
<b>Driveway</b>	• LT-01 ..... 5-51	• TU-01 ..... 5-110
• DW-01 ..... 5-17	<b>Lot</b>	• TU-03 ..... 5-111
• DW-03 ..... 5-19	• LO-01 ..... 5-53	<b>Vision Clearance</b>
<b>Environmental</b>	<b>Outdoor Storage</b>	• VC-01 ..... 5-113
• EN-01 ..... 5-21	• OS-01 ..... 5-58	<b>Wind Turbine Systems</b>
<b>Fence and Wall</b>	<b>Parking</b>	• WT-01 ..... 5-114
• FW-01 ..... 5-22	• PK-01 ..... 5-60	
• FW-04 ..... 5-23	• PK-02 ..... 5-60	
<b>Floodplain</b>	<b>Performance</b>	
• FP-01 ..... 5-26	• PF-01 ..... 5-68	
<b>Floor Area</b>	<b>Public Improvement</b>	
• FA-01 ..... 5-35	• PI-01 ..... 5-69	
<b>Height</b>	<b>Setback</b>	
• HT-01 ..... 5-36	• SB-01 ..... 5-71	
<b>Home Business</b>	<b>Sewer and Water</b>	
• HB-01 ..... 5-37	• SW-01 ..... 5-73	
• HB-02 ..... 5-38	<b>Signs</b>	
<b>Keeping of Animals</b>	• SI-01 ..... 5-75	
• KA-01 ..... 5-41	• SI-03 ..... 5-80	

# Medium Density Single-family Residential (R2) District

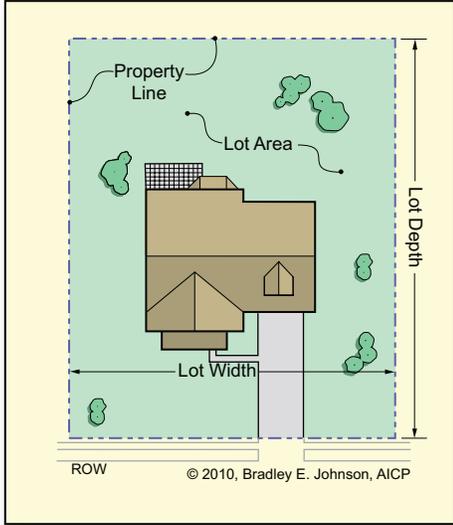
## 2.09 R2 District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p><b>The R2 (Medium Density Single-family Residential) District is intended to be used as follows:</b></p> <p><b>Use Type and Intensity</b></p> <ul style="list-style-type: none"><li>• Medium density single-family detached homes on medium sized lots</li></ul> <p><b>Application of R2 District</b></p> <ul style="list-style-type: none"><li>• Existing and new development</li><li>• Small to large area zoning</li></ul> <p><b>Development Standards</b></p> <ul style="list-style-type: none"><li>• Promote low impact development</li></ul> <p><b>Appropriate Adjacent Zoning Districts</b></p> <ul style="list-style-type: none"><li>• PR, AG, R1, R2, R3, UR, UV, IS, and NC</li></ul> <p><b>Plan Commission</b></p> <ul style="list-style-type: none"><li>• Use the R2 District for existing developments and carefully for new residential development</li></ul> <p><b>Board of Zoning Appeals</b></p> <ul style="list-style-type: none"><li>• Allow a special exception use only when it is compatible with the surrounding residential areas</li></ul>	<p><b>Accessory Permitted Uses</b></p> <ul style="list-style-type: none"><li>• home business (type 1)</li><li>• small wind turbine system</li></ul> <p><b>Residential Permitted Uses</b></p> <ul style="list-style-type: none"><li>• dwelling, single-family detached</li><li>• fair housing facility (small)</li></ul>	<p><b>Accessory Special Exception Uses</b></p> <ul style="list-style-type: none"><li>• home business (type 2)</li></ul> <p><b>Institutional Special Exception Uses</b></p> <ul style="list-style-type: none"><li>• police, fire, or rescue station</li></ul>



# Medium Density Single-family Residential (R2) District

## 2.10 R2 District Development Standards



**Minimum Lot Area**

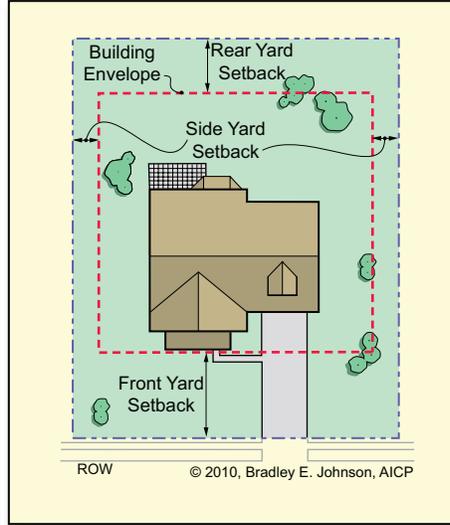
- 12,000 square feet

**Minimum Lot Width**

- 80 feet

**Sewer and Water**

- Sanitary sewer and water utility required



**Minimum Front Yard Setback**

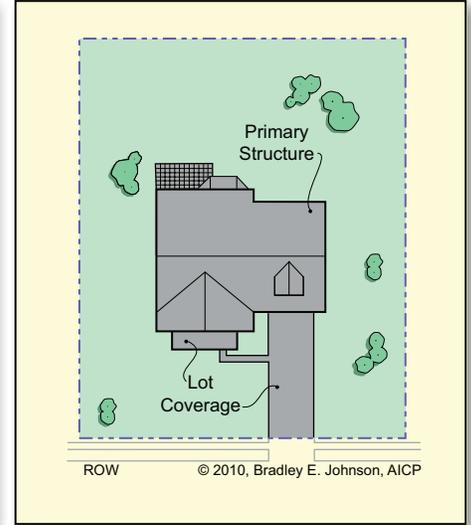
- 30 feet for primary and accessory structures

**Minimum Side Yard Setback**

- 10 feet for primary structures
- 5 feet for accessory structures

**Minimum Rear Yard Setback**

- 30 feet for primary structures
- 5 feet for accessory structures



**Maximum Lot Coverage**

- 40% of lot area

**Minimum Main Floor Area**

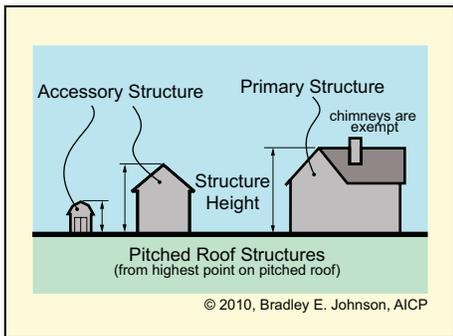
- n/a

**Minimum Dwelling Unit Size**

- 1,000 square feet

**Maximum Primary Structures**

- 1 per lot



**Maximum Structure Height**

- 40 feet for primary structure
- 20 feet for accessory structure
- 2 1/2 stories

### Additional Development Standards that Apply

<b>Accessory Structures</b>		
• AS-01 .....	5-6	
• AS-03 .....	5-8	
<b>Architecture</b>		
• AR-01 .....	5-14	
<b>Density and Intensity</b>		
• DI-01 .....	5-16	
<b>Driveway</b>		
• DW-01 .....	5-17	
• DW-03 .....	5-19	
<b>Environmental</b>		
• EN-01 .....	5-21	
<b>Fence and Wall</b>		
• FW-01 .....	5-22	
• FW-04 .....	5-23	
<b>Floodplain</b>		
• FP-01 .....	5-26	
<b>Floor Area</b>		
• FA-01 .....	5-35	
<b>Height</b>		
• HT-01 .....	5-36	
<b>Home Business</b>		
• HB-01 .....	5-37	
• HB-02 .....	5-38	
<b>Keeping of Animals</b>		
• KA-01 .....	5-41	
<b>Landscaping</b>		
• LA-01 .....	5-45	
• LA-02 .....	5-46	
• LA-03 .....	5-46	
• LA-07 .....	5-48	
• LA-08 .....	5-49	
<b>Lighting</b>		
• LT-01 .....	5-51	
<b>Lot</b>		
• LO-01 .....	5-53	
<b>Outdoor Storage</b>		
• OS-01 .....	5-58	
<b>Parking</b>		
• PK-01 .....	5-60	
• PK-02 .....	5-60	
<b>Performance</b>		
• PF-01 .....	5-68	
<b>Public Improvement</b>		
• PI-01 .....	5-69	
<b>Setback</b>		
• SB-01 .....	5-71	
<b>Sewer and Water</b>		
• SW-01 .....	5-73	
<b>Signs</b>		
• SI-01 .....	5-75	
• SI-03 .....	5-80	
<b>Special Exception</b>		
• SE-01 .....	5-105	
<b>Storage</b>		
• SR-01 .....	5-106	
<b>Structure</b>		
• ST-01 .....	5-107	
<b>Temporary Use</b>		
• TU-01 .....	5-110	
• TU-03 .....	5-111	
<b>Vision Clearance</b>		
• VC-01 .....	5-113	
<b>Wind Turbine Systems</b>		
• WT-01 .....	5-114	

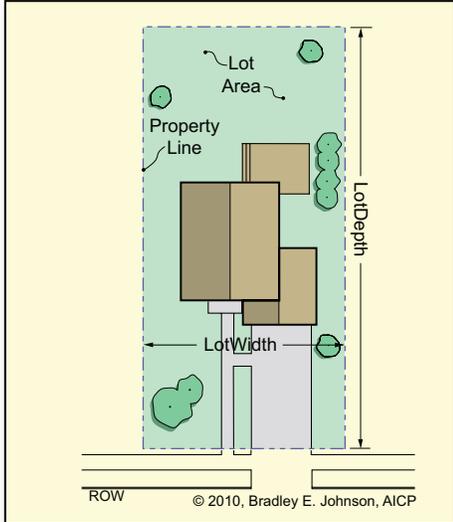
# High Density Single-family Residential (R3) District

## 2.11 R3 District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p><b>The R3 (High Density Single-family Residential) District is intended to be used as follows:</b></p> <p><b>Use Type and Intensity</b></p> <ul style="list-style-type: none"> <li>• High density single-family detached homes on small sized lots</li> </ul> <p><b>Application of R3 District</b></p> <ul style="list-style-type: none"> <li>• Existing and new development</li> <li>• Small to large area zoning</li> </ul> <p><b>Development Standards</b></p> <ul style="list-style-type: none"> <li>• Promote low impact development</li> </ul> <p><b>Appropriate Adjacent Zoning Districts</b></p> <ul style="list-style-type: none"> <li>• PR, AG, R1, R2, R3, UR, M1, M2, MP, UV, IS, NC, and LC</li> </ul> <p><b>Plan Commission</b></p> <ul style="list-style-type: none"> <li>• Use the R3 District for existing developments and carefully for new residential development</li> </ul> <p><b>Board of Zoning Appeals</b></p> <ul style="list-style-type: none"> <li>• Allow a special exception use only when it is compatible with the surrounding residential areas</li> </ul>	<p><b>Accessory Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• home business (type 1)</li> <li>• small wind turbine system</li> </ul> <p><b>Residential Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• dwelling, single-family detached</li> <li>• fair housing facility (small)</li> </ul>	<p><b>Accessory Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• home business (type 2)</li> </ul> <p><b>Institutional Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• police, fire, or rescue station</li> </ul>

# High Density Single-family Residential (R3) District

## 2.12 R3 District Development Standards



**Minimum Lot Area**

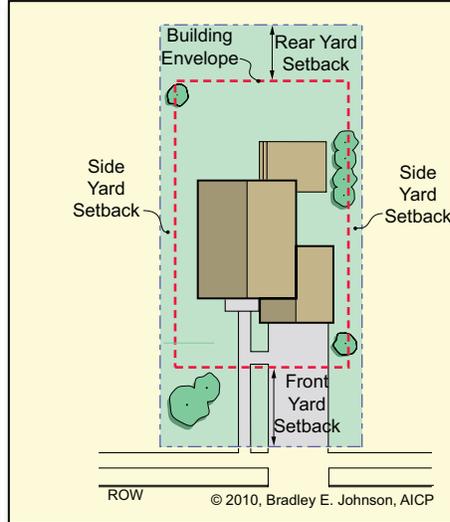
- 8,000 square feet

**Minimum Lot Width**

- 50 feet

**Sewer and Water**

- Sanitary sewer and water utility required



**Minimum Front Yard Setback**

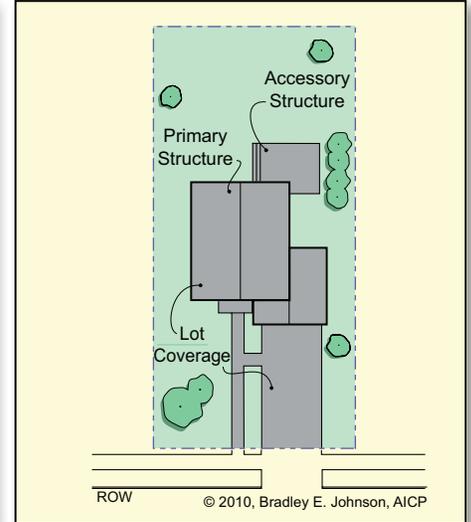
- 20 feet for primary and accessory structures

**Minimum Side Yard Setback**

- 8 feet for primary and accessory structures

**Minimum Rear Yard Setback**

- 30 feet for primary structures
- 5 feet for accessory structures



**Maximum Lot Coverage**

- 65% of lot area

**Minimum Main Floor Area**

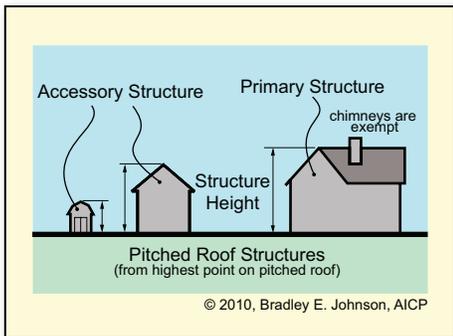
- n/a

**Minimum Dwelling Unit Size**

- 1,000 square feet

**Maximum Primary Structures**

- 1 per lot



**Maximum Structure Height**

- 40 feet for primary structure
- 20 feet for accessory structure
- 2 1/2 stories

### Additional Development Standards that Apply

<b>Accessory Structures</b>	<b>Landscaping</b>	<b>Special Exception</b>
• AS-01 ..... 5-6	• LA-01 ..... 5-45	• SE-01 ..... 5-105
• AS-03 ..... 5-8	• LA-02 ..... 5-46	<b>Storage</b>
<b>Architecture</b>	• LA-03 ..... 5-46	• SR-01 ..... 5-106
• AR-01 ..... 5-14	• LA-07 ..... 5-48	<b>Structure</b>
<b>Density and Intensity</b>	• LA-08 ..... 5-49	• ST-01 ..... 5-107
• DI-01 ..... 5-16	<b>Lighting</b>	<b>Temporary Use</b>
<b>Driveway</b>	• LT-01 ..... 5-51	• TU-01 ..... 5-110
• DW-01 ..... 5-17	<b>Lot</b>	• TU-03 ..... 5-111
• DW-03 ..... 5-19	• LO-01 ..... 5-53	<b>Vision Clearance</b>
<b>Environmental</b>	<b>Outdoor Storage</b>	• VC-01 ..... 5-113
• EN-01 ..... 5-21	• OS-01 ..... 5-58	<b>Wind Turbine Systems</b>
<b>Fence and Wall</b>	<b>Parking</b>	• WT-01 ..... 5-114
• FW-01 ..... 5-22	• PK-01 ..... 5-60	
• FW-04 ..... 5-23	• PK-02 ..... 5-60	
<b>Floodplain</b>	<b>Performance</b>	
• FP-01 ..... 5-26	• PF-01 ..... 5-68	
<b>Floor Area</b>	<b>Public Improvement</b>	
• FA-01 ..... 5-35	• PI-01 ..... 5-69	
<b>Height</b>	<b>Setback</b>	
• HT-01 ..... 5-36	• SB-01 ..... 5-71	
<b>Home Business</b>	<b>Sewer and Water</b>	
• HB-01 ..... 5-37	• SW-01 ..... 5-73	
• HB-02 ..... 5-38	<b>Signs</b>	
<b>Keeping of Animals</b>	• SI-01 ..... 5-75	
• KA-01 ..... 5-41	• SI-03 ..... 5-80	

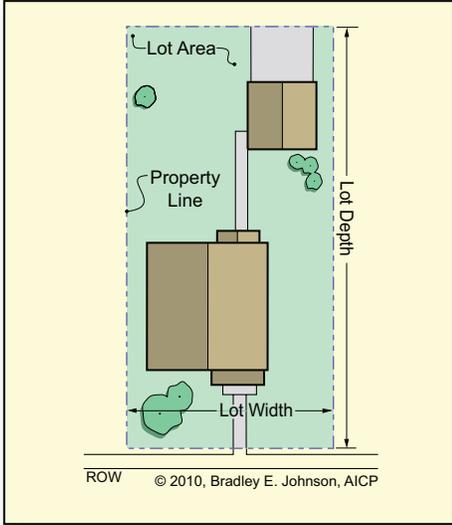
# Urban Residential (UR) District

## 2.13 UR District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p><b>The UR (Urban Residential) District is intended to be used as follows:</b></p> <p><b>Use Type and Intensity</b></p> <ul style="list-style-type: none"> <li>• Medium to high density single-family detached homes, single-family attached homes, and multiple-family homes on small sized lots</li> </ul> <p><b>Application of UR District</b></p> <ul style="list-style-type: none"> <li>• Existing residential development</li> <li>• Limited use for new development</li> </ul> <p><b>Development Standards</b></p> <ul style="list-style-type: none"> <li>• Flexible development standards to accommodate existing developments</li> </ul> <p><b>Appropriate Adjacent Zoning Districts</b></p> <ul style="list-style-type: none"> <li>• PR, R2, R3, UR, M1, M2, UV, IS, NC, LC, and CB</li> </ul> <p><b>Plan Commission</b></p> <ul style="list-style-type: none"> <li>• Use the UR District for existing developments and limited use for new development</li> </ul> <p><b>Board of Zoning Appeals</b></p> <ul style="list-style-type: none"> <li>• Allow a special exception use only when it is compatible with the surrounding residential areas</li> </ul>	<p><b>Accessory Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• home business (type 1)</li> </ul> <p><b>Residential Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• dwelling, multiple-family (2 or 3 units)</li> <li>• dwelling, single-family attached</li> <li>• dwelling, single-family detached</li> <li>• dwelling unit (upper floors)</li> <li>• fair housing facility (small)</li> </ul>	<p><b>Accessory Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• home business (type 2)</li> </ul> <p><b>Residential Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• bed and breakfast</li> </ul>

# Urban Residential (UR) District

## 2.14 UR District Development Standards



**Minimum Lot Area**

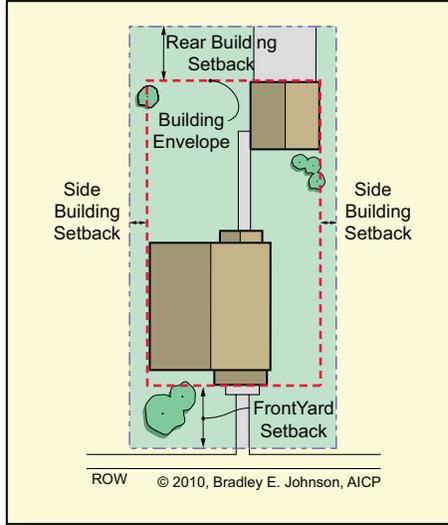
- 5,000 square feet

**Minimum Lot Width**

- 40 feet

**Sewer and Water**

- Sanitary sewer and water utility required



**Minimum Front Yard Setback**

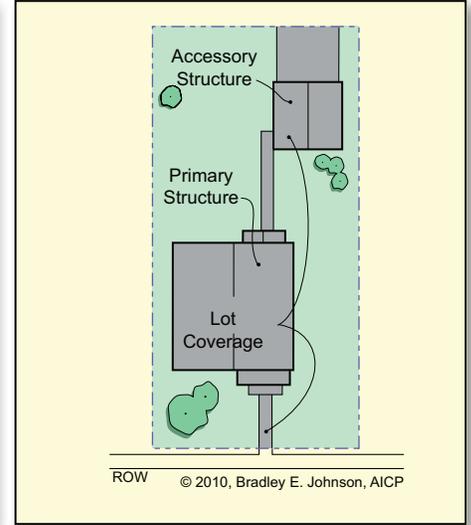
- 15 feet for primary and accessory structures

