

Article

2

Zoning Districts

*City of Richmond
Unified Development
Ordinance*

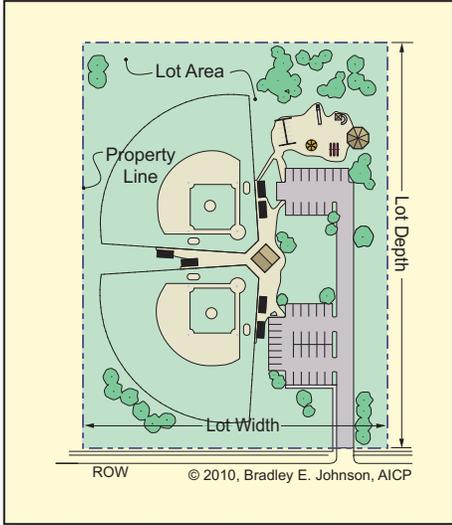
Parks and Recreation (PR) District

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

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

Parks and Recreation (PR) District

2.02 PR District Development Standards



Minimum Lot Area

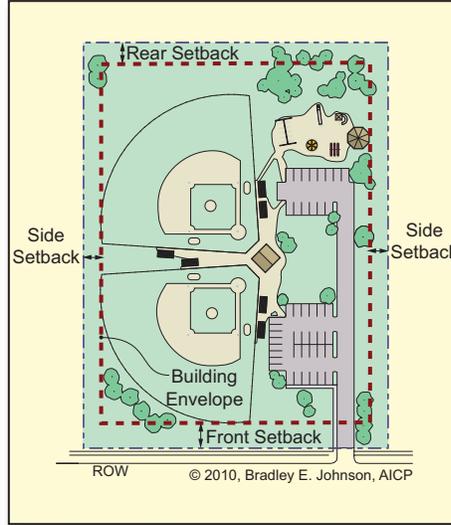
- n/a

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

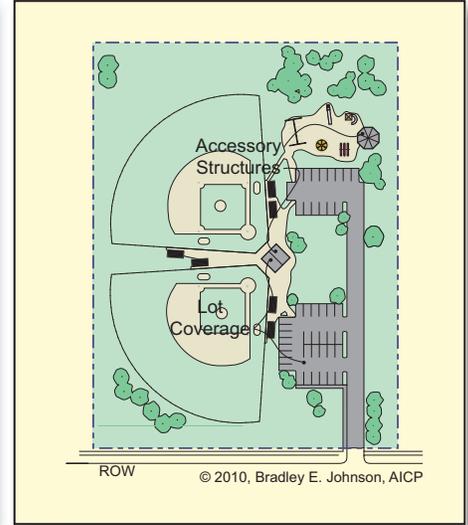
- 50 feet for primary and accessory structures