**Minimum Side Yard Setback**

- 6 feet for primary and accessory structures

**Minimum Rear Yard Setback**

- 25 feet for primary structure
- 5 feet for accessory structure



**Maximum Lot Coverage**

- 65% of lot area

**Minimum Main Floor Area**

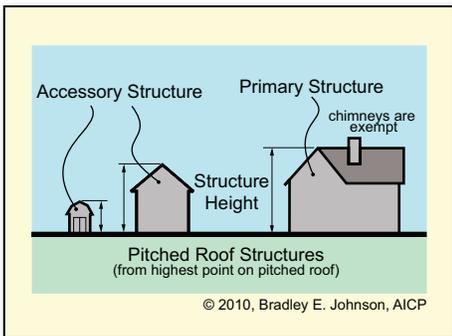
- n/a

**Minimum Dwelling Unit Size**

- 900 square feet with an average of 1,000 square feet

**Maximum Primary Structures**

- 1 per lot



**Maximum Structure Height**

- 40 feet for primary structure
- 20 feet for accessory structure
- 2 1/2 stories

**Additional Development Standards that Apply**

<b>Accessory Structures</b>	<b>Landscaping</b>	<b>Special Exception</b>
• AS-01 ..... 5-6	• LA-01 ..... 5-45	• SE-01 ..... 5-105
• AS-03 ..... 5-8	• LA-02 ..... 5-46	<b>Storage</b>
<b>Architecture</b>	• LA-03 ..... 5-46	• SR-01 ..... 5-106
• AR-01 ..... 5-14	• LA-07 ..... 5-48	<b>Structure</b>
<b>Density and Intensity</b>	• LA-08 ..... 5-49	• ST-01 ..... 5-107
• DI-01 ..... 5-16	<b>Lighting</b>	<b>Temporary Use</b>
<b>Driveway</b>	• LT-01 ..... 5-51	• TU-01 ..... 5-110
• DW-01 ..... 5-17	<b>Lot</b>	<b>Vision Clearance</b>
• DW-03 ..... 5-19	• LO-01 ..... 5-53	• VC-01 ..... 5-113
<b>Environmental</b>	<b>Outdoor Storage</b>	
• EN-01 ..... 5-21	• OS-01 ..... 5-58	
<b>Fence and Wall</b>	<b>Parking</b>	
• FW-01 ..... 5-22	• PK-01 ..... 5-60	
• FW-06 ..... 5-24	• PK-03 ..... 5-61	
<b>Floodplain</b>	<b>Performance</b>	
• FP-01 ..... 5-26	• PF-01 ..... 5-68	
<b>Floor Area</b>	<b>Public Improvement</b>	
• FA-01 ..... 5-35	• PI-01 ..... 5-69	
<b>Height</b>	<b>Setback</b>	
• HT-01 ..... 5-36	• SB-01 ..... 5-71	
<b>Home Business</b>	<b>Sewer and Water</b>	
• HB-01 ..... 5-37	• SW-01 ..... 5-73	
• HB-02 ..... 5-38	<b>Signs</b>	
<b>Keeping of Animals</b>	• SI-01 ..... 5-75	
• KA-01 ..... 5-41	• SI-03 ..... 5-80	

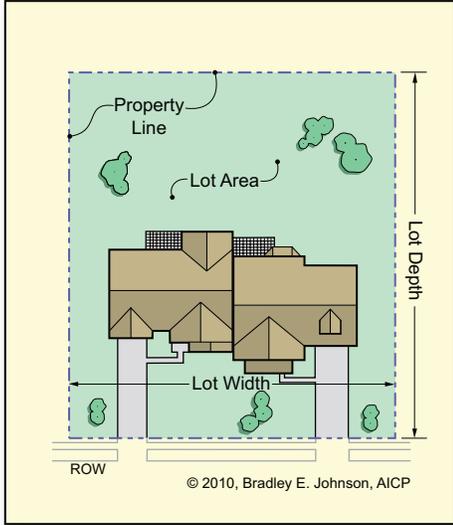
# Multiple-family Residential (M1) District

## 2.15 M1 District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p><b>The M1 (Multiple-family Residential) District is intended to be used as follows:</b></p> <p><b>Use Type and Intensity</b></p> <ul style="list-style-type: none"> <li>• Medium density two-family homes on small to medium sized lots</li> </ul> <p><b>Application of M1 District</b></p> <ul style="list-style-type: none"> <li>• Existing and new development</li> <li>• Small area zoning</li> </ul> <p><b>Development Standards</b></p> <ul style="list-style-type: none"> <li>• Enact stringent development standards to protect the quality of life for tenants and surrounding zoning districts</li> </ul> <p><b>Appropriate Adjacent Zoning Districts</b></p> <ul style="list-style-type: none"> <li>• PR, AG, R3, UR, M1, M2, MP, UV, IS, NC, and LC</li> </ul> <p><b>Plan Commission</b></p> <ul style="list-style-type: none"> <li>• Use the M1 district for existing developments and carefully for new multiple-family residential development</li> </ul> <p><b>Board of Zoning Appeals</b></p> <ul style="list-style-type: none"> <li>• Allow a special exception use only when it is compatible with the surrounding residential areas</li> </ul>	<p><b>Accessory Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• home business (type 1)</li> <li>• small wind turbine system</li> </ul> <p><b>Residential Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• dwelling, multiple-family (2 or 3 units)</li> <li>• dwelling, single-family attached</li> <li>• dwelling, single-family detached</li> <li>• fair housing facility (small)</li> </ul>	<p><b>Residential Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• dwelling, multiple-family (4 to 6 units)</li> </ul>

# Multiple-family Residential (M1) District

## 2.16 M1 District Development Standards



**Minimum Lot Area**

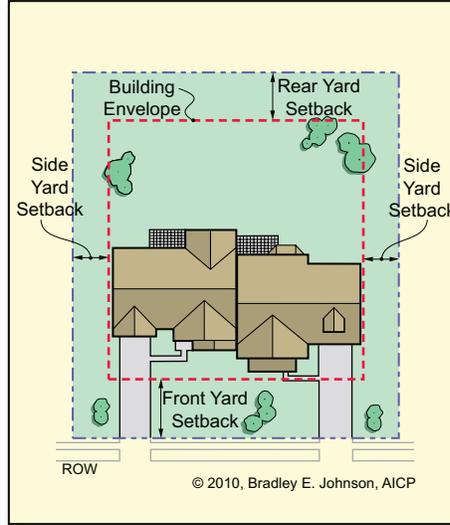
- 6,000 square feet

**Minimum Lot Width**

- 50 feet

**Sewer and Water**

- Sanitary sewer and water utility required



**Minimum Front Yard Setback**

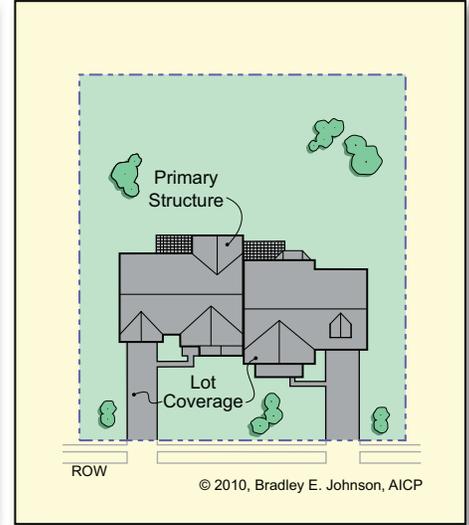
- 25 feet for primary and accessory structures

**Minimum Side Yard Setback**

- 20 feet aggregate setback for primary structures, with 8 feet minimum setback for any one side yard or 0 feet for attached dwellings with a common wall on the property line
- Accessory structures 5 feet

**Minimum Rear Yard Setback**

- 30 feet for primary structure
- 15 feet for accessory structure



**Maximum Lot Coverage**

- 50% of lot area

**Minimum Main Floor Area**

- n/a

**Minimum Dwelling Unit Size**

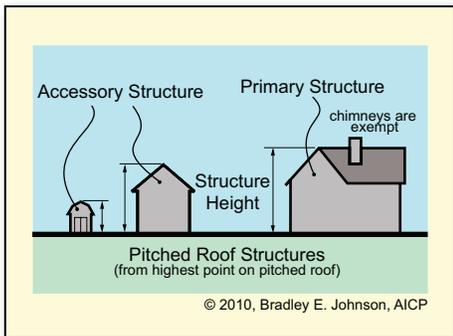
- 1,000 square feet

**Maximum Density**

- 6 units per acre

**Maximum Primary Structures**

- 1 per lot



**Maximum Structure Height**

- 40 feet for primary structure
- 20 feet for accessory structure
- 2 stories

### Additional Development Standards that Apply

<b>Accessory Structures</b>	<b>Landscaping</b>	<b>Special Exception</b>
• AS-01 ..... 5-6	• LA-01 ..... 5-45	• SE-01 ..... 5-105
• AS-04 ..... 5-9	• LA-02 ..... 5-46	<b>Storage</b>
<b>Density and Intensity</b>	• LA-03 ..... 5-46	• SR-01 ..... 5-106
• DI-01 ..... 5-16	• LA-07 ..... 5-48	<b>Structure</b>
<b>Driveway</b>	• LA-08 ..... 5-49	• ST-01 ..... 5-107
• DW-01 ..... 5-17	<b>Lighting</b>	<b>Temporary Use</b>
• DW-04 ..... 5-20	• LT-01 ..... 5-51	• TU-01 ..... 5-110
<b>Environmental</b>	<b>Lot</b>	• TU-03 ..... 5-111
• EN-01 ..... 5-21	• LO-01 ..... 5-53	<b>Trash Receptacle</b>
<b>Fence and Wall</b>	<b>Outdoor Storage</b>	• TR-01 ..... 5-112
• FW-01 ..... 5-22	• OS-01 ..... 5-58	<b>Vision Clearance</b>
• FW-04 ..... 5-23	<b>Parking</b>	• VC-01 ..... 5-113
<b>Floodplain</b>	• PK-01 ..... 5-60	<b>Wind Turbine Systems</b>
• FP-01 ..... 5-26	• PK-04 ..... 5-61	• WT-01 ..... 5-114
<b>Floor Area</b>	<b>Performance</b>	
• FA-01 ..... 5-35	• PF-01 ..... 5-68	
<b>Height</b>	<b>Public Improvement</b>	
• HT-01 ..... 5-36	• PI-01 ..... 5-69	
<b>Home Business</b>	<b>Setback</b>	
• HB-01 ..... 5-37	• SB-01 ..... 5-71	
<b>Keeping of Animals</b>	<b>Sewer and Water</b>	
• KA-01 ..... 5-41	• SW-01 ..... 5-73	
	<b>Signs</b>	
	• SI-01 ..... 5-75	
	• SI-04 ..... 5-81	

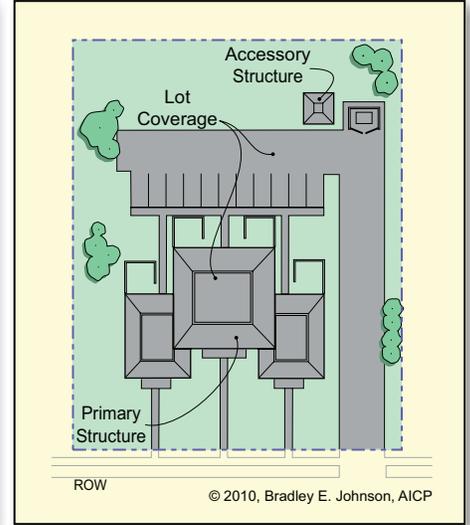
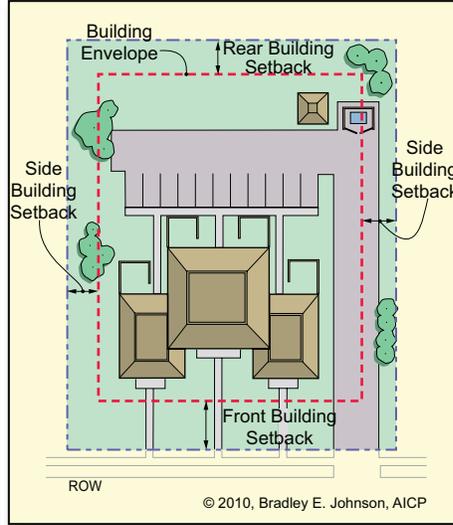
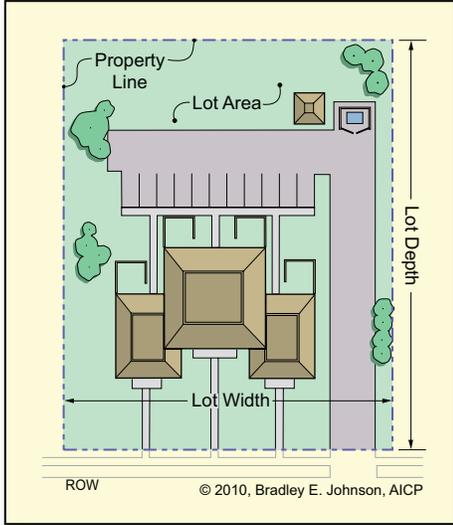
# Intense Multiple-family Residential (M2) District

## 2.17 M2 District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p><b>The M2 (Intense Multiple-family Residential) District is intended to be used as follows:</b></p> <p><b>Use Type and Intensity</b></p> <ul style="list-style-type: none"> <li>• Medium to high density two and three-family homes on varying sized lots</li> </ul> <p><b>Application of M2 District</b></p> <ul style="list-style-type: none"> <li>• Existing and new development</li> <li>• Small area zoning</li> </ul> <p><b>Development Standards</b></p> <ul style="list-style-type: none"> <li>• Enact stringent development standards to protect the quality of life for tenants and surrounding zoning districts</li> </ul> <p><b>Appropriate Adjacent Zoning Districts</b></p> <ul style="list-style-type: none"> <li>• PR, R3, UR, M1, M2, MP, UV, IS, NC, LC, GC, and HC</li> </ul> <p><b>Plan Commission</b></p> <ul style="list-style-type: none"> <li>• Use the M2 District for existing developments and carefully for new multiple-family residential development</li> </ul> <p><b>Board of Zoning Appeals</b></p> <ul style="list-style-type: none"> <li>• Allow a special exception use only when it is compatible with the surrounding residential areas</li> </ul>	<p><b>Accessory Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• home business (type 1)</li> <li>• small wind turbine system</li> </ul> <p><b>Residential Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• assisted living facility</li> <li>• dwelling, multiple-family (2 or 3 units)</li> <li>• dwelling, multiple-family (4 to 6 units)</li> <li>• dwelling, multiple-family (7 to 15 units)</li> <li>• dwelling, single-family attached</li> <li>• fair housing facility (small)</li> <li>• nursing home</li> <li>• retirement community</li> </ul>	<p><b>Accessory Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• large wind turbine system</li> </ul> <p><b>Residential Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• dwelling, multiple-family (16+ units)</li> <li>• dwelling, single-family detached</li> </ul>

# Intense Multiple-family Residential (M2) District

## 2.18 M2 District Development Standards



**Minimum Lot Area**

- 14,000 square feet

**Minimum Lot Width**

- 100 feet

**Sewer and Water**

- Sanitary sewer and water utility required

**Minimum Front Yard Setback**

- 25 feet for primary and accessory structures

**Minimum Side Yard Setback**

- 16 feet for primary and accessory structures

**Minimum Rear Yard Setback**

- 40 feet for primary structure
- 15 feet for accessory structure

**Maximum Lot Coverage**

- 70% of lot area

**Minimum Main Floor Area**

- n/a

**Minimum Dwelling Unit Size**

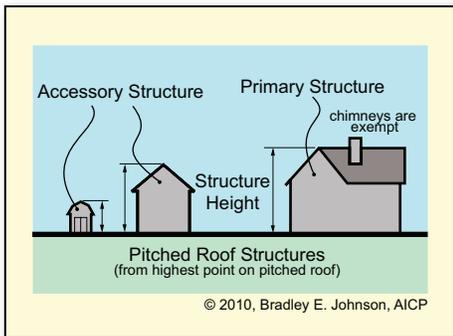
- 700 square feet with an average of 900 square feet

**Maximum Density**

- 12 units per acre

**Maximum Primary Structures**

- 10 per lot



**Maximum Structure Height**

- 60 feet for primary structure
- 20 feet for accessory structure
- 4 stories

**Additional Development Standards that Apply**

<b>Accessory Structures</b>	<b>Landscaping</b>	<b>Signs</b>
• AS-01 ..... 5-6	• LA-01 ..... 5-45	• SI-01 ..... 5-75
• AS-04 ..... 5-9	• LA-02 ..... 5-46	• SI-04 ..... 5-81
<b>Density and Intensity</b>	• LA-04 ..... 5-47	<b>Special Exception</b>
• DI-01 ..... 5-16	• LA-07 ..... 5-48	• SE-01 ..... 5-105
<b>Driveway</b>	• LA-08 ..... 5-49	<b>Storage</b>
• DW-01 ..... 5-17	<b>Lighting</b>	• SR-01 ..... 5-106
• DW-04 ..... 5-20	• LT-01 ..... 5-51	<b>Structure</b>
<b>Environmental</b>	<b>Lot</b>	• ST-01 ..... 5-107
• EN-01 ..... 5-21	• LO-01 ..... 5-53	<b>Temporary Use</b>
<b>Fence and Wall</b>	<b>Outdoor Storage</b>	• TU-01 ..... 5-110
• FW-01 ..... 5-22	• OS-01 ..... 5-58	<b>Trash Receptacle</b>
• FW-04 ..... 5-23	<b>Parking</b>	• TR-01 ..... 5-112
<b>Floodplain</b>	• PK-01 ..... 5-60	<b>Vision Clearance</b>
• FP-01 ..... 5-26	• PK-04 ..... 5-61	• VC-01 ..... 5-113
<b>Floor Area</b>	<b>Performance</b>	<b>Wind Turbine Systems</b>
• FA-01 ..... 5-35	• PF-01 ..... 5-68	• WT-01 ..... 5-114
<b>Height</b>	<b>Public Improvement</b>	• WT-02 ..... 5-116
• HT-01 ..... 5-36	• PI-01 ..... 5-69	
<b>Home Business</b>	<b>Setback</b>	
• HB-01 ..... 5-37	• SB-01 ..... 5-71	
<b>Keeping of Animals</b>	<b>Sewer and Water</b>	
• KA-02 ..... 5-41	• SW-01 ..... 5-73	

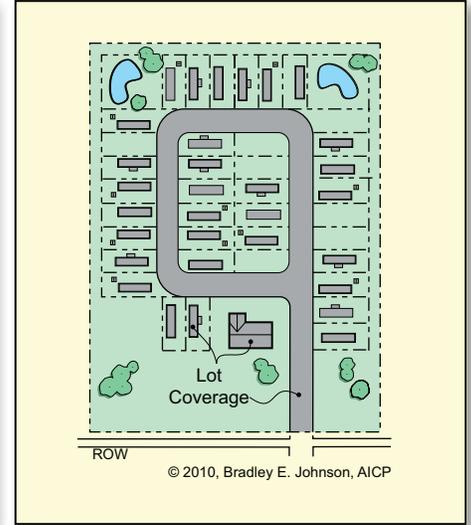
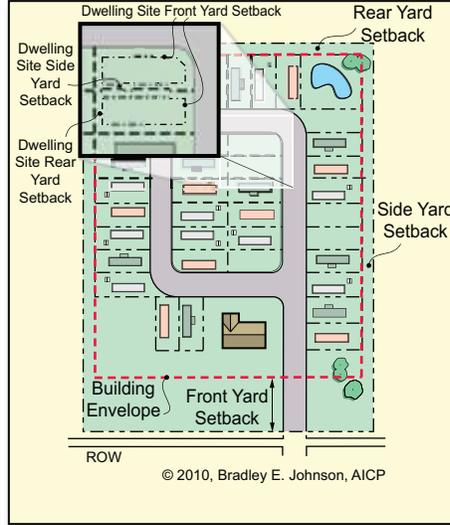
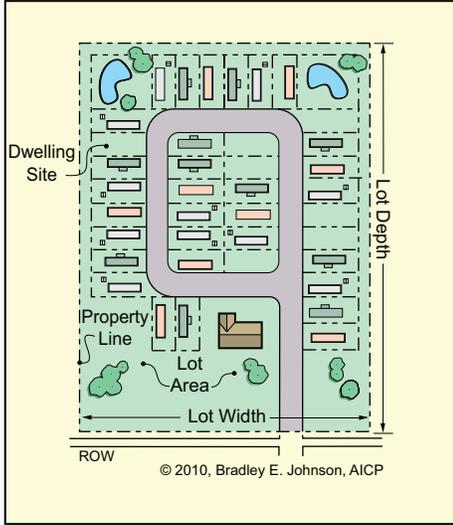
# Manufactured Home Park (MP) District