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

- 50% of lot area

Minimum Main Floor Area

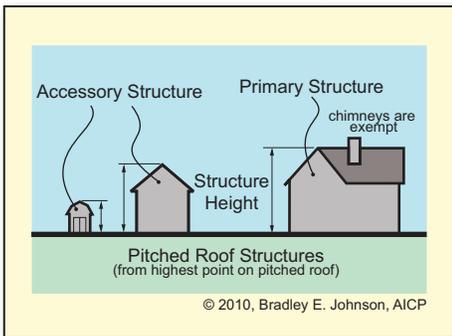
- n/a

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 ½ stories

Additional Development Standards that Apply

Accessory Structure	Lighting	Telecommunication
• AS-01 5-6	• LT-01 5-43	• TC-01 5-100
• AS-02 5-7	Lot	Temporary Use
Density and Intensity	• LO-01 5-45	• TU-01 5-102
• DI-01 5-16	Parking	• TU-02 5-103
Driveway	• PK-01 5-53	Trash Receptacle
• DW-01 5-17	• PK-07 5-55	• TR-01 5-105
• DW-04 5-20	Performance	Vision Clearance
Environmental	• PF-01 5-61	• VC-01 5-106
• EN-01 5-21	Public Improvement	Wind Turbine System
Fence and Wall	• PI-01 5-62	• WT-01 5-107
• FW-01 5-22	Setback	• WT-02 5-109
• FW-02 5-22	• SB-01 5-64	
Floodplain	Sewer and Water	
• FP-01 5-26	• SW-01 5-66	
Floor Area	Sign	
• FA-01 5-27	• SI-01 5-68	
Height	• SI-06 5-79	
• HT-01 5-28	Special Exception	
Landscaping	• SE-01 5-97	
• LA-01 5-37	Storage Tank	
• LA-02 5-38	• SR-02 5-98	
• LA-07 5-40	Structure	
• LA-08 5-41	• ST-01 5-99	

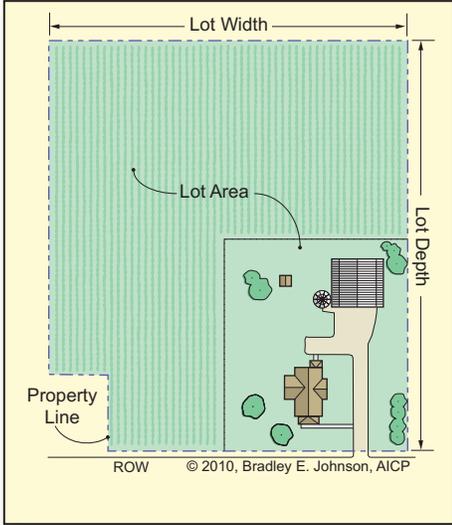
Agricultural (AG) District

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

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

Agricultural (AG) District

2.04 AG District Development Standards



Minimum Lot Area

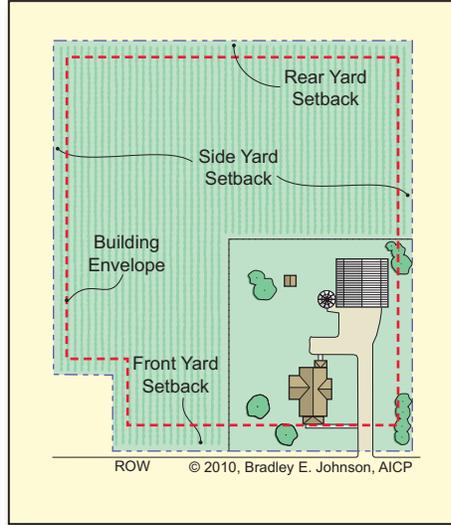
- 1 acre

Minimum Lot Width

- 200 feet

Sewer and Water

- Sanitary sewer and water utility are not required



Minimum Front Yard Setback

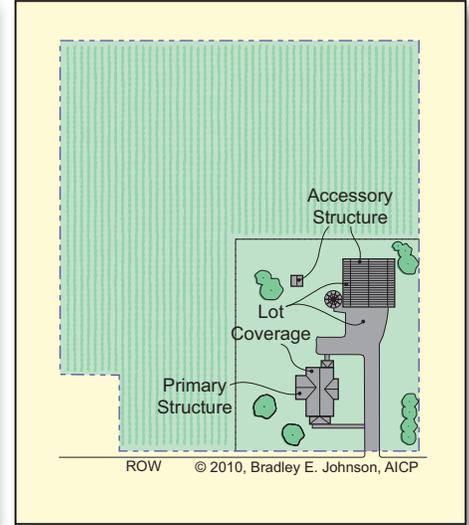
- 75 feet for primary and accessory structures

Minimum Side Yard Setback

- 40 feet for primary structure
- 20 feet for accessory structure; 10 feet on all legacy lots less than 1 acre

Minimum Rear Yard Setback

- 40 feet for primary structure
- 20 feet for accessory structure; 10 feet on all legacy lots less than 1 acre