## 2.19 MP District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p><b>The MP (Manufactured Home Park) District is intended to be used as follows:</b></p> <p><b>Use Type and Intensity</b></p> <ul style="list-style-type: none"> <li>• Medium to high intensity lease-lot housing developments</li> <li>• State licensed mobile home parks</li> </ul> <p><b>Application of MP District</b></p> <ul style="list-style-type: none"> <li>• Existing and new development</li> <li>• Small area zoning</li> </ul> <p><b>Development Standards</b></p> <ul style="list-style-type: none"> <li>• Enact stringent development standards to protect the quality of life of tenants and surrounding zoning districts.</li> </ul> <p><b>Appropriate Adjacent Zoning Districts</b></p> <ul style="list-style-type: none"> <li>• PR, AG, R3, M1, M2, MP, IS, NC, and LC</li> </ul> <p><b>Plan Commission</b></p> <ul style="list-style-type: none"> <li>• Use the MP District for existing developments and with sensitivity for new residential development</li> </ul> <p><b>Board of Zoning Appeals</b></p> <ul style="list-style-type: none"> <li>• Allow a special exception use only when it is compatible with the surrounding residential areas</li> </ul>	<p><b>Accessory Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• home business (type 1)</li> <li>• small wind turbine system</li> </ul> <p><b>Residential Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• dwelling, mobile home</li> <li>• manufactured home park</li> <li>• retirement community</li> </ul>	<p><b>Residential Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• dwelling, single-family detached</li> </ul>

# Manufactured Home Park (MP) District

## 2.20 MP District Development Standards



**Minimum Lot Area**

- 5 acres

**Minimum Lot Width**

- 250 feet

**Minimum Front Yard Setback**

- 40 feet to any dwelling site, or primary or accessory structure

**Minimum Side Yard Setback**

- 20 feet to any dwelling site, or primary or accessory structure

**Minimum Rear Yard Setback**

- 20 feet to any dwelling site, or primary or accessory structure

**Sewer and Water**

- Sanitary sewer and water utility required

**Minimum Dwelling Site Area**

- 3,000 square feet

**Minimum Dwelling Site Width**

- 30 feet

**Minimum Dwelling Site Front Yard Setback**

- 10 feet from edge of pavement of interior streets

**Minimum Dwelling Site Side Yard Setback**

- 5 feet for primary or accessory structure

**Minimum Dwelling Site Rear Yard Setback**

- 5 feet for primary or accessory structure

**Maximum Lot Coverage**

- 65% of lot area

**Minimum Dwelling Unit Size**

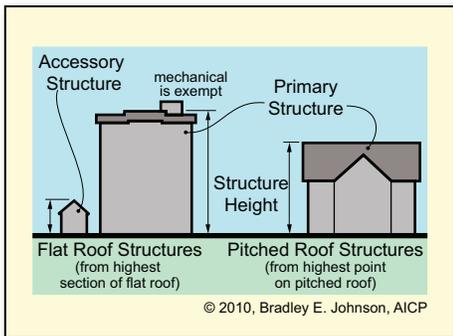
- 860 square feet

**Maximum Density**

- 9 units per acre

**Maximum Primary Structures**

- 1 per dwelling site



**Maximum Structure Height**

- 25 feet for primary structure
- 20 feet for accessory structure

**Additional Development Standards that Apply**

<b>Accessory Structures</b>	<b>Landscaping</b>	<b>Signs</b>
• AS-01 ..... 5-6	• LA-01 ..... 5-45	• SI-01 ..... 5-75
• AS-05 ..... 5-10	• LA-02 ..... 5-46	• SI-04 ..... 5-81
<b>Density and Intensity</b>	• LA-05 ..... 5-47	<b>Special Exception</b>
• DI-01 ..... 5-16	• LA-07 ..... 5-48	• SE-01 ..... 5-105
<b>Driveway</b>	• LA-08 ..... 5-49	<b>Storage</b>
• DW-01 ..... 5-17	<b>Lighting</b>	• SR-01 ..... 5-106
• DW-04 ..... 5-20	• LT-01 ..... 5-51	<b>Structure</b>
<b>Environmental</b>	<b>Lot</b>	• ST-01 ..... 5-107
• EN-01 ..... 5-21	• LO-01 ..... 5-53	<b>Temporary Use</b>
<b>Fence and Wall</b>	<b>Mobile Homes</b>	• TU-01 ..... 5-110
• FW-01 ..... 5-22	• MH-01 ..... 5-54	<b>Trash Receptacle</b>
• FW-05 ..... 5-23	<b>Outdoor Storage</b>	• TR-01 ..... 5-112
<b>Floodplain</b>	• OS-01 ..... 5-58	<b>Vision Clearance</b>
• FP-01 ..... 5-26	<b>Parking</b>	• VC-01 ..... 5-113
<b>Floor Area</b>	• PK-01 ..... 5-60	<b>Wind Turbine Systems</b>
• FA-01 ..... 5-35	• PK-05 ..... 5-61	• WT-01 ..... 5-114
<b>Height</b>	<b>Performance</b>	
• HT-01 ..... 5-36	• PF-01 ..... 5-68	
<b>Home Business</b>	<b>Public Improvement</b>	
• HB-01 ..... 5-37	• PI-01 ..... 5-69	
<b>Keeping of Animals</b>	<b>Setback</b>	
• KA-02 ..... 5-41	• SB-01 ..... 5-71	
	<b>Sewer and Water</b>	
	• SW-01 ..... 5-73	

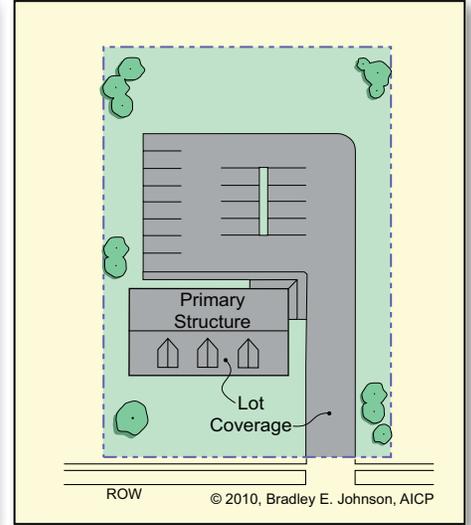
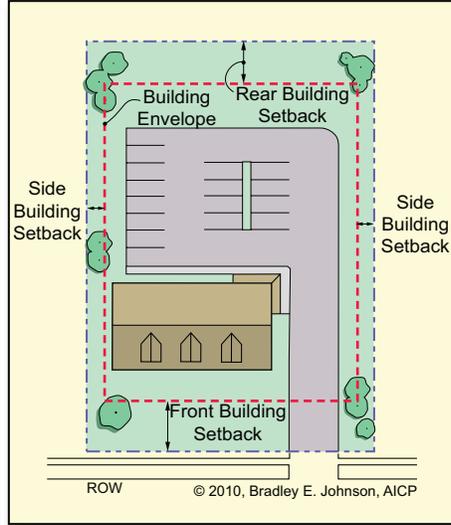
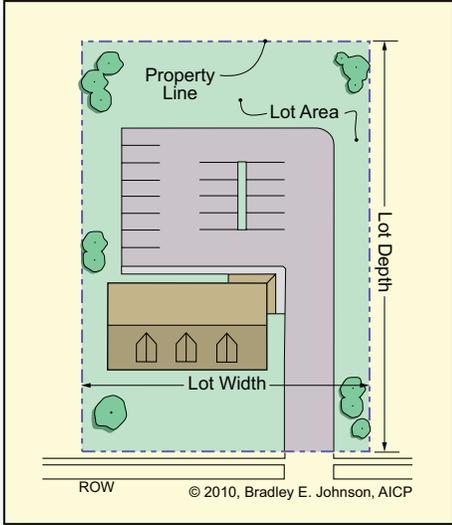
# University (UV) District

## 2.21 UV District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p><b>The UV (University) District is intended to be used as follows:</b></p> <p><b>Use Type and Intensity</b></p> <ul style="list-style-type: none"> <li>• Varying intensities of institutional, commercial, retail, entertainment, and dining uses directly related to university operations and campus life</li> </ul> <p><b>Application of UV District</b></p> <ul style="list-style-type: none"> <li>• Existing and new development</li> <li>• Only on private or public college or university property</li> <li>• Promote the mixture and flexibility of uses that make universities and colleges unique and functional while protecting the character of adjacent districts</li> <li>• Enact stringent form standards due to the flexibility permitted in the UV District</li> </ul> <p><b>Appropriate Adjacent Zoning Districts</b></p> <ul style="list-style-type: none"> <li>• PR, AG, R2, R3, UR, M1, M2, UV, IS, NC, LC, CB, and EP</li> </ul> <p><b>Plan Commission</b></p> <ul style="list-style-type: none"> <li>• Use the UV District for existing developments and carefully for new development</li> </ul> <p><b>Board of Zoning Appeals</b></p> <ul style="list-style-type: none"> <li>• Allow a special exception use only when it is compatible with the surrounding areas</li> </ul>	<p><b>Accessory Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• small wind turbine system</li> </ul> <p><b>Commercial Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• bank machine/atm</li> <li>• barber/beauty shop</li> <li>• billiard/arcade room</li> <li>• bowling alley</li> <li>• broadcast studio</li> <li>• coffee shop</li> <li>• coin laundry</li> <li>• dance/night club</li> <li>• delicatessen</li> <li>• fitness center/health club</li> <li>• hotel/motel</li> <li>• office, general services</li> <li>• office, medical services</li> <li>• restaurant</li> <li>• retail (type 1), very low intensity</li> <li>• retail (type 2), low intensity</li> <li>• sports complex (indoor)</li> <li>• sports complex (outdoor)</li> </ul> <p><b>Institutional Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• bus station</li> <li>• church, temple, or mosque</li> <li>• community center</li> <li>• library</li> <li>• medical center</li> <li>• museum</li> <li>• park</li> <li>• parking lot, public</li> <li>• police, fire, or rescue station</li> <li>• pool, public</li> <li>• post office</li> <li>• stadium</li> <li>• university or college</li> </ul> <p><b>Residential Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• dwelling, multiple-family (2 or 3 units)</li> <li>• dwelling, multiple-family (4 to 6 units)</li> <li>• dwelling, multiple-family (7 to 15 units)</li> <li>• residence hall</li> </ul>	<p><b>Accessory Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• large wind turbine system</li> </ul> <p><b>Commercial Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• bar/tavern</li> <li>• restaurant with drive-up window</li> </ul>

# University (UV) District

## 2.22 UV District Development Standards



**Minimum Lot Area**

- 5,000 square feet

**Minimum Lot Width**

- 50 feet

**Sewer and Water**

- Sanitary sewer and water utility required

**Minimum Front Yard Setback**

- 20 feet for primary and accessory structures

**Minimum Side Yard Setback**

- 10 feet for primary and accessory structures

**Minimum Rear Yard Setback**

- 20 feet for primary and accessory structures

**Maximum Lot Coverage**

- 70% of lot area

**Minimum Main Floor Area**

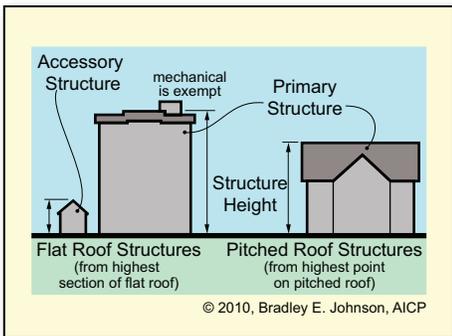
- 1,000 square feet

**Minimum Dwelling Unit Size**

- 700 square feet per housing unit
- 150 square feet per dormitory room

**Maximum Primary Structures**

- 10 per lot



**Maximum Structure Height**

- 60 feet for primary structure
- 30 feet for accessory structure

**Additional Development Standards that Apply**

<p><b>Accessory Structures</b></p> <ul style="list-style-type: none"> <li>• AS-01 ..... 5-6</li> <li>• AS-06 ..... 5-11</li> </ul> <p><b>Density and Intensity</b></p> <ul style="list-style-type: none"> <li>• DI-01 ..... 5-16</li> </ul> <p><b>Driveway</b></p> <ul style="list-style-type: none"> <li>• DW-01 ..... 5-17</li> <li>• DW-04 ..... 5-20</li> </ul> <p><b>Environmental</b></p> <ul style="list-style-type: none"> <li>• EN-01 ..... 5-21</li> </ul> <p><b>Fence and Wall</b></p> <ul style="list-style-type: none"> <li>• FW-01 ..... 5-22</li> <li>• FW-07 ..... 5-24</li> </ul> <p><b>Floodplain</b></p> <ul style="list-style-type: none"> <li>• FP-01 ..... 5-26</li> </ul> <p><b>Floor Area</b></p> <ul style="list-style-type: none"> <li>• FA-01 ..... 5-35</li> </ul> <p><b>Height</b></p> <ul style="list-style-type: none"> <li>• HT-01 ..... 5-36</li> </ul> <p><b>Landscaping</b></p> <ul style="list-style-type: none"> <li>• LA-01 ..... 5-45</li> <li>• LA-02 ..... 5-46</li> <li>• LA-04 ..... 5-47</li> <li>• LA-06 ..... 5-48</li> <li>• LA-07 ..... 5-48</li> <li>• LA-08 ..... 5-49</li> </ul>	<p><b>Lighting</b></p> <ul style="list-style-type: none"> <li>• LT-01 ..... 5-51</li> </ul> <p><b>Lot</b></p> <ul style="list-style-type: none"> <li>• LO-01 ..... 5-53</li> </ul> <p><b>Parking</b></p> <ul style="list-style-type: none"> <li>• PK-01 ..... 5-60</li> <li>• PK-07 ..... 5-62</li> </ul> <p><b>Performance</b></p> <ul style="list-style-type: none"> <li>• PF-01 ..... 5-68</li> </ul> <p><b>Public Improvement</b></p> <ul style="list-style-type: none"> <li>• PI-01 ..... 5-69</li> </ul> <p><b>Setback</b></p> <ul style="list-style-type: none"> <li>• SB-01 ..... 5-71</li> </ul> <p><b>Sewer and Water</b></p> <ul style="list-style-type: none"> <li>• SW-01 ..... 5-73</li> </ul> <p><b>Signs</b></p> <ul style="list-style-type: none"> <li>• SI-01 ..... 5-75</li> <li>• SI-05 ..... 5-83</li> </ul> <p><b>Special Exception</b></p> <ul style="list-style-type: none"> <li>• SE-01 ..... 5-105</li> </ul> <p><b>Storage</b></p> <ul style="list-style-type: none"> <li>• SR-03 ..... 5-106</li> </ul> <p><b>Structure</b></p> <ul style="list-style-type: none"> <li>• ST-01 ..... 5-107</li> </ul> <p><b>Temporary Use</b></p> <ul style="list-style-type: none"> <li>• TU-01 ..... 5-110</li> </ul>	<p><b>Trash Receptacle</b></p> <ul style="list-style-type: none"> <li>• TR-01 ..... 5-112</li> </ul> <p><b>Vision Clearance</b></p> <ul style="list-style-type: none"> <li>• VC-01 ..... 5-113</li> </ul> <p><b>Wind Turbine Systems</b></p> <ul style="list-style-type: none"> <li>• WT-01 ..... 5-114</li> <li>• WT-02 ..... 5-116</li> </ul>
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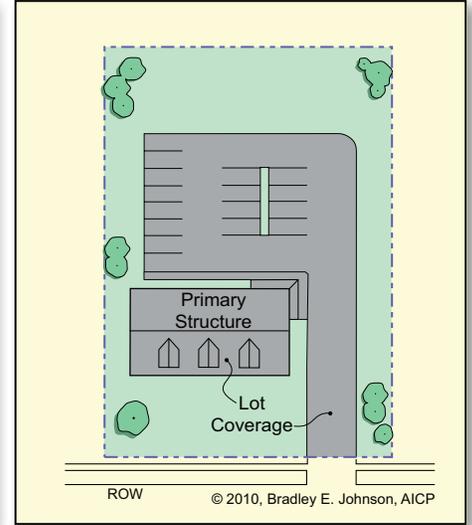
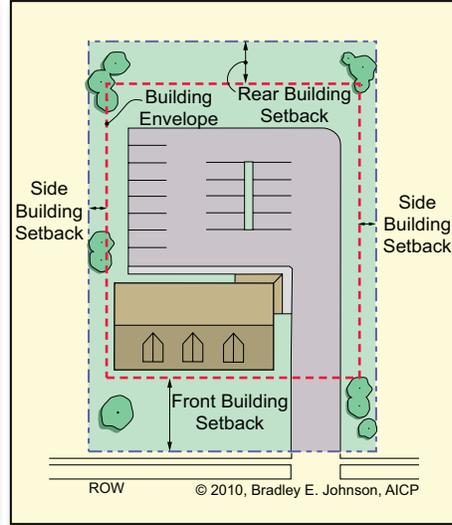
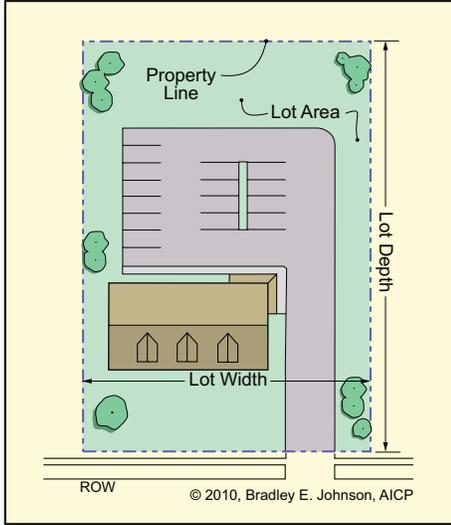
# Institutional (IS) District

## 2.23 IS District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p><b>The IS (Institutional) District is intended to be used as follows:</b></p> <p><b>Use Type and Intensity</b></p> <ul style="list-style-type: none"> <li>• Varying intensity institutionally owned lands, including State, County, and City facilities</li> </ul> <p><b>Application of IS District</b></p> <ul style="list-style-type: none"> <li>• Existing and new development</li> <li>• Buffer district or transitional zoning district</li> <li>• Small area zoning</li> </ul> <p><b>Development Standards</b></p> <ul style="list-style-type: none"> <li>• Require quality time, place, and manner development standards to minimize impacts on adjacent residential properties while serving the needs of the overall community</li> </ul> <p><b>Appropriate Adjacent Zoning Districts</b></p> <ul style="list-style-type: none"> <li>• PR, AG, R1, R2, R3, UR, M1, M2, MP, UV, IS, NC, LC, GC, OC, CB, HC, EP, IC, I1, and I2</li> </ul> <p><b>Plan Commission</b></p> <ul style="list-style-type: none"> <li>• Use the IS District for existing developments and carefully for new institutional development</li> </ul> <p><b>Board of Zoning Appeals</b></p> <ul style="list-style-type: none"> <li>• Allow a special exception use only when it is compatible with the surrounding areas</li> </ul>	<p><b>Accessory Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• small wind turbine system</li> </ul> <p><b>Commercial Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• commercial training facility or school</li> <li>• farmer's market</li> <li>• swimming pool</li> </ul> <p><b>Industrial Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• sewage treatment plant</li> <li>• water treatment plant</li> </ul> <p><b>Institutional Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• airport, public</li> <li>• bus station</li> <li>• camp</li> <li>• cemetery/mausoleum</li> <li>• child care institution</li> <li>• church, temple, or mosque</li> <li>• community center</li> <li>• government office</li> <li>• government operations (non-office)</li> <li>• heliport, public</li> <li>• hospital</li> <li>• library</li> <li>• museum</li> <li>• nature center</li> <li>• police, fire, or rescue station</li> <li>• pool, public</li> <li>• post office</li> <li>• retreat center</li> <li>• school (P-12)</li> <li>• trade or business school</li> </ul> <p><b>Residential Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• assisted living facility</li> <li>• fair housing facility (large)</li> <li>• fair housing facility (small)</li> <li>• nursing home</li> </ul>	<p><b>Accessory Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• large wind turbine system</li> </ul> <p><b>Industrial Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• telecommunication facility</li> </ul> <p><b>Institutional Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• composting facility, public</li> <li>• crematory</li> <li>• jail</li> <li>• recycling collection point</li> <li>• stadium</li> </ul>