Maximum Lot Coverage

- 30% of lot area

Minimum Main Floor Area

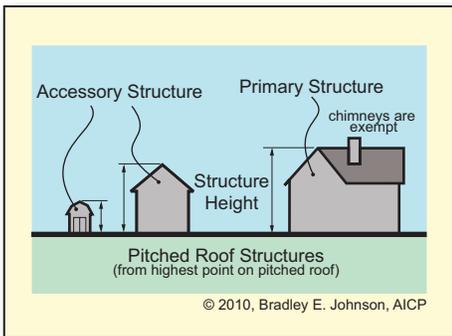
- n/a

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 ½ stories

Additional Development Standards that Apply

Accessory Dwellings	Home Business	Sewer and Water
• AD-01 5-4	• HB-01 5-29	• SW-01 5-66
Accessory Structure	• HB-02 5-30	Sign
• AS-01 5-6	• HB-03 5-31	• SI-01 5-68
• AS-02 5-7	Keeping of Animals	• SI-02 5-71
Confined Feeding	• KA-03 5-34	Special Exception
• CF-01 5-15	Kennel	• SE-01 5-97
Density and Intensity	• KL-01 5-35	Storage Tank
• DI-01 5-16	• KL-02 5-36	• SR-03 5-98
Driveway	Landscaping	Structure
• DW-01 5-17	• LA-01 5-37	• ST-01 5-99
• DW-02 5-18	• LA-02 5-38	Telecommunication
Environmental	• LA-07 5-40	• TC-01 5-100
• EN-01 5-21	• LA-08 5-41	Temporary Use
Fence and Wall	Lighting	• TU-01 5-102
• FW-01 5-22	• LT-01 5-43	• TU-02 5-103
• FW-03 5-23	Lot	Trash Receptacle
Floodplain	• LO-01 5-45	• TR-01 5-105
• FP-01 5-26	Outdoor Storage	Vision Clearance
Floor Area	• OS-01 5-51	• VC-01 5-106
• FA-01 5-27	Parking	Wind Turbine System
Height	• PK-01 5-53	• WT-01 5-107
• HT-01 5-28	Performance	• WT-02 5-109
	• PF-01 5-61	
	Setback	
	• SB-01 5-64	

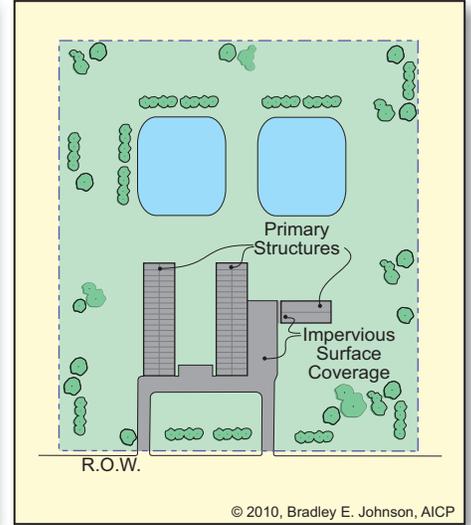
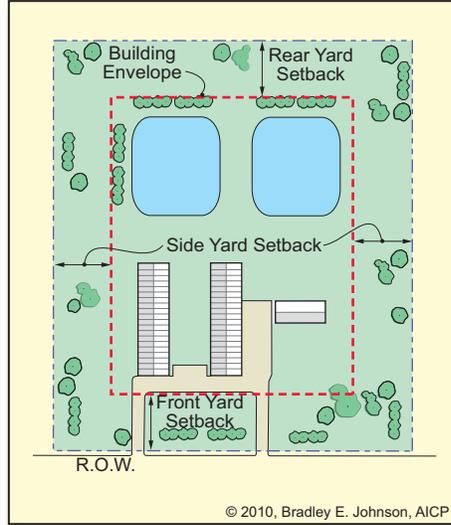
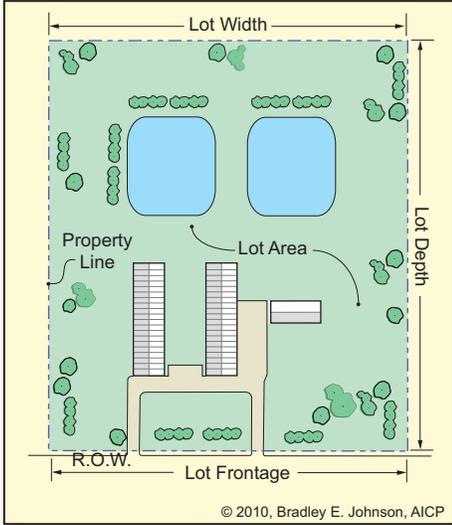
Intense Agricultural (IA) District