# Institutional (IS) District

## 2.24 IS District Development Standards



**Minimum Lot Area**

- n/a

**Minimum Lot Width**

- n/a

**Sewer and Water**

- Sanitary sewer and water utility required

**Minimum Front Yard Setback**

- 30 feet for primary and accessory structures

**Minimum Side Yard Setback**

- 10 feet for primary and accessory structures

**Minimum Rear Yard Setback**

- 20 feet for primary and accessory structures

**Maximum Lot Coverage**

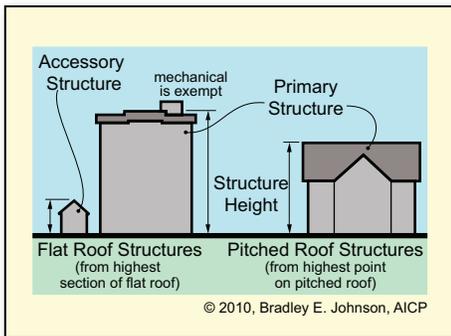
- 70% of lot area

**Minimum Main Floor Area**

- 1,000 square feet

**Maximum Primary Structures**

- no limit



**Maximum Structure Height**

- 60 feet for primary structure
- 30 feet for accessory structure

**Additional Development Standards that Apply**

<p><b>Accessory Structures</b></p> <ul style="list-style-type: none"> <li>• AS-01 ..... 5-6</li> <li>• AS-07 ..... 5-11</li> </ul> <p><b>Architecture</b></p> <ul style="list-style-type: none"> <li>• AR-02 ..... 5-14</li> </ul> <p><b>Density and Intensity</b></p> <ul style="list-style-type: none"> <li>• DI-01 ..... 5-16</li> </ul> <p><b>Driveway</b></p> <ul style="list-style-type: none"> <li>• DW-01 ..... 5-17</li> <li>• DW-04 ..... 5-20</li> </ul> <p><b>Environmental</b></p> <ul style="list-style-type: none"> <li>• EN-01 ..... 5-21</li> </ul> <p><b>Fence and Wall</b></p> <ul style="list-style-type: none"> <li>• FW-01 ..... 5-22</li> <li>• FW-07 ..... 5-24</li> </ul> <p><b>Floodplain</b></p> <ul style="list-style-type: none"> <li>• FP-01 ..... 5-26</li> </ul> <p><b>Floor Area</b></p> <ul style="list-style-type: none"> <li>• FA-01 ..... 5-35</li> </ul> <p><b>Height</b></p> <ul style="list-style-type: none"> <li>• HT-01 ..... 5-36</li> </ul>	<p><b>Landscaping</b></p> <ul style="list-style-type: none"> <li>• LA-01 ..... 5-45</li> <li>• LA-02 ..... 5-46</li> <li>• LA-04 ..... 5-47</li> <li>• LA-06 ..... 5-48</li> <li>• LA-07 ..... 5-48</li> <li>• LA-08 ..... 5-49</li> </ul> <p><b>Lighting</b></p> <ul style="list-style-type: none"> <li>• LT-01 ..... 5-51</li> </ul> <p><b>Lot</b></p> <ul style="list-style-type: none"> <li>• LO-01 ..... 5-53</li> </ul> <p><b>Parking</b></p> <ul style="list-style-type: none"> <li>• PK-01 ..... 5-60</li> <li>• PK-07 ..... 5-62</li> </ul> <p><b>Performance</b></p> <ul style="list-style-type: none"> <li>• PF-01 ..... 5-68</li> </ul> <p><b>Public Improvement</b></p> <ul style="list-style-type: none"> <li>• PI-01 ..... 5-69</li> </ul> <p><b>Setback</b></p> <ul style="list-style-type: none"> <li>• SB-01 ..... 5-71</li> </ul> <p><b>Sewer and Water</b></p> <ul style="list-style-type: none"> <li>• SW-01 ..... 5-73</li> </ul> <p><b>Signs</b></p> <ul style="list-style-type: none"> <li>• SI-01 ..... 5-75</li> <li>• SI-05 ..... 5-83</li> </ul> <p><b>Special Exception</b></p> <ul style="list-style-type: none"> <li>• SE-01 ..... 5-105</li> </ul>	<p><b>Storage</b></p> <ul style="list-style-type: none"> <li>• SR-03 ..... 5-106</li> </ul> <p><b>Structure</b></p> <ul style="list-style-type: none"> <li>• ST-01 ..... 5-107</li> </ul> <p><b>Telecommunication</b></p> <ul style="list-style-type: none"> <li>• TC-01 ..... 5-108</li> </ul> <p><b>Temporary Use</b></p> <ul style="list-style-type: none"> <li>• TU-01 ..... 5-110</li> <li>• TU-04 ..... 5-111</li> </ul> <p><b>Trash Receptacle</b></p> <ul style="list-style-type: none"> <li>• TR-01 ..... 5-112</li> </ul> <p><b>Vision Clearance</b></p> <ul style="list-style-type: none"> <li>• VC-01 ..... 5-113</li> </ul> <p><b>Wind Turbine Systems</b></p> <ul style="list-style-type: none"> <li>• WT-01 ..... 5-114</li> <li>• WT-02 ..... 5-116</li> </ul>
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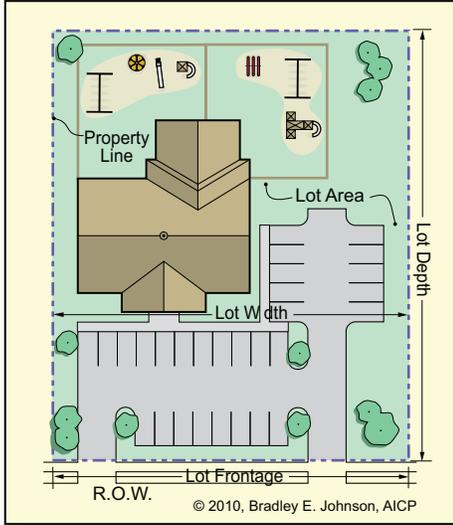
# Neighborhood Commercial (NC) District

## 2.25 NC District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p><b>The NC (Neighborhood Commercial) District is intended to be used as follows:</b></p> <p><b>Use Type and Intensity</b></p> <ul style="list-style-type: none"> <li>• Low intensity commercial uses</li> </ul> <p><b>Application of NC District</b></p> <ul style="list-style-type: none"> <li>• Existing and new development</li> <li>• Buffer district or transitional zoning district</li> <li>• Small area zoning</li> </ul> <p><b>Development Standards</b></p> <ul style="list-style-type: none"> <li>• Require quality time, place, and manner development standards to minimize impacts on adjacent residential properties while encouraging economic vitality</li> <li>• Minimize light, noise, water, and air pollution</li> </ul> <p><b>Appropriate Adjacent Zoning Districts</b></p> <ul style="list-style-type: none"> <li>• PR, AG, R1, R2, R3, UR, M1, M2, MP, UV, IS, NC, LC, GC, OC, CB, HC, and EP</li> </ul> <p><b>Plan Commission</b></p> <ul style="list-style-type: none"> <li>• Use the NC District for existing developments and carefully for new commercial development</li> </ul> <p><b>Board of Zoning Appeals</b></p> <ul style="list-style-type: none"> <li>• Allow a special exception use only when it is compatible with the surrounding areas</li> <li>• Be sensitive to aesthetics and the potential for light pollution, noise pollution, pedestrian safety, and vehicular safety</li> </ul>	<p><b>Accessory Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• small wind turbine system</li> </ul> <p><b>Commercial Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• bank machine/atm</li> <li>• barber/beauty shop</li> <li>• club or lodge</li> <li>• coffee shop</li> <li>• day care</li> <li>• delicatessen</li> <li>• ice cream shop</li> <li>• retail (type 1), very low intensity</li> <li>• studio arts</li> <li>• tailor/pressing shop</li> </ul> <p><b>Institutional Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• church, temple, or mosque</li> <li>• police, fire, or rescue station</li> </ul>	<p><b>Residential Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• dwelling unit (upper floors)</li> </ul>

# Neighborhood Commercial (NC) District

## 2.26 NC District Development Standards



**Minimum Lot Area**

- 5,000 square feet

**Maximum Lot Area**

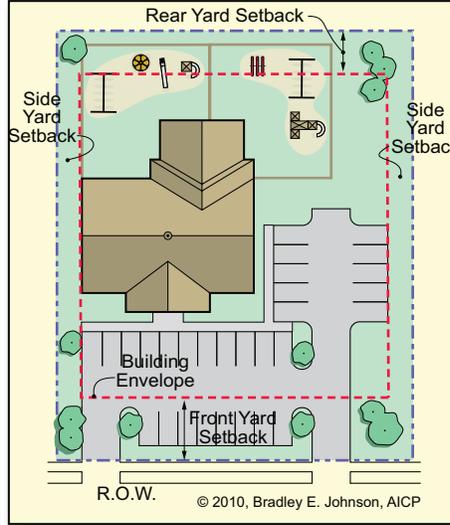
- 2 acres

**Minimum Lot Width**

- 40 feet

**Sewer and Water**

- Sanitary sewer and water utility required



**Minimum Front Yard Setback**

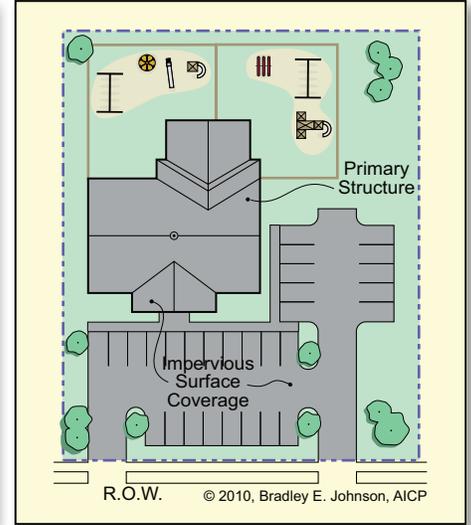
- 15 feet for primary and accessory structures

**Minimum Side Yard Setback**

- 10 feet for primary and accessory structures

**Minimum Rear Yard Setback**

- 20 feet for primary and accessory structures



**Maximum Lot Coverage**

- 65% of lot area

**Minimum Main Floor Area**

- 1,000 square feet

**Maximum Main Floor Area**

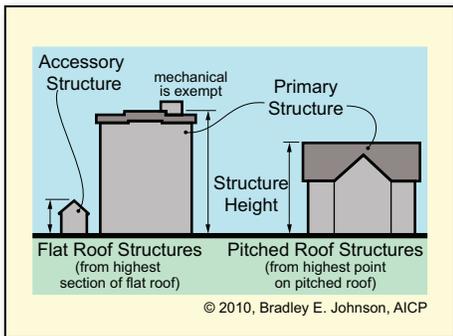
- 5,000 square feet per establishment

**Minimum Dwelling Unit Size**

- 700 square feet with an average of 900 square feet

**Maximum Primary Structures**

- 3 per lot



**Maximum Structure Height**

- 35 feet for primary structure
- 20 feet for accessory structure

### Additional Development Standards that Apply

<b>Accessory Structures</b>	<b>Landscaping</b>	<b>Signs</b>
• AS-01 ..... 5-6	• LA-01 ..... 5-45	• SI-01 ..... 5-75
• AS-08 ..... 5-12	• LA-02 ..... 5-46	• SI-06 ..... 5-87
<b>Architecture</b>	• LA-04 ..... 5-47	<b>Special Exception</b>
• AR-01 ..... 5-14	• LA-06 ..... 5-48	• SE-01 ..... 5-105
<b>Density and Intensity</b>	• LA-07 ..... 5-48	<b>Storage</b>
• DI-01 ..... 5-16	• LA-08 ..... 5-49	• SR-01 ..... 5-106
<b>Driveway</b>	<b>Lighting</b>	<b>Structure</b>
• DW-01 ..... 5-17	• LT-01 ..... 5-51	• ST-01 ..... 5-107
• DW-04 ..... 5-20	<b>Lot</b>	<b>Temporary Use</b>
<b>Environmental</b>	• LO-01 ..... 5-53	• TU-01 ..... 5-110
• EN-01 ..... 5-21	<b>Outdoor Dining</b>	• TU-04 ..... 5-111
<b>Fence and Wall</b>	• OD-01 ..... 5-55	• TU-05 ..... 5-111
• FW-01 ..... 5-22	<b>Outdoor Display</b>	<b>Trash Receptacle</b>
• FW-07 ..... 5-24	• DA-01 ..... 5-57	• TR-01 ..... 5-112
<b>Floodplain</b>	<b>Parking</b>	<b>Vision Clearance</b>
• FP-01 ..... 5-26	• PK-01 ..... 5-60	• VC-01 ..... 5-113
<b>Floor Area</b>	• PK-06 ..... 5-61	<b>Wind Turbine Systems</b>
• FA-01 ..... 5-35	• PK-07 ..... 5-62	• WT-01 ..... 5-114
<b>Height</b>	<b>Performance</b>	
• HT-01 ..... 5-36	• PF-01 ..... 5-68	
<b>Home Business</b>	<b>Public Improvement</b>	
• HB-01 ..... 5-37	• PI-01 ..... 5-69	
<b>Keeping of Animals</b>	<b>Setback</b>	
• KA-02 ..... 5-41	• SB-01 ..... 5-71	
	<b>Sewer and Water</b>	
	• SW-01 ..... 5-73	

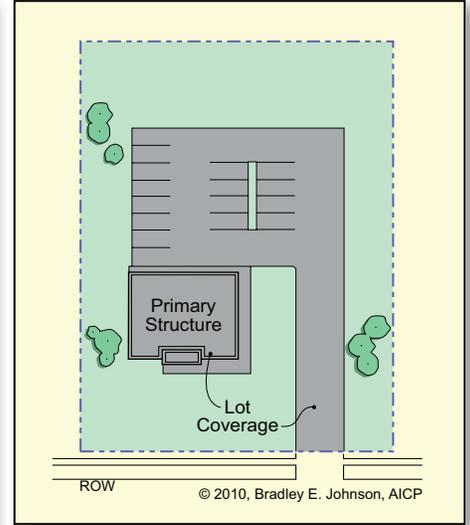
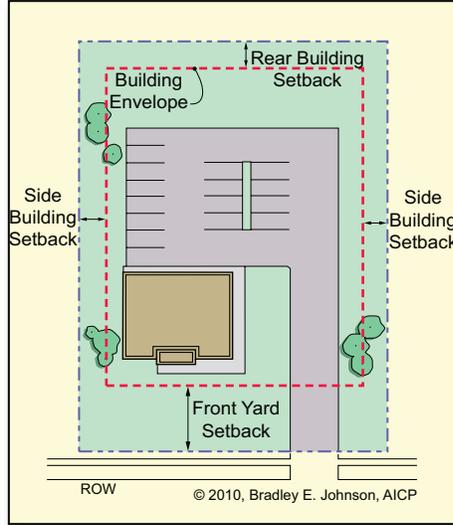
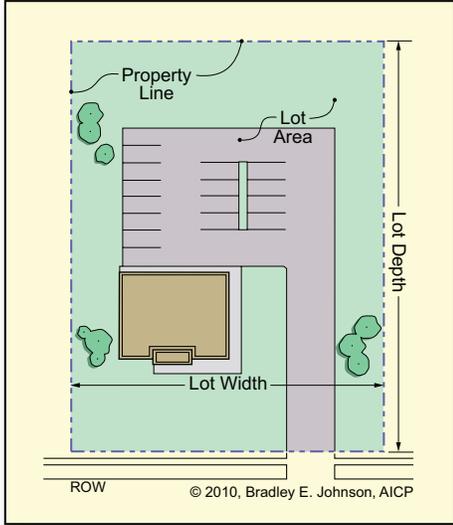
# Limited Commercial (LC) District

## 2.27 LC District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p><b>The LC (Limited Commercial) District is intended to be used as follows:</b></p> <p><b>Use Type and Intensity</b></p> <ul style="list-style-type: none"> <li>• Low intensity commercial uses</li> </ul> <p><b>Application of LC District</b></p> <ul style="list-style-type: none"> <li>• Existing and new development</li> <li>• Buffer district or transitional zoning district</li> <li>• Small area zoning</li> </ul> <p><b>Development Standards</b></p> <ul style="list-style-type: none"> <li>• Require development standards to minimize impacts on adjacent residential properties while encouraging economic vitality</li> <li>• Strive for most parking to be on side and rear of primary structure</li> <li>• Minimize light, noise, water, and air pollution</li> </ul> <p><b>Appropriate Adjacent Zoning Districts</b></p> <ul style="list-style-type: none"> <li>• PR, AG, R3, UR, M1, M2, MP, UV, IS, NC, LC, GC, OC, HC, and EP</li> </ul> <p><b>Plan Commission</b></p> <ul style="list-style-type: none"> <li>• Use the LC District for existing developments and carefully for new commercial development</li> </ul> <p><b>Board of Zoning Appeals</b></p> <ul style="list-style-type: none"> <li>• Allow a special exception use only when it is compatible with the surrounding areas</li> <li>• Be sensitive to aesthetics and the potential for light pollution, noise pollution, pedestrian safety, and vehicular safety</li> </ul>	<p><b>Accessory Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• small wind turbine system</li> </ul> <p><b>Commercial Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• bank machine/atm</li> <li>• barber/beauty shop</li> <li>• club or lodge</li> <li>• coffee shop</li> <li>• day care</li> <li>• delicatessen</li> <li>• fitness center/health club</li> <li>• gas station</li> <li>• health spa/day spa</li> <li>• ice cream shop</li> <li>• office, general services</li> <li>• photography studio</li> <li>• recreation center/play center</li> <li>• retail (type 1), very low intensity</li> <li>• retail (type 2), low intensity</li> <li>• sexually oriented retail business</li> <li>• studio arts</li> <li>• tailor/pressing shop</li> <li>• tanning salon</li> </ul> <p><b>Institutional Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• police, fire, or rescue station</li> </ul>	<p><b>Accessory Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• large wind turbine system</li> </ul> <p><b>Institutional Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• recycling collection point</li> </ul> <p><b>Residential Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• dwelling unit (upper floors)</li> </ul>

# Limited Commercial (LC) District

## 2.28 LC District Development Standards



**Minimum Lot Area**

- 5,000 square feet

**Minimum Lot Width**

- 50 feet

**Sewer and Water**

- Sanitary sewer and water utility required

**Minimum Front Yard Setback**

- 10 feet for primary and accessory structures
- 5 feet for parking lots

**Minimum Side Yard Setback**

- 10 feet for primary and accessory structures

**Minimum Rear Yard Setback**

- 10 feet for primary and accessory structures

**Maximum Lot Coverage**

- 70% of lot area

**Minimum Main Floor Area**

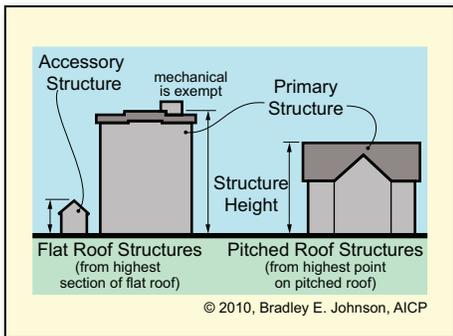
- 1,000 square feet

**Minimum Dwelling Unit Size**

- 700 square feet with an average of 900 square feet

**Maximum Primary Structures**

- 5 per lot



**Maximum Structure Height**

- 35 feet for primary structure
- 20 feet for accessory structure

**Additional Development Standards that Apply**

<b>Accessory Structures</b>	<b>Landscaping</b>	<b>Sexually Oriented Businesses</b>
• AS-01 ..... 5-6	• LA-01 ..... 5-45	• SX-01 ..... 5-74
• AS-10 ..... 5-13	• LA-02 ..... 5-46	<b>Signs</b>
<b>Architecture</b>	• LA-04 ..... 5-47	• SI-01 ..... 5-75
• AR-02 ..... 5-14	• LA-06 ..... 5-48	• SI-06 ..... 5-87
<b>Density and Intensity</b>	• LA-07 ..... 5-48	<b>Special Exception</b>
• DI-01 ..... 5-16	• LA-08 ..... 5-49	• SE-01 ..... 5-105
<b>Driveway</b>	<b>Lighting</b>	<b>Storage</b>
• DW-01 ..... 5-17	• LT-01 ..... 5-51	• SR-03 ..... 5-106
• DW-04 ..... 5-20	<b>Loading</b>	<b>Structure</b>
<b>Environmental</b>	• LD-01 ..... 5-52	• ST-01 ..... 5-107
• EN-01 ..... 5-21	<b>Lot</b>	<b>Telecommunication</b>
<b>Fence and Wall</b>	• LO-01 ..... 5-53	• TC-01 ..... 5-108
• FW-01 ..... 5-22	<b>Outdoor Display</b>	<b>Temporary Use</b>
• FW-07 ..... 5-24	• DA-01 ..... 5-57	• TU-01 ..... 5-110
<b>Floodplain</b>	<b>Parking</b>	• TU-04 ..... 5-111
• FP-01 ..... 5-26	• PK-01 ..... 5-60	• TU-05 ..... 5-111
<b>Floor Area</b>	• PK-07 ..... 5-62	<b>Trash Receptacle</b>
• FA-01 ..... 5-35	<b>Performance</b>	• TR-01 ..... 5-112
<b>Height</b>	• PF-01 ..... 5-68	<b>Vision Clearance</b>
• HT-01 ..... 5-36	<b>Public Improvement</b>	• VC-01 ..... 5-113
	• PI-01 ..... 5-69	<b>Wind Turbine Systems</b>
	<b>Setback</b>	• WT-01 ..... 5-114
	• SB-01 ..... 5-71	• WT-02 ..... 5-116
	<b>Sewer and Water</b>	
	• SW-01 ..... 5-73	

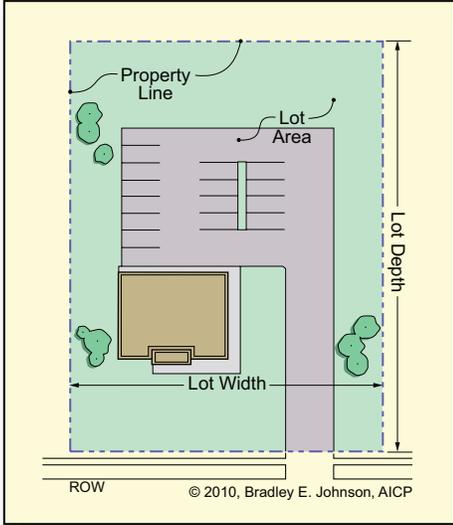
# General Commercial (GC) District

## 2.29 GC District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p><b>The GC (General Commercial) District is intended to be used as follows:</b></p> <p><b>Use Type and Intensity</b></p> <ul style="list-style-type: none"> <li>Moderate intensity commercial and office uses</li> </ul> <p><b>Application of GC District</b></p> <ul style="list-style-type: none"> <li>Existing and new development</li> <li>Small to medium area zoning</li> </ul> <p><b>Development Standards</b></p> <ul style="list-style-type: none"> <li>Require moderate development standards to minimize impacts on adjacent properties while encouraging economic vitality</li> <li>Minimize light, noise, water, and air pollution</li> </ul> <p><b>Appropriate Adjacent Zoning Districts</b></p> <ul style="list-style-type: none"> <li>PR, AG, M2, IS, NC, LC, GC, OC, HC, EP, I1, and I2</li> </ul> <p><b>Plan Commission</b></p> <ul style="list-style-type: none"> <li>Use the GC District for existing developments and carefully for new commercial development</li> </ul> <p><b>Board of Zoning Appeals</b></p> <ul style="list-style-type: none"> <li>Allow a special exception use only when it is compatible with the surrounding areas</li> <li>Be sensitive to aesthetics and the potential for light pollution, noise pollution, pedestrian safety, and vehicular safety</li> </ul>	<p><b>Accessory Permitted Uses</b></p> <ul style="list-style-type: none"> <li>small wind turbine system</li> </ul> <p><b>Commercial Permitted Uses</b></p> <ul style="list-style-type: none"> <li>amusement center</li> <li>automobile oriented business</li> <li>bank machine/atm</li> <li>banquet hall</li> <li>bar/tavern</li> <li>barber/beauty shop</li> <li>billiard/arcade room</li> <li>bowling alley</li> <li>broadcast studio</li> <li>club or lodge</li> <li>coffee shop</li> <li>coin laundry</li> <li>commercial training facility or school</li> <li>dance/night club</li> <li>day care</li> <li>delicatessen</li> <li>fitness center/health club</li> <li>funeral home or mortuary</li> <li>gas station</li> <li>health spa/day spa</li> <li>hotel/motel</li> <li>ice cream shop</li> <li>miniature golf</li> <li>movie theater</li> <li>office, construction trade</li> <li>office, design services</li> <li>office, general services</li> <li>office, medical services</li> <li>paintball facility</li> <li>photography studio</li> <li>recreation center/play center</li> <li>restaurant</li> <li>restaurant with drive-up window</li> <li>retail (type 1), very low intensity</li> <li>retail (type 2), low intensity</li> <li>retail (type 3), medium intensity</li> <li>retail (type 4), high intensity</li> <li>skating rink</li> <li>sports complex (indoor)</li> <li>studio arts</li> <li>swimming pool</li> <li>tailor/pressing shop</li> <li>tanning salon</li> <li>tattoo/piercing parlor</li> <li>winery</li> </ul> <p><b>Institutional Permitted Uses</b></p> <ul style="list-style-type: none"> <li>community center</li> <li>government office</li> <li>government operations (non-office)</li> <li>police, fire, or rescue station</li> <li>trade or business school</li> </ul>	<p><b>Accessory Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>large wind turbine system</li> </ul> <p><b>Commercial Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>country club</li> <li>kennel (commercial)</li> <li>shooting range (indoor)</li> <li>sports complex (outdoor)</li> <li>waterpark</li> </ul> <p><b>Institutional Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>recycling collection point</li> </ul>

# General Commercial (GC) District

## 2.30 GC District Development Standards



**Minimum Lot Area**

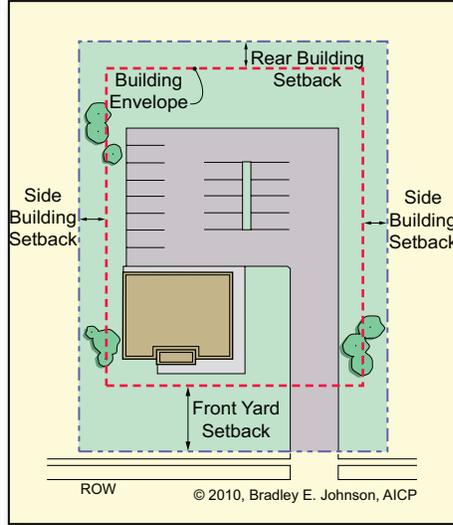
- 5,000 square feet

**Minimum Lot Width**

- 50 feet

**Sewer and Water**

- Sanitary sewer and water utility required



**Minimum Front Yard Setback**

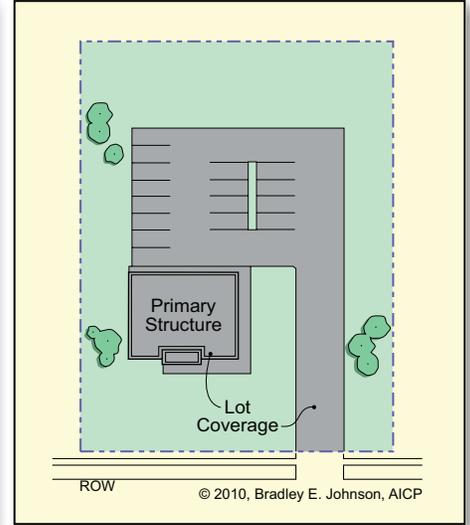
- 25 feet for primary and accessory structures

**Minimum Side Yard Setback**

- 15 feet of aggregate setback for primary and accessory structures, with a 5 foot minimum setback for any one side yard

**Minimum Rear Yard Setback**

- 35 feet for primary and accessory structures



**Maximum Lot Coverage**

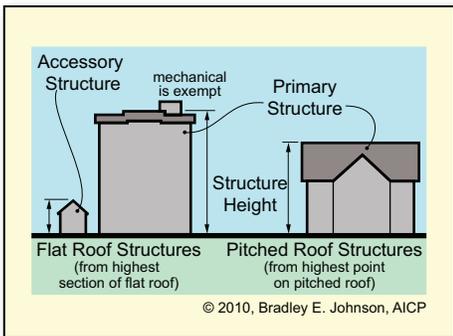
- 75% of lot area

**Minimum Main Floor Area**

- 1,000 square feet

**Maximum Primary Structures**

- no limit



**Maximum Structure Height**

- 40 feet for primary structure
- 25 feet for accessory structure

### Additional Development Standards that Apply

<b>Accessory Structures</b>	<b>Landscaping</b>	<b>Signs</b>
• AS-01 ..... 5-6	• LA-01 ..... 5-45	• SI-01 ..... 5-75
• AS-10 ..... 5-13	• LA-02 ..... 5-46	• SI-07 ..... 5-91
<b>Architecture</b>	• LA-04 ..... 5-47	<b>Special Exception</b>
• AR-02 ..... 5-14	• LA-06 ..... 5-48	• SE-01 ..... 5-105
<b>Density and Intensity</b>	• LA-07 ..... 5-48	<b>Storage</b>
• DI-01 ..... 5-16	• LA-08 ..... 5-49	• SR-03 ..... 5-106
<b>Driveway</b>	<b>Lighting</b>	<b>Structure</b>
• DW-01 ..... 5-17	• LT-01 ..... 5-51	• ST-01 ..... 5-107
• DW-04 ..... 5-20	<b>Loading</b>	<b>Telecommunication</b>
<b>Environmental</b>	• LD-01 ..... 5-52	• TC-01 ..... 5-108
• EN-01 ..... 5-21	<b>Lot</b>	<b>Temporary Use</b>
<b>Fence and Wall</b>	• LO-01 ..... 5-53	• TU-01 ..... 5-110
• FW-01 ..... 5-22	<b>Outdoor Display</b>	• TU-05 ..... 5-111
• FW-07 ..... 5-24	• DA-01 ..... 5-57	<b>Trash Receptacle</b>
<b>Fireworks</b>	<b>Parking</b>	• TR-01 ..... 5-112
• FR-01 ..... 5-25	• PK-01 ..... 5-60	<b>Vision Clearance</b>
<b>Floodplain</b>	• PK-07 ..... 5-62	• VC-01 ..... 5-113
• FP-01 ..... 5-26	<b>Performance</b>	<b>Wind Turbine Systems</b>
<b>Floor Area</b>	• PF-01 ..... 5-68	• WT-01 ..... 5-114
• FA-01 ..... 5-35	<b>Public Improvement</b>	• WT-02 ..... 5-116
<b>Height</b>	• PI-01 ..... 5-69	
• HT-01 ..... 5-36	<b>Setback</b>	
<b>Kennel</b>	• SB-01 ..... 5-71	
• KL-01 ..... 5-43	<b>Sewer and Water</b>	
	• SW-01 ..... 5-73	

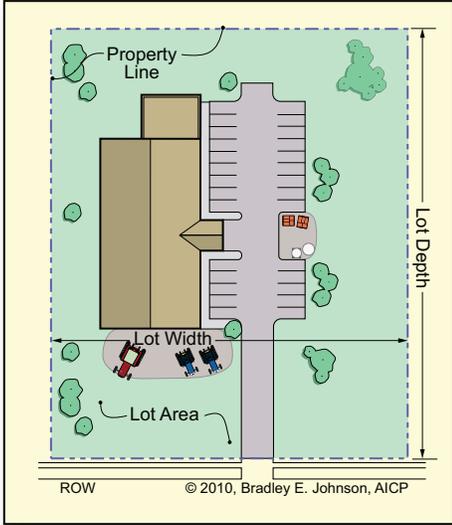
# Outdoor Commercial (OC) District

## 2.31 OC District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p><b>The OC (Outdoor Commercial) District is intended to be used as follows:</b></p> <p><b>Use Type and Intensity</b></p> <ul style="list-style-type: none"> <li>• Heavy intensity commercial, primarily for businesses with a significant portion of their stock in trade being displayed outdoors</li> </ul> <p><b>Application of OC District</b></p> <ul style="list-style-type: none"> <li>• Existing and new development</li> <li>• Spot to small area zoning</li> </ul> <p><b>Development Standards</b></p> <ul style="list-style-type: none"> <li>• Utilize strict development standards to minimize impacts on adjacent properties</li> <li>• Minimize noise, water, air pollution, and especially light pollution</li> </ul> <p><b>Appropriate Adjacent Zoning Districts</b></p> <ul style="list-style-type: none"> <li>• PR, AG, IS, NC, LC, GC, OC, HC, EP, I1, and I2</li> </ul> <p><b>Plan Commission</b></p> <ul style="list-style-type: none"> <li>• Use the OC District for existing developments and carefully for new commercial development</li> </ul> <p><b>Board of Zoning Appeals</b></p> <ul style="list-style-type: none"> <li>• Allow a special exception use only when it is compatible with the surrounding areas</li> <li>• Be sensitive to aesthetics and the potential for light pollution, noise pollution, pedestrian safety, and vehicular safety</li> </ul>	<p><b>Accessory Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• small wind turbine system</li> </ul> <p><b>Commercial Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• amusement center</li> <li>• automobile dealership</li> <li>• automobile oriented business</li> <li>• bank machine/atm</li> <li>• banquet hall</li> <li>• bar/tavern</li> <li>• barber/beauty shop</li> <li>• billiard/arcade room</li> <li>• bowling alley</li> <li>• broadcast studio</li> <li>• club or lodge</li> <li>• coffee shop</li> <li>• coin laundry</li> <li>• commercial training facility or school</li> <li>• dance/night club</li> <li>• day care</li> <li>• delicatessen</li> <li>• equipment rental</li> <li>• equipment sales</li> <li>• fitness center/health club</li> <li>• funeral home or mortuary</li> <li>• gas station</li> <li>• health spa/day spa</li> <li>• hotel/motel</li> <li>• ice cream shop</li> <li>• machinery rental</li> <li>• machinery sales</li> <li>• miniature golf</li> <li>• movie theater</li> <li>• office, construction trade</li> <li>• office, design services</li> <li>• office, general services</li> <li>• office, medical services</li> <li>• paintball facility</li> <li>• photography studio</li> <li>• recreation center/play center</li> <li>• recreation vehicle rental</li> <li>• recreation vehicle sales</li> <li>• restaurant</li> <li>• restaurant with drive-up window</li> <li>• retail (type 1), very low intensity</li> <li>• retail (type 2), low intensity</li> <li>• retail (type 3), medium intensity</li> <li>• retail (type 4), high intensity</li> <li>• retail (type 6), outdoor sales</li> <li>• skating rink</li> <li>• sports complex (indoor)</li> <li>• studio arts</li> <li>• swimming pool</li> <li>• tailor/pressing shop</li> <li>• tanning salon</li> <li>• tattoo/piercing parlor</li> <li>• watercraft rental</li> <li>• watercraft sales</li> <li>• winery</li> </ul> <p><b>Institutional Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• community center</li> <li>• government office</li> <li>• government operations (non-office)</li> <li>• police, fire, or rescue station</li> <li>• trade or business school</li> </ul>	<p><b>Accessory Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• large wind turbine system</li> </ul> <p><b>Commercial Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• retail (type 5), very high intensity</li> <li>• retail (type 7), special handling</li> </ul> <p><b>Institutional Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• recycling collection point</li> </ul>

# Outdoor Commercial (OC) District

## 2.32 OC District Development Standards



**Minimum Lot Area**

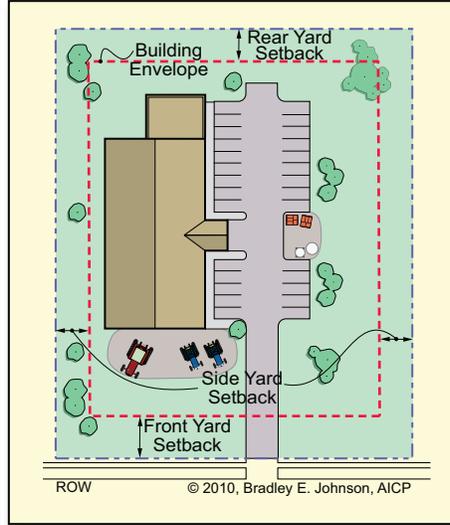
- 25,000 square feet

**Minimum Lot Width**

- 100 feet

**Sewer and Water**

- Sanitary sewer and water utility required



**Minimum Front Yard Setback**

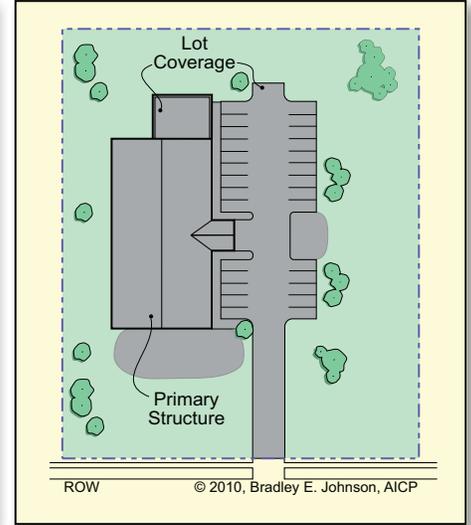
- 40 feet for primary and accessory structures

**Minimum Side Yard Setback**

- 30 feet for primary and accessory structures

**Minimum Rear Yard Setback**

- 35 feet for primary and accessory structures



**Maximum Lot Coverage**

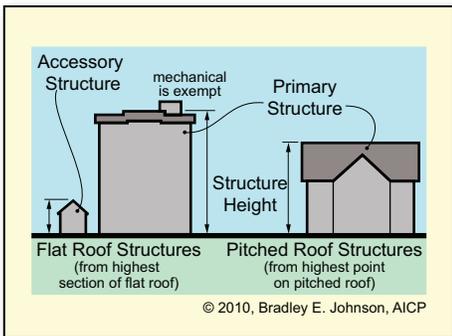
- 75% of lot area

**Minimum Main Floor Area**

- 1,000 square feet

**Maximum Primary Structures**

- no limit



**Maximum Structure Height**

- 35 feet for primary structure
- 25 feet for accessory structure

### Additional Development Standards that Apply

<b>Accessory Structures</b>	<b>Landscaping</b>	<b>Signs</b>
• AS-01 ..... 5-6	• LA-01 ..... 5-45	• SI-01 ..... 5-75
• AS-10 ..... 5-13	• LA-02 ..... 5-46	• SI-07 ..... 5-91
<b>Architecture</b>	• LA-04 ..... 5-47	<b>Special Exception</b>
• AR-02 ..... 5-14	• LA-06 ..... 5-48	• SE-01 ..... 5-105
<b>Density and Intensity</b>	• LA-07 ..... 5-48	<b>Storage</b>
• DI-01 ..... 5-16	• LA-08 ..... 5-49	• SR-03 ..... 5-106
<b>Driveway</b>	<b>Lighting</b>	<b>Structure</b>
• DW-01 ..... 5-17	• LT-01 ..... 5-51	• ST-01 ..... 5-107
• DW-04 ..... 5-20	<b>Loading</b>	<b>Temporary Use</b>
<b>Environmental</b>	• LD-01 ..... 5-52	• TU-01 ..... 5-110
• EN-01 ..... 5-21	<b>Lot</b>	• TU-05 ..... 5-111
<b>Fence and Wall</b>	• LO-01 ..... 5-53	<b>Trash Receptacle</b>
• FW-01 ..... 5-22	<b>Outdoor Storage</b>	• TR-01 ..... 5-112
• FW-07 ..... 5-24	• OS-02 ..... 5-58	<b>Vision Clearance</b>
<b>Floodplain</b>	<b>Parking</b>	• VC-01 ..... 5-113
• FP-01 ..... 5-26	• PK-01 ..... 5-60	<b>Wind Turbine Systems</b>
<b>Floor Area</b>	• PK-07 ..... 5-62	• WT-01 ..... 5-114
• FA-01 ..... 5-35	<b>Performance</b>	• WT-02 ..... 5-116
<b>Height</b>	• PF-01 ..... 5-68	
• HT-01 ..... 5-36	<b>Public Improvement</b>	
	• PI-01 ..... 5-69	
	<b>Setback</b>	
	• SB-01 ..... 5-71	
	<b>Sewer and Water</b>	
	• SW-01 ..... 5-73	