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

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

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

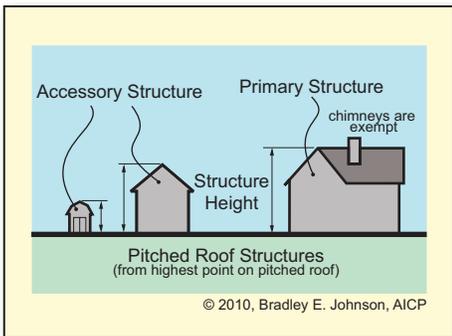
- n/a

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

<ul style="list-style-type: none"> Accessory Structure <ul style="list-style-type: none"> • AS-01 5-6 Confined Feeding <ul style="list-style-type: none"> • CF-01 5-15 Density and Intensity <ul style="list-style-type: none"> • DI-01 5-16 Driveway <ul style="list-style-type: none"> • DW-01 5-17 • DW-02 5-18 Environmental <ul style="list-style-type: none"> • EN-01 5-21 Fence and Wall <ul style="list-style-type: none"> • FW-01 5-22 • FW-03 5-23 Floodplain <ul style="list-style-type: none"> • FP-01 5-26 Floor Area <ul style="list-style-type: none"> • FA-01 5-27 Height <ul style="list-style-type: none"> • HT-01 5-28 Home Business <ul style="list-style-type: none"> • HB-01 5-29 • HB-02 5-30 • HB-03 5-31 	<ul style="list-style-type: none"> Keeping of Animals <ul style="list-style-type: none"> • KA-03 5-34 Kennel <ul style="list-style-type: none"> • KL-01 5-35 Landscaping <ul style="list-style-type: none"> • LA-01 5-37 • LA-02 5-38 • LA-07 5-40 • LA-08 5-41 Lighting <ul style="list-style-type: none"> • LT-01 5-43 Lot <ul style="list-style-type: none"> • LO-01 5-45 Parking <ul style="list-style-type: none"> • PK-01 5-53 Performance <ul style="list-style-type: none"> • PF-01 5-61 Public Improvement <ul style="list-style-type: none"> • PI-01 5-62 Setback <ul style="list-style-type: none"> • SB-01 5-64 • SB-02 5-65 Sewer and Water <ul style="list-style-type: none"> • SW-01 5-66 	<ul style="list-style-type: none"> Signs <ul style="list-style-type: none"> • SI-01 5-68 • SI-05 5-75 Special Exception <ul style="list-style-type: none"> • SE-01 5-97 Storage Tank <ul style="list-style-type: none"> • SR-03 5-98 Structure <ul style="list-style-type: none"> • ST-01 5-99 Temporary Use <ul style="list-style-type: none"> • TU-01 5-102 Trash Receptacle <ul style="list-style-type: none"> • TR-01 5-105 Vision Clearance <ul style="list-style-type: none"> • VC-01 5-106 Wind Turbine System <ul style="list-style-type: none"> • WT-01 5-107 • WT-02 5-109
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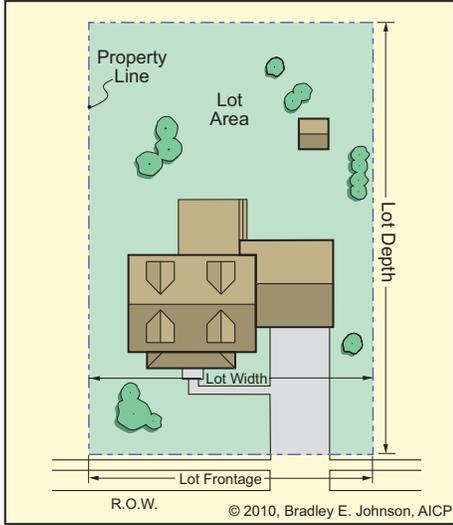
Low Density Single-family Residential (R1) District

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

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

Low Density Single-family Residential (R1) District

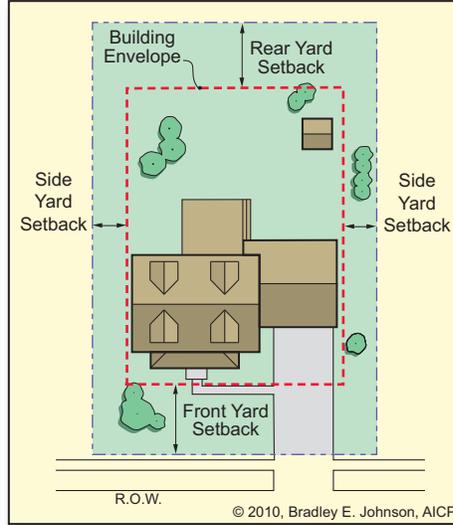
2.08 R1 District Development Standards



Minimum Lot Area
• 22,000 square feet

Minimum Lot Width
• 100 feet

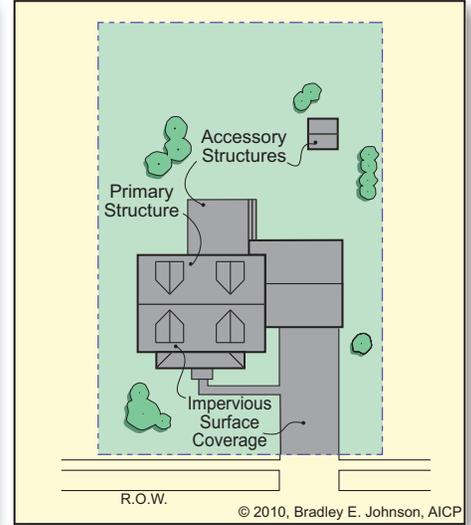
Sewer and Water
• Sanitary sewer and water utility required



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

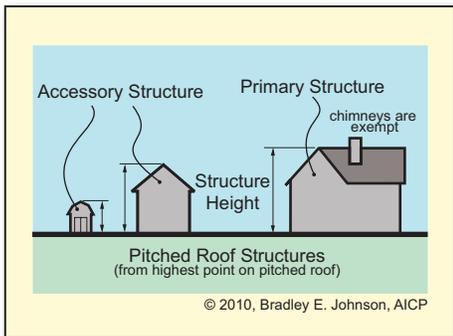


Maximum Lot Coverage
• 50% of lot area

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 ½ stories

Additional Development Standards that Apply

Accessory Structure	Landscaping	Special Exception
• AS-01 5-6	• LA-01 5-37	• SE-01 5-97
• AS-03 5-8	• LA-02 5-38	Storage Tank
Architecture	• LA-03 5-38	• SR-01 5-98
• AR-01 5-14	• LA-07 5-40	Structure
Density and Intensity	• LA-08 5-41	• ST-01 5-99
• DI-01 5-16	Lighting	Temporary Use
Driveway	• LT-01 5-43	• TU-01 5-102
• DW-01 5-17	Lot	• TU-03 5-103
• DW-03 5-19	• LO-01 5-45	Vision Clearance
Environmental	Outdoor Storage	• VC-01 5-106
• EN-01 5-21	• OS-01 5-51	Wind Turbine System
Fence and Wall	Parking	• WT-01 5-107
• FW-01 5-22	• PK-01 5-53	
• FW-04 5-23	• PK-02 5-53	
Floodplain	Performance	
• FP-01 5-26	• PF-01 5-61	
Floor Area	Public Improvement	
• FA-01 5-27	• PI-01 5-62	
Height	Setback	
• HT-01 5-28	• SB-01 5-64	
Home Business	Sewer and Water	
• HB-01 5-29	• SW-01 5-66	
• HB-02 5-30	Sign	
Keeping of Animals	• SI-01 5-68	
• KA-01 5-33	• SI-03 5-72	