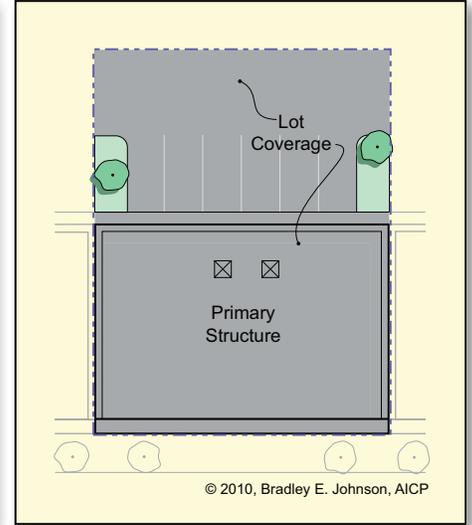
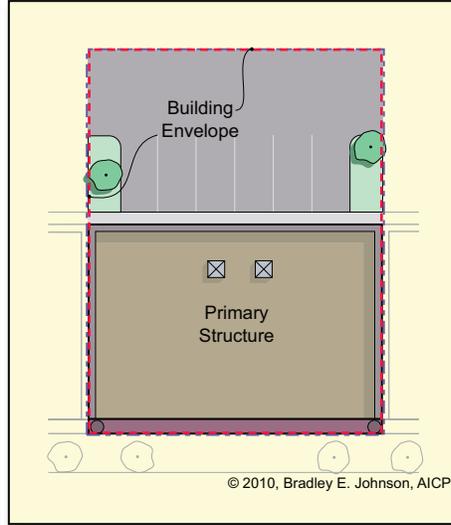
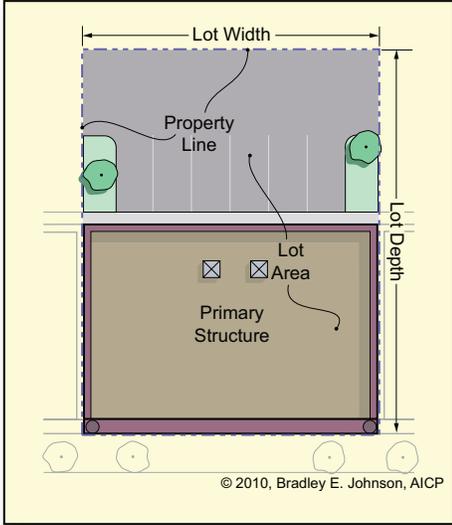
# Central Business (CB) District

## 2.33 CB District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p><b>The CB (Central Business) District is intended to be used as follows:</b></p> <p><b>Use Type and Intensity</b></p> <ul style="list-style-type: none"> <li>Moderate intensity commercial and office uses</li> </ul> <p><b>Application of CB District</b></p> <ul style="list-style-type: none"> <li>Existing and new development</li> <li>Small to medium area zoning</li> </ul> <p><b>Development Standards</b></p> <ul style="list-style-type: none"> <li>Require quality time, place, and manner development standards to minimize impacts on adjacent properties while encouraging economic vitality</li> <li>Minimize light, noise, water, and air pollution</li> </ul> <p><b>Appropriate Adjacent Zoning Districts</b></p> <ul style="list-style-type: none"> <li>PR, UR, UV, IS, NC, and CB</li> </ul> <p><b>Plan Commission</b></p> <ul style="list-style-type: none"> <li>Use the CB District for existing developments and carefully for new commercial development</li> </ul> <p><b>Board of Zoning Appeals</b></p> <ul style="list-style-type: none"> <li>Allow a special exception use only when it is compatible with the surrounding areas</li> <li>Be sensitive to aesthetics and the potential for light pollution, noise pollution, pedestrian safety, and vehicular safety</li> </ul>	<p><b>Accessory Permitted Uses</b></p> <ul style="list-style-type: none"> <li>small wind turbine system</li> </ul> <p><b>Commercial Permitted Uses</b></p> <ul style="list-style-type: none"> <li>bank machine/atm</li> <li>bar/tavern</li> <li>barber/beauty shop</li> <li>billiard/arcade room</li> <li>broadcast studio</li> <li>club or lodge</li> <li>coffee shop</li> <li>dance/night club</li> <li>day care</li> <li>delicatessen</li> <li>farmer's market</li> <li>fitness center/health club</li> <li>funeral home or mortuary</li> <li>health spa/day spa</li> <li>hotel/motel</li> <li>ice cream shop</li> <li>movie theater</li> <li>office, design services</li> <li>office, general services</li> <li>office, medical services</li> <li>photography studio</li> <li>restaurant</li> <li>retail (type 1), very low intensity</li> <li>retail (type 2), low intensity</li> <li>retail (type 3), medium intensity</li> <li>studio arts</li> <li>tailor/pressing shop</li> <li>winery</li> </ul> <p><b>Institutional Permitted Uses</b></p> <ul style="list-style-type: none"> <li>bus station</li> <li>church, temple, or mosque</li> <li>community center</li> <li>government office</li> <li>government operations (non-office)</li> <li>hospital</li> <li>jail</li> <li>juvenile detention facility</li> <li>library</li> <li>museum</li> <li>parking lot, public</li> <li>police, fire, or rescue station</li> <li>post office</li> <li>school (P-12)</li> <li>trade or business school</li> </ul> <p><b>Residential Permitted Uses</b></p> <ul style="list-style-type: none"> <li>dwelling unit (upper floors)</li> </ul>	<p><b>Industrial Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>telecommunication facility</li> </ul> <p><b>Residential Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>dwelling unit (first floor)</li> </ul>

# Central Business (CB) District

## 2.34 CB District Development Standards



**Minimum Lot Area**

- 1,000 square feet

**Minimum Lot Width**

- n/a

**Sewer and Water**

- Sanitary sewer and water utility required

**Minimum Front Yard Setback**

- n/a

**Minimum Side Yard Setback**

- n/a

**Minimum Rear Yard Setback**

- n/a

**Maximum Lot Coverage**

- 100% of lot area

**Minimum Main Floor Area**

- 1,000 square feet

**Minimum Dwelling Unit Size**

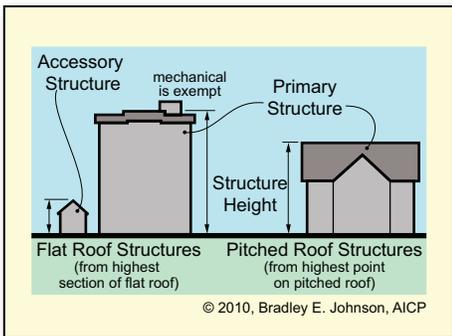
- 700 square feet with an average of 900 square feet

**Maximum Density**

- 50 units per acre

**Maximum Primary Structures**

- 2 per lot



**Maximum Structure Height**

- 50 feet for primary structure
- 20 feet for accessory structure

### Additional Development Standards that Apply

<b>Accessory Structures</b>	<b>Landscaping</b>	<b>Sewer and Water</b>
• AS-01 ..... 5-6	• LA-01 ..... 5-45	• SW-01 ..... 5-73
• AS-09 ..... 5-12	• LA-02 ..... 5-46	<b>Signs</b>
<b>Density and Intensity</b>	• LA-04 ..... 5-47	• SI-01 ..... 5-75
• DI-01 ..... 5-16	• LA-06 ..... 5-48	• SI-06 ..... 5-87
<b>Driveway</b>	• LA-07 ..... 5-48	<b>Special Exception</b>
• DW-01 ..... 5-17	• LA-08 ..... 5-49	• SE-01 ..... 5-105
<b>Environmental</b>	<b>Lighting</b>	<b>Storage</b>
• EN-01 ..... 5-21	• LT-01 ..... 5-51	• SR-01 ..... 5-106
<b>Fence and Wall</b>	<b>Loading</b>	<b>Structure</b>
• FW-01 ..... 5-22	• LD-01 ..... 5-52	• ST-01 ..... 5-107
<b>Floodplain</b>	<b>Lot</b>	<b>Telecommunication</b>
• FP-01 ..... 5-26	• LO-01 ..... 5-53	• TC-01 ..... 5-108
<b>Floor Area</b>	<b>Outdoor Dining</b>	<b>Temporary Use</b>
• FA-01 ..... 5-35	• OD-01 ..... 5-55	• TU-01 ..... 5-110
<b>Height</b>	<b>Outdoor Display</b>	• TU-04 ..... 5-111
• HT-01 ..... 5-36	• DA-01 ..... 5-57	• TU-05 ..... 5-111
<b>Home Business</b>	<b>Parking</b>	<b>Trash Receptacle</b>
• HB-01 ..... 5-37	• PK-01 ..... 5-60	• TR-01 ..... 5-112
<b>Keeping of Animals</b>	• PK-06 ..... 5-61	<b>Vision Clearance</b>
• KA-02 ..... 5-41	• PK-07 ..... 5-62	• VC-01 ..... 5-113
	<b>Performance</b>	<b>Wind Turbine Systems</b>
	• PF-01 ..... 5-68	• WT-01 ..... 5-114
	<b>Public Improvement</b>	
	• PI-01 ..... 5-69	
	<b>Setback</b>	
	• SB-01 ..... 5-71	

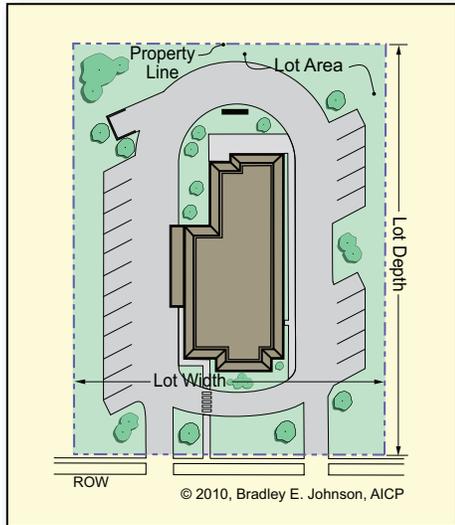
# Highway Commercial (HC) District

## 2.35 HC District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p><b>The HC (Highway Commercial) District is intended to be used as follows:</b></p> <p><b>Use Type and Intensity</b></p> <ul style="list-style-type: none"> <li>Moderate to high intensity commercial uses</li> </ul> <p><b>Application of HC District</b></p> <ul style="list-style-type: none"> <li>Existing and new development</li> <li>Small to medium area zoning</li> </ul> <p><b>Development Standards</b></p> <ul style="list-style-type: none"> <li>Require quality time, place, and manner development standards to minimize impacts on adjacent properties while encouraging economic vitality</li> <li>Minimize light, noise, water, and air pollution</li> </ul> <p><b>Appropriate Adjacent Zoning Districts</b></p> <ul style="list-style-type: none"> <li>PR, AG, M2, IS, NC, LC, GC, OC, HC, EP, IC, and I1</li> </ul> <p><b>Plan Commission</b></p> <ul style="list-style-type: none"> <li>Use the HC District for existing developments and carefully for new commercial development</li> </ul> <p><b>Board of Zoning Appeals</b></p> <ul style="list-style-type: none"> <li>Allow a special exception use only when it is compatible with the surrounding areas</li> <li>Be sensitive to aesthetics and the potential for light pollution, noise pollution, pedestrian safety, and vehicular safety</li> </ul>	<p><b>Accessory Permitted Uses</b></p> <ul style="list-style-type: none"> <li>small wind turbine system</li> </ul> <p><b>Commercial Permitted Uses</b></p> <ul style="list-style-type: none"> <li>automobile oriented business</li> <li>bank machine/atm</li> <li>bar/tavern</li> <li>gas station</li> <li>hotel/motel</li> <li>miniature golf</li> <li>office, medical services</li> <li>restaurant</li> <li>restaurant with drive-up window</li> <li>retail (type 3), medium intensity</li> <li>retail (type 4), high intensity</li> <li>retail (type 5), very high intensity</li> </ul> <p><b>Institutional Permitted Uses</b></p> <ul style="list-style-type: none"> <li>police, fire, or rescue station</li> </ul>	<p><b>Accessory Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>large wind turbine system</li> </ul> <p><b>Industrial Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>telecommunication facility</li> </ul>

# Highway Commercial (HC) District

## 2.36 HC District Development Standards



**Minimum Lot Area**

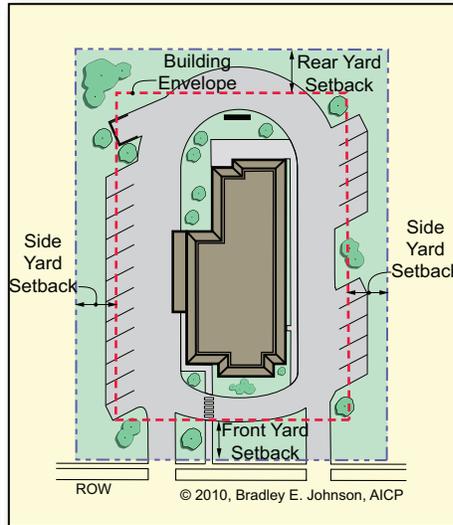
- 20,000 square feet

**Minimum Lot Width**

- 100 feet

**Sewer and Water**

- Sanitary sewer and water utility required



**Minimum Front Yard Setback**

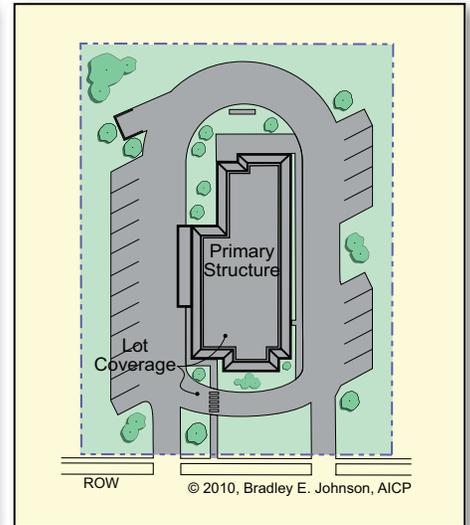
- 20 feet for primary or accessory structures
- 10 feet for parking lots

**Minimum Side Yard Setback**

- 25 feet for primary and accessory structures

**Minimum Rear Yard Setback**

- 25 feet for primary and accessory structures



**Maximum Lot Coverage**

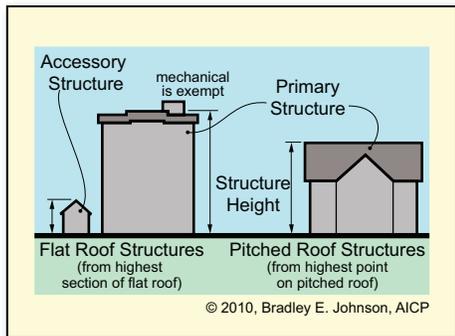
- 75% of lot area

**Minimum Main Floor Area**

- 1,000 square feet

**Maximum Primary Structures**

- 5 per lot



**Maximum Structure Height**

- 40 feet for primary structure
- 20 feet for accessory structure

**Additional Development Standards that Apply**

<b>Accessory Structures</b>	<b>Landscaping</b>	<b>Signs</b>
• AS-01 ..... 5-6	• LA-01 ..... 5-45	• SI-01 ..... 5-75
• AS-10 ..... 5-13	• LA-02 ..... 5-46	• SI-08 ..... 5-96
<b>Architecture</b>	• LA-04 ..... 5-47	<b>Special Exception</b>
• AR-02 ..... 5-14	• LA-06 ..... 5-48	• SE-01 ..... 5-105
<b>Density and Intensity</b>	• LA-07 ..... 5-48	<b>Storage</b>
• DI-01 ..... 5-16	• LA-08 ..... 5-49	• SR-03 ..... 5-106
<b>Driveway</b>	<b>Lighting</b>	<b>Structure</b>
• DW-01 ..... 5-17	• LT-01 ..... 5-51	• ST-01 ..... 5-107
• DW-04 ..... 5-20	<b>Loading</b>	<b>Telecommunication</b>
<b>Environmental</b>	• LD-01 ..... 5-52	• TC-01 ..... 5-108
• EN-01 ..... 5-21	<b>Lot</b>	<b>Temporary Use</b>
<b>Fence and Wall</b>	• LO-01 ..... 5-53	• TU-01 ..... 5-110
• FW-01 ..... 5-22	<b>Outdoor Display</b>	• TU-05 ..... 5-111
• FW-07 ..... 5-24	• DA-01 ..... 5-57	<b>Trash Receptacle</b>
<b>Fireworks</b>	<b>Parking</b>	• TR-01 ..... 5-112
• FR-01 ..... 5-25	• PK-01 ..... 5-60	<b>Vision Clearance</b>
<b>Floodplain</b>	• PK-07 ..... 5-62	• VC-01 ..... 5-113
• FP-01 ..... 5-26	<b>Performance</b>	<b>Wind Turbine Systems</b>
<b>Floor Area</b>	• PF-01 ..... 5-68	• WT-01 ..... 5-114
• FA-01 ..... 5-35	<b>Public Improvement</b>	• WT-02 ..... 5-116
<b>Height</b>	• PI-01 ..... 5-69	
• HT-01 ..... 5-36	<b>Setback</b>	
	• SB-01 ..... 5-71	
	<b>Sewer and Water</b>	
	• SW-01 ..... 5-73	

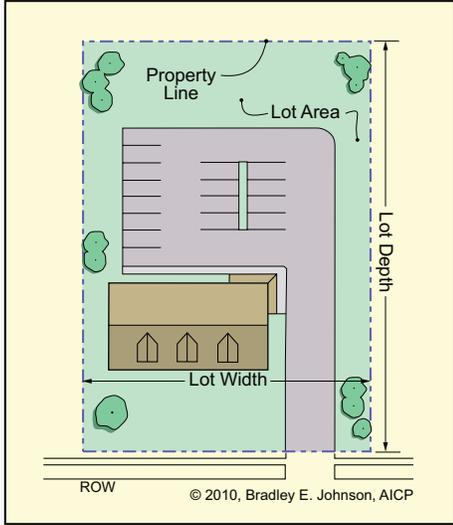
# Ed-Med-Tech Park (EP) District

## 2.37 EP District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p><b>The EP (Ed-Med-Tech Park) District is intended to be used as follows:</b></p> <p><b>Use Type and Intensity</b></p> <ul style="list-style-type: none"> <li>Moderate to high intensity education, medical and technology park</li> </ul> <p><b>Application of EP District</b></p> <ul style="list-style-type: none"> <li>Existing and new development</li> <li>Small to medium area zoning</li> </ul> <p><b>Development Standards</b></p> <ul style="list-style-type: none"> <li>Require moderate development standards to minimize impacts on adjacent properties while encouraging economic vitality</li> <li>Minimize light, noise, water, and air pollution</li> </ul> <p><b>Appropriate Adjacent Zoning Districts</b></p> <ul style="list-style-type: none"> <li>PR, AG, UV, IS, NC, LC, GC, OC, HC, EP, and I1</li> </ul> <p><b>Plan Commission</b></p> <ul style="list-style-type: none"> <li>Use the EP District for existing developments and carefully for new commercial development</li> </ul> <p><b>Board of Zoning Appeals</b></p> <ul style="list-style-type: none"> <li>Allow a special exception use only when it is compatible with the surrounding areas</li> <li>Be sensitive to aesthetics and the potential for light pollution, noise pollution, pedestrian safety, and vehicular safety</li> </ul>	<p><b>Accessory Permitted Uses</b></p> <ul style="list-style-type: none"> <li>small wind turbine system</li> </ul> <p><b>Commercial Permitted Uses</b></p> <ul style="list-style-type: none"> <li>day care</li> <li>office, design services</li> <li>office, general services</li> <li>office, medical services</li> </ul> <p><b>Industrial Permitted Uses</b></p> <ul style="list-style-type: none"> <li>research center, medical</li> <li>research center, technological</li> </ul> <p><b>Institutional Permitted Uses</b></p> <ul style="list-style-type: none"> <li>community center</li> <li>government office</li> <li>heliport, public</li> <li>hospital</li> <li>library</li> <li>post office</li> <li>trade or business school</li> </ul>	<p><b>Accessory Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>heliport, private</li> <li>large wind turbine system</li> </ul> <p><b>Industrial Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>telecommunication facility</li> </ul> <p><b>Institutional Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>bus station</li> <li>police, fire, or rescue station</li> </ul>