Medium Density Single-family Residential (R2) District

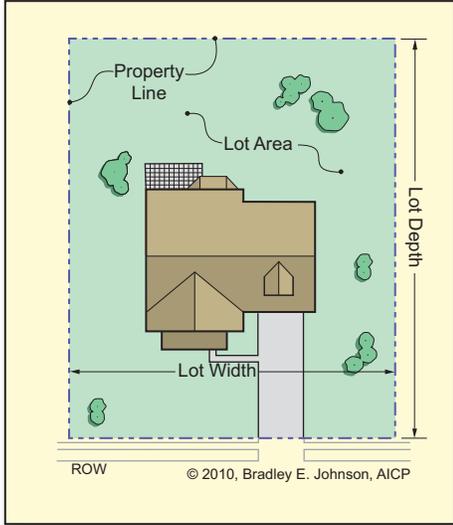
2.09 R2 District Intent, Permitted Uses, and Special Exception Uses

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



Medium Density Single-family Residential (R2) District

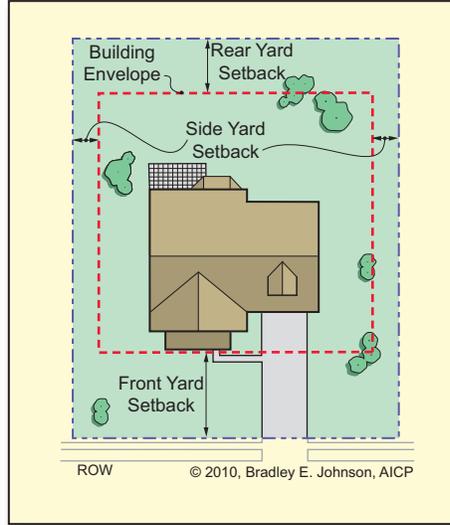
2.10 R2 District Development Standards



Minimum Lot Area
• 12,000 square feet

Minimum Lot Width
• 80 feet

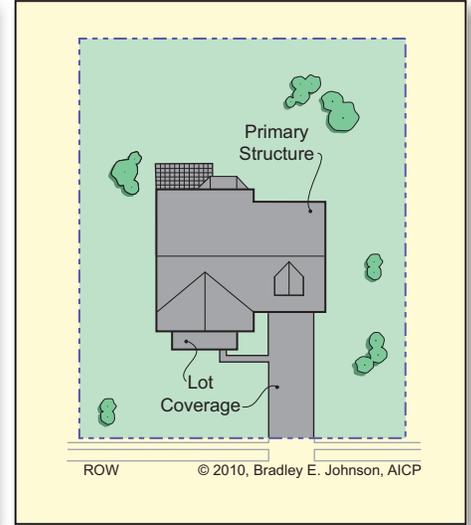
Sewer and Water
• Sanitary sewer and water utility required