# Ed-Med-Tech Park (EP) District

## 2.38 EP District Development Standards



**Minimum Lot Area**

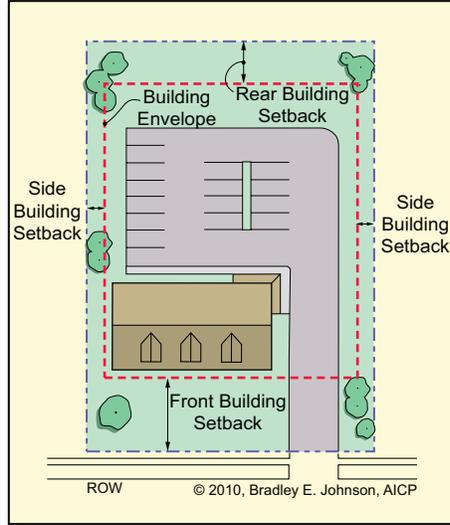
- 1 acre

**Minimum Lot Width**

- 120 feet

**Sewer and Water**

- Sanitary sewer and water utility required



**Minimum Front Yard Setback**

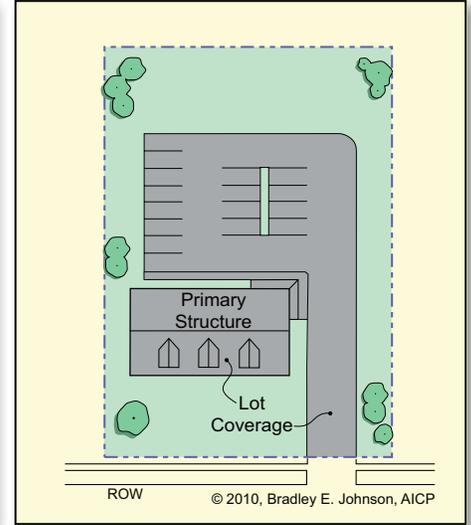
- 50 feet for primary and accessory structures
- 30 feet for parking lots

**Minimum Side Yard Setback**

- 40 feet for primary and accessory structures

**Minimum Rear Yard Setback**

- 40 feet for primary and accessory structures



**Maximum Lot Coverage**

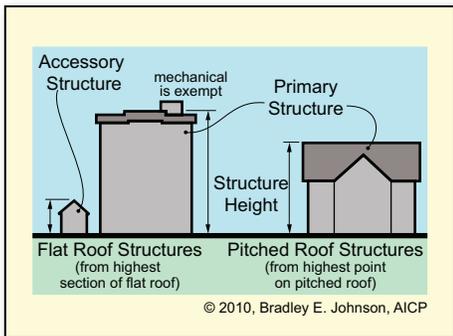
- 75% of lot area

**Minimum Main Floor Area**

- 3,000 square feet

**Maximum Primary Structures**

- 10 per lot



**Maximum Structure Height**

- 60 feet for primary structure
- 20 feet for accessory structure

### Additional Development Standards that Apply

<b>Accessory Structures</b>	<b>Lot</b>	<b>Temporary Use</b>
• AS-01 ..... 5-6	• LO-01 ..... 5-53	• TU-01 ..... 5-110
• AS-11 ..... 5-13	<b>Parking</b>	<b>Trash Receptacle</b>
<b>Density and Intensity</b>	• PK-01 ..... 5-60	• TR-01 ..... 5-112
• DI-01 ..... 5-16	• PK-07 ..... 5-62	<b>Vision Clearance</b>
<b>Driveway</b>	<b>Performance</b>	• VC-01 ..... 5-113
• DW-01 ..... 5-17	• PF-01 ..... 5-68	<b>Wind Turbine Systems</b>
• DW-04 ..... 5-20	<b>Public Improvement</b>	• WT-01 ..... 5-114
<b>Environmental</b>	• PI-01 ..... 5-69	• WT-02 ..... 5-116
• EN-01 ..... 5-21	<b>Setback</b>	
<b>Fence and Wall</b>	• SB-01 ..... 5-71	
• FW-01 ..... 5-22	<b>Sewer and Water</b>	
• FW-07 ..... 5-24	• SW-01 ..... 5-73	
<b>Floodplain</b>	<b>Signs</b>	
• FP-01 ..... 5-26	• SI-01 ..... 5-75	
<b>Floor Area</b>	• SI-09 ..... 5-101	
• FA-01 ..... 5-35	<b>Special Exception</b>	
<b>Height</b>	• SE-01 ..... 5-105	
• HT-01 ..... 5-36	<b>Storage</b>	
<b>Landscaping</b>	• SR-03 ..... 5-106	
• LA-01 ..... 5-45	<b>Structure</b>	
• LA-02 ..... 5-46	• ST-01 ..... 5-107	
• LA-04 ..... 5-47	<b>Telecommunication</b>	
• LA-07 ..... 5-48	• TC-01 ..... 5-108	
• LA-08 ..... 5-49		
<b>Lighting</b>		
• LT-01 ..... 5-51		

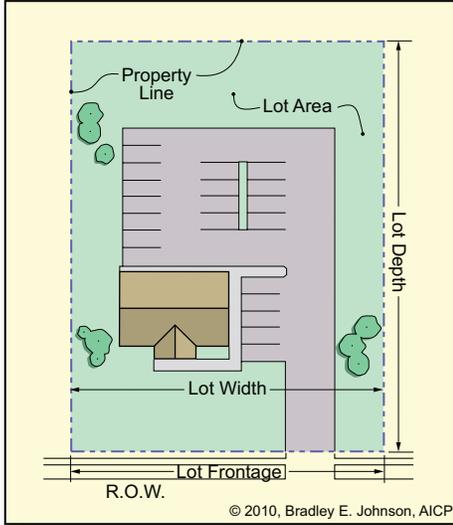
# Industrial Commercial (IC) District

## 2.39 IC District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p><b>The IC (Industrial Commercial) District is intended to be used as follows:</b></p> <p><b>Use Type and Intensity</b></p> <ul style="list-style-type: none"> <li>Light to moderate intensity industrial uses which benefit from having outdoor displays of merchandise, retail sales of products associated with the company, and outdoor recreational vehicle sales and service</li> </ul> <p><b>Application of IC District</b></p> <ul style="list-style-type: none"> <li>Existing and new development</li> <li>Spot and small area zoning near Williamsburg Pike and I-70</li> </ul> <p><b>Development Standards</b></p> <ul style="list-style-type: none"> <li>Require moderate development standards to minimize impacts on adjacent properties while encouraging economic vitality</li> <li>Minimize light, noise, water, and air pollution</li> </ul> <p><b>Appropriate Adjacent Zoning Districts</b></p> <ul style="list-style-type: none"> <li>PR, AG, IS, HC, IC, I1 and I2</li> </ul> <p><b>Plan Commission</b></p> <ul style="list-style-type: none"> <li>Use the IC District for existing developments and carefully for new development</li> </ul> <p><b>Board of Zoning Appeals</b></p> <ul style="list-style-type: none"> <li>Allow a special exception use only when it is compatible with the surrounding areas</li> <li>Be sensitive to aesthetics and the potential for light pollution, noise pollution, pedestrian safety, and vehicular safety</li> </ul>	<p><b>Accessory Permitted Uses</b></p> <ul style="list-style-type: none"> <li>small wind turbine system</li> </ul> <p><b>Commercial Permitted Uses</b></p> <ul style="list-style-type: none"> <li>automobile oriented business</li> <li>equipment rental</li> <li>equipment sales</li> <li>machinery rental</li> <li>machinery sales</li> <li>recreation vehicle rental</li> <li>recreation vehicle sales</li> <li>retail (type 3), medium intensity</li> <li>retail (type 4), high intensity</li> <li>watercraft rental</li> <li>watercraft sales</li> </ul> <p><b>Industrial Permitted Uses</b></p> <ul style="list-style-type: none"> <li>assembly</li> <li>distribution facility</li> <li>flex-space</li> <li>light manufacturing</li> <li>research center, technological</li> <li>sign painting/fabrication</li> <li>tool and die shop</li> <li>warehouse</li> </ul>	<p><b>Accessory Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>large wind turbine system</li> </ul> <p><b>Industrial Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>telecommunication facility</li> </ul>

# Industrial Commercial (IC) District

## 2.40 IC District Development Standards



### Minimum Lot Area

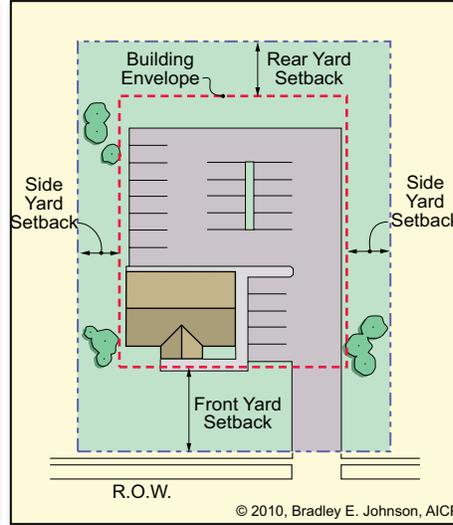
- ½ acre

### Minimum Lot Width

- 100 feet

### Sewer and Water

- Sanitary sewer and water utility required



### Minimum Front Yard Setback

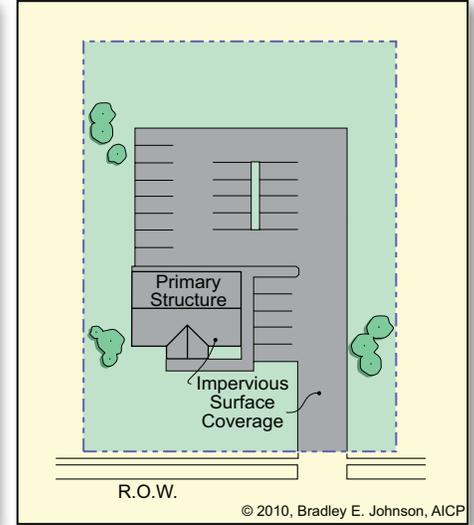
- 60 feet for primary and accessory structures
- 10 feet for parking lots

### Minimum Side Yard Setback

- 10 feet for primary and accessory structures or 100% of the facade height, whichever is greater

### Minimum Rear Yard Setback

- 10 feet for primary and accessory structures or 100% of the facade height, whichever is greater



### Maximum Lot Coverage

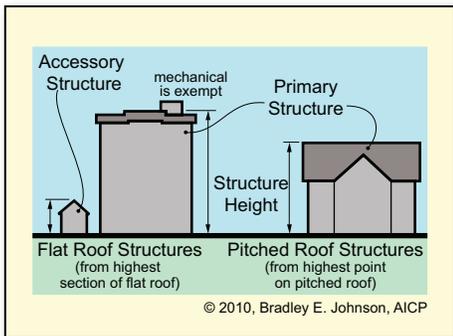
- 75% of lot area

### Minimum Main Floor Area

- 3,000 square feet

### Maximum Primary Structures

- 10 per lot



### Maximum Structure Height

- 40 feet for primary structure
- 20 feet for accessory structure

## Additional Development Standards that Apply

<b>Accessory Structures</b>	<b>Lot</b>	<b>Telecommunication</b>
• AS-01 ..... 5-6	• LO-01 ..... 5-53	• TC-01 ..... 5-108
• AS-11 ..... 5-13	<b>Outdoor Storage</b>	<b>Temporary Use</b>
<b>Density and Intensity</b>	• OS-03 ..... 5-58	• TU-01 ..... 5-110
• DI-01 ..... 5-16	<b>Parking</b>	• TU-05 ..... 5-111
<b>Driveway</b>	• PK-01 ..... 5-60	<b>Trash Receptacle</b>
• DW-01 ..... 5-17	• PK-07 ..... 5-62	• TR-01 ..... 5-112
• DW-04 ..... 5-20	<b>Performance</b>	<b>Vision Clearance</b>
<b>Environmental</b>	• PF-01 ..... 5-68	• VC-01 ..... 5-113
• EN-01 ..... 5-21	<b>Public Improvement</b>	<b>Wind Turbine Systems</b>
<b>Fence and Wall</b>	• PI-01 ..... 5-69	• WT-01 ..... 5-114
• FW-01 ..... 5-22	<b>Setback</b>	• WT-02 ..... 5-116
• FW-07 ..... 5-24	• SB-01 ..... 5-71	
<b>Floodplain</b>	<b>Sewer and Water</b>	
• FP-01 ..... 5-26	• SW-01 ..... 5-73	
<b>Floor Area</b>	<b>Signs</b>	
• FA-01 ..... 5-35	• SI-01 ..... 5-75	
<b>Height</b>	• SI-07 ..... 5-91	
• HT-01 ..... 5-36	<b>Special Exception</b>	
<b>Landscaping</b>	• SE-01 ..... 5-105	
• LA-01 ..... 5-45	<b>Storage</b>	
• LA-02 ..... 5-46	• SR-03 ..... 5-106	
• LA-04 ..... 5-47	<b>Structure</b>	
• LA-07 ..... 5-48	• ST-01 ..... 5-107	
• LA-08 ..... 5-49		
<b>Lighting</b>		
• LT-01 ..... 5-51		

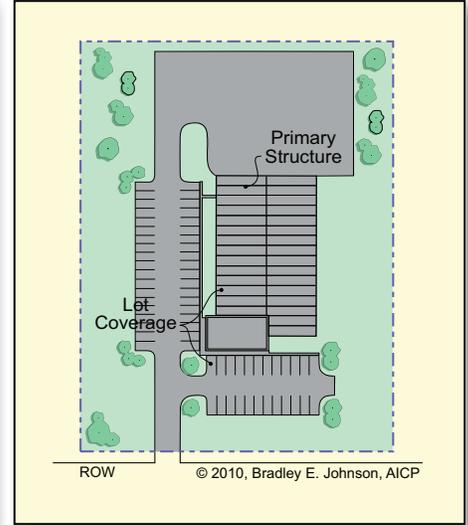
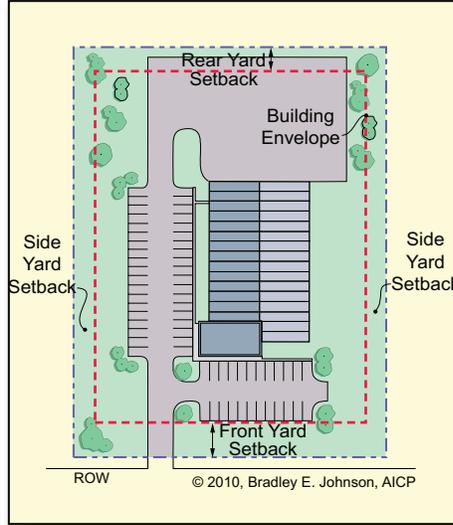
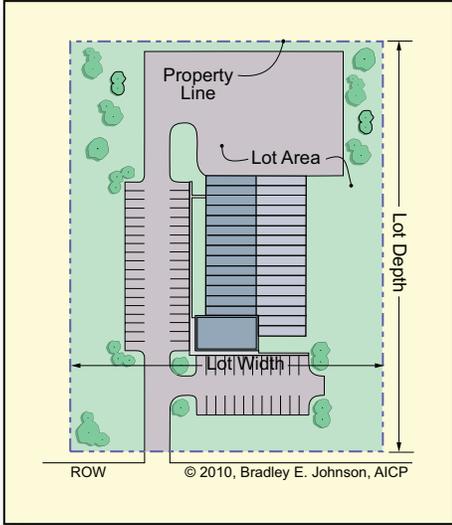
# Low to Moderate Intensity Industrial (I1) District

## 2.41 I1 District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p><b>The I1 (Low to Moderate Intensity Industrial) District is intended to be used as follows:</b></p> <p><b>Use Type and Intensity</b></p> <ul style="list-style-type: none"> <li>• Low to moderate intensity industrial uses</li> <li>• Business parks, distribution operations, and industrial parks</li> <li>• Stand alone buildings or multiple primary structures</li> </ul> <p><b>Application of I1 District</b></p> <ul style="list-style-type: none"> <li>• Existing and new development</li> </ul> <p><b>Development Standards</b></p> <ul style="list-style-type: none"> <li>• Enact development standards to minimize impacts on adjacent properties while encouraging economic vitality</li> <li>• Minimize light, noise, water, and air pollution</li> </ul> <p><b>Appropriate Adjacent Zoning Districts</b></p> <ul style="list-style-type: none"> <li>• PR, AG, IA, IS, GC, OC, HC, EP, IC, I1, I2, and HI</li> </ul> <p><b>Plan Commission</b></p> <ul style="list-style-type: none"> <li>• Use the I1 District for existing developments and carefully for new industrial development</li> </ul> <p><b>Board of Zoning Appeals</b></p> <ul style="list-style-type: none"> <li>• Allow a special exception use only when it is compatible with the surrounding areas</li> <li>• Be sensitive to the potential for light pollution, noise pollution, loading berth placement, pedestrian safety, and vehicular safety</li> </ul>	<p><b>Accessory Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• small wind turbine system</li> </ul> <p><b>Agricultural Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• grain elevator</li> <li>• sales of agricultural products</li> <li>• storage of agricultural products</li> </ul> <p><b>Commercial Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• office, construction trade</li> <li>• office, design services</li> </ul> <p><b>Industrial Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• assembly</li> <li>• distribution facility</li> <li>• flex-space</li> <li>• food production/processing</li> <li>• light manufacturing</li> <li>• research center, chemical</li> <li>• research center, medical</li> <li>• research center, technological</li> <li>• sign painting/fabrication</li> <li>• telecommunication facility</li> <li>• testing lab</li> <li>• tool and die shop</li> <li>• utility facility, above ground</li> <li>• warehouse</li> <li>• warehouse storage facility</li> <li>• welding</li> </ul> <p><b>Institutional Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• government operations (non-office)</li> </ul>	<p><b>Accessory Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• heliport, private</li> <li>• large wind turbine system</li> </ul> <p><b>Agricultural Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• processing of agricultural products</li> </ul> <p><b>Commercial Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• paintball facility</li> <li>• sports complex (indoor)</li> </ul> <p><b>Industrial Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• outdoor storage</li> <li>• storage tanks (nonhazardous)</li> <li>• transfer station (recycling/waste)</li> </ul>

# Low to Moderate Intensity Industrial (I1) District

## 2.42 I1 District Development Standards



**Minimum Lot Area**

- 1 acre

**Minimum Lot Width**

- 160 feet

**Sewer and Water**

- Sanitary sewer and water utility required

**Minimum Front Yard Setback**

- 30 feet for primary and accessory structures or 100% of the facade height, whichever is greater

**Minimum Side Yard Setback**

- 20 feet for primary and accessory structures or 100% of the facade height, whichever is greater

**Minimum Rear Yard Setback**

- 30 feet for primary and accessory structures or 100% of the facade height, whichever is greater