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

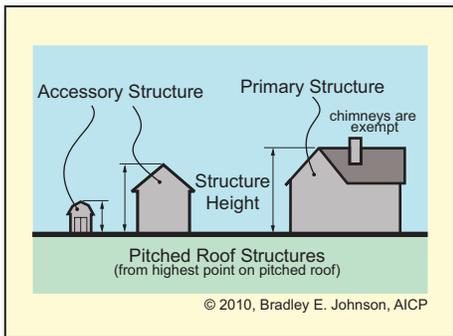


Maximum Lot Coverage
• 50% of lot area

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 ½ stories

Additional Development Standards that Apply

Accessory Structure	Landscaping	Special Exception
• AS-01 5-6	• LA-01 5-37	• SE-01 5-97
• AS-03 5-8	• LA-02 5-38	Storage Tank
Architecture	• LA-03 5-38	• SR-01 5-98
• AR-01 5-14	• LA-07 5-40	Structure
Density and Intensity	• LA-08 5-41	• ST-01 5-99
• DI-01 5-16	Lighting	Temporary Use
Driveway	• LT-01 5-43	• TU-01 5-102
• DW-01 5-17	Lot	• TU-03 5-103
• DW-03 5-19	• LO-01 5-45	Vision Clearance
Environmental	Outdoor Storage	• VC-01 5-106
• EN-01 5-21	• OS-01 5-51	Wind Turbine System
Fence and Wall	Parking	• WT-01 5-107
• FW-01 5-22	• PK-01 5-53	
• FW-04 5-23	• PK-02 5-53	
Floodplain	Performance	
• FP-01 5-26	• PF-01 5-61	
Floor Area	Public Improvement	
• FA-01 5-27	• PI-01 5-62	
Height	Setback	
• HT-01 5-28	• SB-01 5-64	
Home Business	Sewer and Water	
• HB-01 5-29	• SW-01 5-66	
• HB-02 5-30	Sign	
Keeping of Animals	• SI-01 5-68	
• KA-01 5-33	• SI-03 5-72	

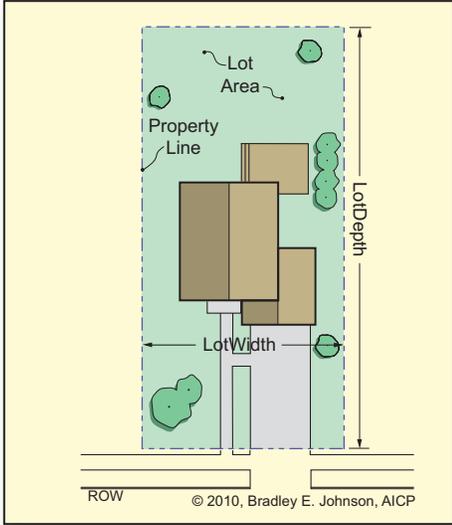
High Density Single-family Residential (R3) District

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

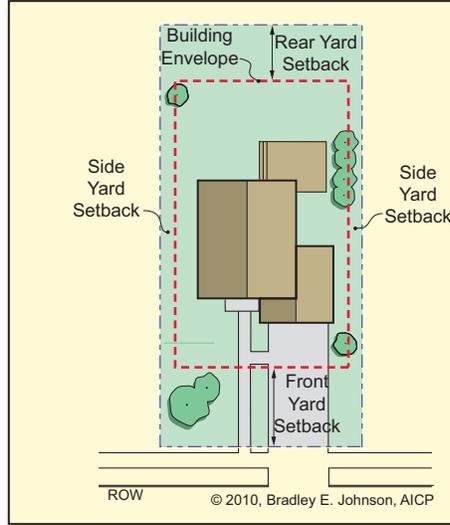
District Intent	Permitted Uses	Special Exception Uses
<p>The R3 (High Density Single-family Residential) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> High density single-family detached homes on small sized lots <p>Application of R3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

High Density Single-family Residential (R3) District

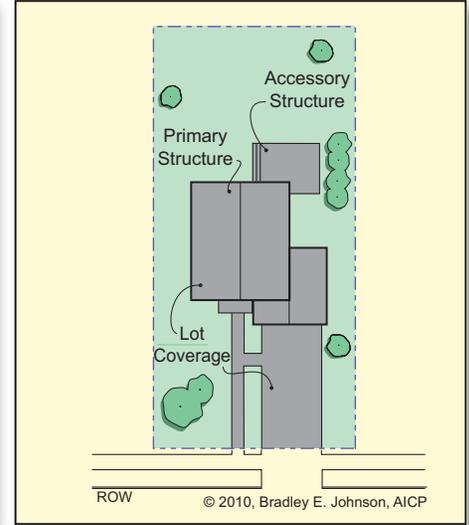
2.12 R3 District Development Standards



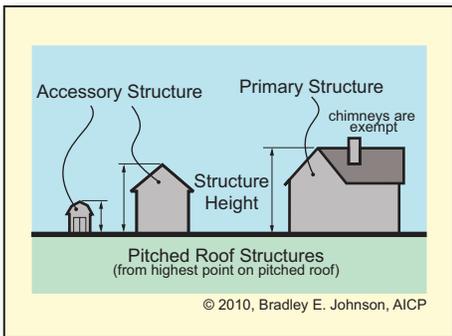
- Minimum Lot Area**
 - 8,000 square feet
- Minimum Lot Width**
 - 50 feet
- Sewer and Water**
 - Sanitary sewer and water utility required