**Maximum Lot Coverage**

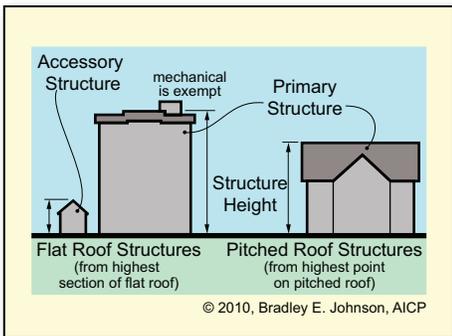
- 75% of lot area

**Minimum Main Floor Area**

- 3,000 square feet

**Maximum Primary Structures**

- 10 per lot



**Maximum Structure Height**

- 45 feet for primary structure
- 20 feet for accessory structure

**Additional Development Standards that Apply**

<b>Accessory Structures</b>	<b>Lot</b>	<b>Telecommunication</b>
• AS-01 ..... 5-6	• LO-01 ..... 5-53	• TC-01 ..... 5-108
• AS-11 ..... 5-13	<b>Outdoor Storage</b>	<b>Temporary Use</b>
<b>Density and Intensity</b>	• OS-03 ..... 5-58	• TU-01 ..... 5-110
• DI-01 ..... 5-16	<b>Parking</b>	<b>Trash Receptacle</b>
<b>Driveway</b>	• PK-01 ..... 5-60	• TR-01 ..... 5-112
• DW-01 ..... 5-17	• PK-07 ..... 5-62	<b>Vision Clearance</b>
• DW-04 ..... 5-20	<b>Performance</b>	• VC-01 ..... 5-113
<b>Environmental</b>	• PF-01 ..... 5-68	<b>Wind Turbine Systems</b>
• EN-01 ..... 5-21	<b>Public Improvement</b>	• WT-01 ..... 5-114
<b>Fence and Wall</b>	• PI-01 ..... 5-69	• WT-02 ..... 5-116
• FW-01 ..... 5-22	<b>Setback</b>	
• FW-07 ..... 5-24	• SB-01 ..... 5-71	
<b>Floodplain</b>	<b>Sewer and Water</b>	
• FP-01 ..... 5-26	• SW-01 ..... 5-73	
<b>Floor Area</b>	<b>Signs</b>	
• FA-01 ..... 5-35	• SI-01 ..... 5-75	
<b>Height</b>	• SI-09 ..... 5-101	
• HT-01 ..... 5-36	<b>Special Exception</b>	
<b>Landscaping</b>	• SE-01 ..... 5-105	
• LA-01 ..... 5-45	<b>Storage</b>	
• LA-02 ..... 5-46	• SR-03 ..... 5-106	
• LA-04 ..... 5-47	<b>Structure</b>	
• LA-07 ..... 5-48	• ST-01 ..... 5-107	
• LA-08 ..... 5-49		
<b>Lighting</b>		
• LT-01 ..... 5-51		

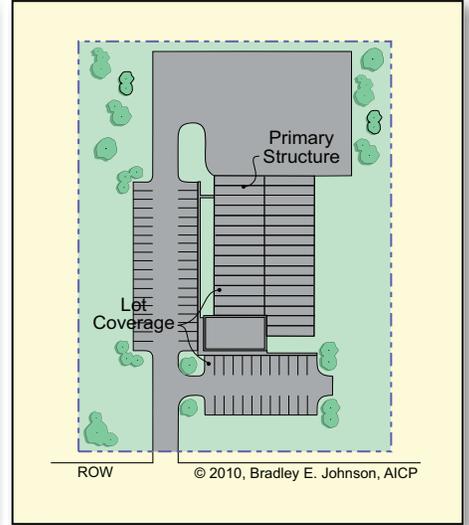
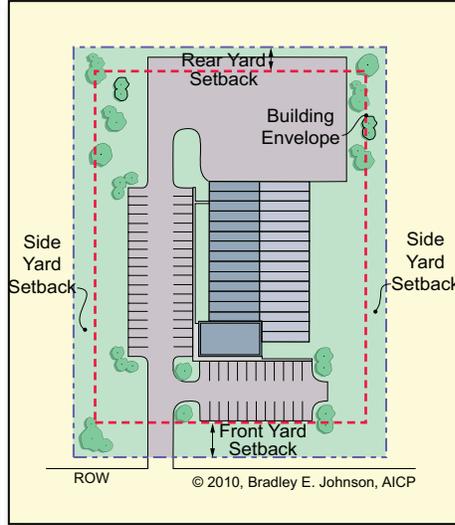
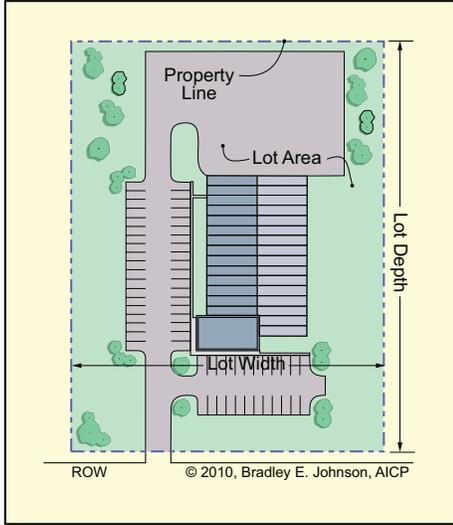
# High Intensity Industrial (I2) District

## 2.43 I2 District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p><b>The I2 (High Intensity Industrial) District is intended to be used as follows:</b></p> <p><b>Use Type and Intensity</b></p> <ul style="list-style-type: none"> <li>Moderate to high intensity industrial uses</li> <li>Industrial parks, manufacturing facilities, and utility usage</li> <li>Stand alone buildings or multiple primary structures</li> </ul> <p><b>Application of I2 District</b></p> <ul style="list-style-type: none"> <li>Existing and new development</li> </ul> <p><b>Development Standards</b></p> <ul style="list-style-type: none"> <li>Enact quality time, place, and manner development standards to minimize impacts on adjacent properties while encouraging economic vitality</li> <li>Minimize light, noise, water, and air pollution</li> </ul> <p><b>Appropriate Adjacent Zoning Districts</b></p> <ul style="list-style-type: none"> <li>PR, AG, IA, IS, GC, OC, IC, T1, I2, and HI</li> </ul> <p><b>Plan Commission</b></p> <ul style="list-style-type: none"> <li>Use the I2 District for existing developments and carefully for new industrial development</li> </ul> <p><b>Board of Zoning Appeals</b></p> <ul style="list-style-type: none"> <li>Allow a special exception use only when it is compatible with the surrounding areas</li> <li>Be sensitive to the potential for light pollution, noise pollution, loading berth placement, pedestrian safety, and vehicular safety</li> </ul>	<p><b>Accessory Permitted Uses</b></p> <ul style="list-style-type: none"> <li>small wind turbine system</li> </ul> <p><b>Agricultural Permitted Uses</b></p> <ul style="list-style-type: none"> <li>processing of agricultural products</li> <li>storage of agricultural products</li> </ul> <p><b>Commercial Permitted Uses</b></p> <ul style="list-style-type: none"> <li>paintball facility</li> </ul> <p><b>Industrial Permitted Uses</b></p> <ul style="list-style-type: none"> <li>assembly</li> <li>distribution facility</li> <li>flex-space</li> <li>food production/processing</li> <li>heavy equipment repair</li> <li>heavy manufacturing</li> <li>light manufacturing</li> <li>liquid fertilizer storage/distribution</li> <li>outdoor storage</li> <li>recycling processing</li> <li>sewage treatment plant</li> <li>sign painting/fabrication</li> <li>storage tanks (nonhazardous)</li> <li>telecommunication facility</li> <li>testing lab</li> <li>tool and die shop</li> <li>transfer station</li> <li>transfer station (recycling/waste)</li> <li>utility facility, above ground</li> <li>warehouse</li> <li>warehouse storage facility</li> <li>water treatment plant</li> <li>welding</li> </ul> <p><b>Institutional Permitted Uses</b></p> <ul style="list-style-type: none"> <li>recycling collection point</li> </ul>	<p><b>Accessory Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>heliport, private</li> <li>large wind turbine system</li> </ul> <p><b>Industrial Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>incinerator</li> </ul> <p><b>Institutional Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>police, fire, or rescue station</li> </ul>

# High Intensity Industrial (I2) District

## 2.44 I2 District Development Standards



**Minimum Lot Area**

- 3 acres

**Minimum Lot Width**

- 200 feet

**Sewer and Water**

- Sanitary sewer and water utility required

**Minimum Front Yard Setback**

- 30 feet for primary and accessory structures or 100% of the facade height, whichever is greater

**Minimum Side Yard Setback**

- 20 feet for primary and accessory structures or 100% of the facade height, whichever is greater

**Minimum Rear Yard Setback**

- 30 feet for primary and accessory structures or 100% of the facade height, whichever is greater

**Maximum Lot Coverage**

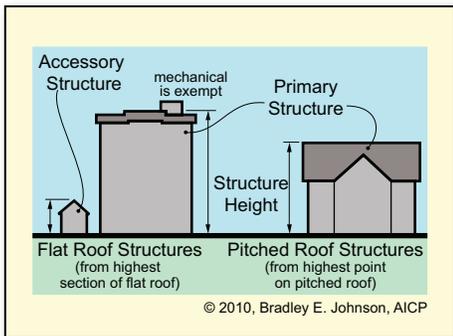
- 75% of lot area

**Minimum Main Floor Area**

- 3,000 square feet

**Maximum Primary Structures**

- 10 per lot



**Maximum Structure Height**

- 50 feet for primary structure
- 70 feet for accessory structure

**Additional Development Standards that Apply**

<b>Accessory Structures</b>	<b>Lot</b>	<b>Telecommunication</b>
• AS-01 ..... 5-6	• LO-01 ..... 5-53	• TC-01 ..... 5-108
• AS-11 ..... 5-13	<b>Outdoor Storage</b>	<b>Temporary Use</b>
<b>Density and Intensity</b>	• OS-04 ..... 5-59	• TU-01 ..... 5-110
• DI-01 ..... 5-16	<b>Parking</b>	<b>Trash Receptacle</b>
<b>Driveway</b>	• PK-01 ..... 5-60	• TR-01 ..... 5-112
• DW-01 ..... 5-17	• PK-07 ..... 5-62	<b>Vision Clearance</b>
• DW-04 ..... 5-20	<b>Performance</b>	• VC-01 ..... 5-113
<b>Environmental</b>	• PF-01 ..... 5-68	<b>Wind Turbine Systems</b>
• EN-01 ..... 5-21	<b>Public Improvement</b>	• WT-01 ..... 5-114
<b>Fence and Wall</b>	• PI-01 ..... 5-69	• WT-02 ..... 5-116
• FW-01 ..... 5-22	<b>Setback</b>	
• FW-07 ..... 5-24	• SB-01 ..... 5-71	
<b>Floodplain</b>	<b>Sewer and Water</b>	
• FP-01 ..... 5-26	• SW-01 ..... 5-73	
<b>Floor Area</b>	<b>Signs</b>	
• FA-01 ..... 5-35	• SI-01 ..... 5-75	
<b>Height</b>	• SI-09 ..... 5-101	
• HT-01 ..... 5-36	<b>Special Exception</b>	
<b>Landscaping</b>	• SE-01 ..... 5-105	
• LA-01 ..... 5-45	<b>Storage</b>	
• LA-02 ..... 5-46	• SR-03 ..... 5-106	
• LA-04 ..... 5-47	<b>Structure</b>	
• LA-07 ..... 5-48	• ST-01 ..... 5-107	
• LA-08 ..... 5-49		
<b>Lighting</b>		
• LT-01 ..... 5-51		

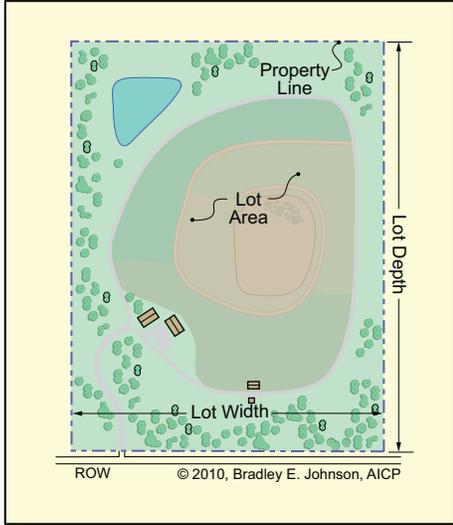
# High Impact (HI) District

## 2.45 HI District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p><b>The HI (High Impact) District is intended to be used as follows:</b></p> <p><b>Use Type and Intensity</b></p> <ul style="list-style-type: none"> <li>• All intensities of high impact uses</li> </ul> <p><b>Application of HI District</b></p> <ul style="list-style-type: none"> <li>• Existing and new development</li> </ul> <p><b>Development Standards</b></p> <ul style="list-style-type: none"> <li>• Enact quality time, place, and manner development standards to minimize impacts on adjacent properties while encouraging economic vitality</li> <li>• Minimize light, noise, water, and air pollution</li> </ul> <p><b>Appropriate Adjacent Zoning Districts</b></p> <ul style="list-style-type: none"> <li>• PR, AG, IA, I1, I2, and HI</li> </ul> <p><b>Plan Commission</b></p> <ul style="list-style-type: none"> <li>• Use the HI District for existing high impact developments and carefully for new high impact development</li> <li>• Be sensitive to environmental protection</li> </ul> <p><b>Board of Zoning Appeals</b></p> <ul style="list-style-type: none"> <li>• Allow a special exception use only when it is compatible with the surrounding areas</li> <li>• Be sensitive to the potential for light pollution, noise pollution, loading berth placement, pedestrian safety, and vehicular safety</li> </ul>	<p><b>Accessory Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• small wind turbine system</li> </ul> <p><b>Commercial Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• amusement park</li> <li>• race track</li> <li>• shooting range (outdoor)</li> </ul> <p><b>Industrial Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• construction material landfill</li> <li>• electrical generation plant</li> <li>• gravel/sand mining</li> <li>• junk yard</li> <li>• scrap metal yard</li> <li>• sewage treatment plant</li> <li>• telecommunication facility</li> <li>• transfer station</li> <li>• transfer station (recycling/waste)</li> <li>• utility facility, above ground</li> </ul> <p><b>Institutional Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• government operations (non-office)</li> <li>• juvenile detention facility</li> <li>• stadium</li> </ul>	<p><b>Accessory Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• heliport, private</li> <li>• large wind turbine system</li> </ul> <p><b>Industrial Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• hazardous waste landfill</li> <li>• rendering plant</li> <li>• sanitary landfill/refuse dump</li> <li>• storage tanks (hazardous)</li> </ul> <p><b>Institutional Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• prison</li> </ul>

# High Impact (HI) District

## 2.46 HI District Development Standards



### Minimum Lot Area

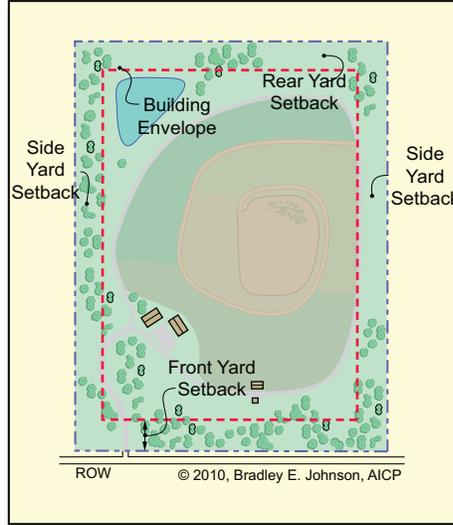
- 20 acres

### Minimum Lot Width

- 250 feet

### Sewer and Water

- Sanitary sewer and water utility required



### Minimum Front Yard Setback

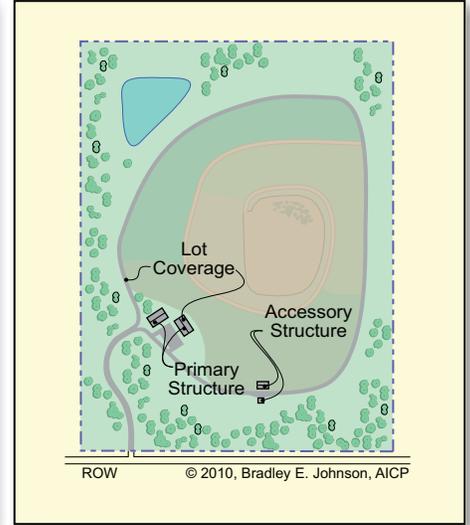
- 150 feet for primary and accessory structures

### Minimum Side Yard Setback

- 100 feet for primary and accessory structures

### Minimum Rear Yard Setback

- 100 feet for primary and accessory structures



### Maximum Lot Coverage

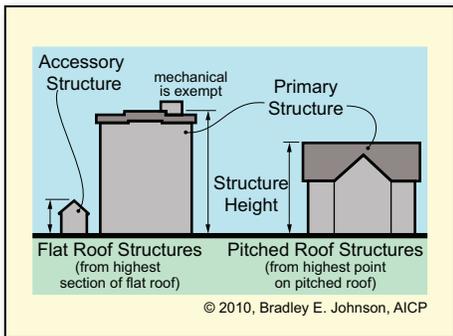
- 50% of lot area

### Minimum Main Floor Area

- 500 square feet

### Maximum Primary Structures

- no limit



### Maximum Structure Height

- 40 feet for primary structure
- 20 feet for accessory structure

## Additional Development Standards that Apply

<b>Accessory Structures</b>	<b>Lot</b>	<b>Telecommunication</b>
• AS-01 ..... 5-6	• LO-01 ..... 5-53	• TC-01 ..... 5-108
• AS-11 ..... 5-13	<b>Outdoor Storage</b>	<b>Temporary Use</b>
<b>Density and Intensity</b>	• OS-04 ..... 5-59	• TU-01 ..... 5-110
• DI-01 ..... 5-16	<b>Parking</b>	<b>Trash Receptacle</b>
<b>Driveway</b>	• PK-01 ..... 5-60	• TR-01 ..... 5-112
• DW-01 ..... 5-17	• PK-07 ..... 5-62	<b>Vision Clearance</b>
• DW-04 ..... 5-20	<b>Performance</b>	• VC-01 ..... 5-113
<b>Environmental</b>	• PF-01 ..... 5-68	<b>Wind Turbine Systems</b>
• EN-01 ..... 5-21	<b>Public Improvement</b>	• WT-01 ..... 5-114
<b>Fence and Wall</b>	• PI-01 ..... 5-69	• WT-02 ..... 5-116
• FW-01 ..... 5-22	<b>Setback</b>	
• FW-07 ..... 5-24	• SB-01 ..... 5-71	
<b>Floodplain</b>	<b>Sewer and Water</b>	
• FP-01 ..... 5-26	• SW-01 ..... 5-73	
<b>Floor Area</b>	<b>Signs</b>	
• FA-01 ..... 5-35	• SI-01 ..... 5-75	
<b>Height</b>	• SI-09 ..... 5-101	
• HT-01 ..... 5-36	<b>Special Exception</b>	
<b>Landscaping</b>	• SE-01 ..... 5-105	
• LA-01 ..... 5-45	<b>Storage</b>	
• LA-02 ..... 5-46	• SR-03 ..... 5-106	
• LA-04 ..... 5-47	<b>Structure</b>	
• LA-07 ..... 5-48	• ST-01 ..... 5-107	
• LA-08 ..... 5-49		
<b>Lighting</b>		
• LT-01 ..... 5-51		

# Appropriate Adjacent Districts

2.47 Appropriate Adjacent Districts Table

Adjacent District	Zoning District of Subject Property																						
	PR	AG	IA	R1	R2	R3	UR	M1	M2	MP	UV	IS	NC	LC	GC	OC	CB	HC	EP	IC	I1	I2	HI
PR	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
AG	X	X	X	X	X	X		X		X	X	X	X	X	X	X		X	X		X	X	X
IA	X	X	X																		X	X	X
R1	X	X		X	X	X						X	X										
R2	X	X		X	X	X	X				X	X	X										
R3	X	X		X	X	X	X	X	X	X	X	X	X	X									
UR	X				X	X	X	X	X		X	X	X	X			X						
M1	X	X				X	X	X	X	X	X	X	X	X									
M2	X					X	X	X	X	X	X	X	X	X	X			X					
MP	X	X				X		X	X	X		X	X	X									
UV	X	X			X	X	X	X	X		X	X	X	X			X		X				
IS	X	X		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
NC	X	X		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			
LC	X	X				X	X	X	X	X	X	X	X	X	X	X		X	X				
GC	X	X							X			X	X	X	X	X		X	X		X	X	
OC	X	X										X	X	X	X	X		X	X		X	X	
CB	X						X				X	X	X				X						
HC	X	X							X			X	X	X	X	X		X	X	X	X		
EP	X	X									X	X	X	X	X	X		X	X		X		
IC	X											X						X		X	X	X	
I1	X	X	X									X			X	X		X	X	X	X	X	X
I2	X	X	X									X			X	X				X	X	X	X
HI	X	X	X																		X	X	X