- Minimum Front Yard Setback**
 - 20 feet for primary and accessory structures
- Minimum Side Yard Setback**
 - 6 feet for primary and accessory structures
- Minimum Rear Yard Setback**
 - 30 feet for primary structures
 - 5 feet for accessory structures



- Maximum Lot Coverage**
 - 80% 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 ½ stories

Additional Development Standards that Apply

Accessory Structure	Landscaping	Special Exception
• AS-01 5-6	• LA-01 5-37	• SE-01 5-97
• AS-03 5-8	• LA-02 5-38	Storage Tank
Architecture	• LA-03 5-38	• SR-01 5-98
• AR-01 5-14	• LA-07 5-40	Structure
Density and Intensity	• LA-08 5-41	• ST-01 5-99
• DI-01 5-16	Lighting	Temporary Use
Driveway	• LT-01 5-43	• TU-01 5-102
• DW-01 5-17	Lot	• TU-03 5-103
• DW-03 5-19	• LO-01 5-45	Vision Clearance
Environmental	Outdoor Storage	• VC-01 5-106
• EN-01 5-21	• OS-01 5-51	Wind Turbine System
Fence and Wall	Parking	• WT-01 5-107
• FW-01 5-22	• PK-01 5-53	
• FW-04 5-23	• PK-02 5-53	
Floodplain	Performance	
• FP-01 5-26	• PF-01 5-61	
Floor Area	Public Improvement	
• FA-01 5-27	• PI-01 5-62	
Height	Setback	
• HT-01 5-28	• SB-01 5-64	
Home Business	Sewer and Water	
• HB-01 5-29	• SW-01 5-66	
• HB-02 5-30	Sign	
Keeping of Animals	• SI-01 5-68	
• KA-01 5-33	• SI-03 5-72	

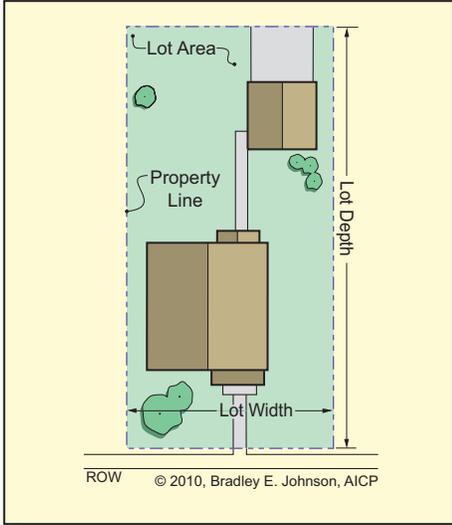
Urban Residential (UR) District

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

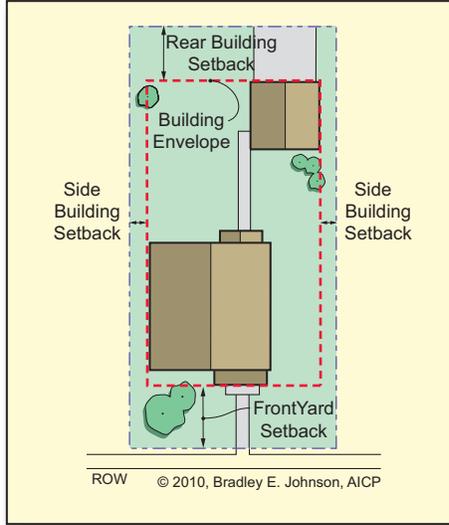
District Intent	Permitted Uses	Special Exception Uses
<p>The UR (Urban Residential) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> • Medium to high density single-family detached homes, single-family attached homes, and multiple-family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

Urban Residential (UR) District

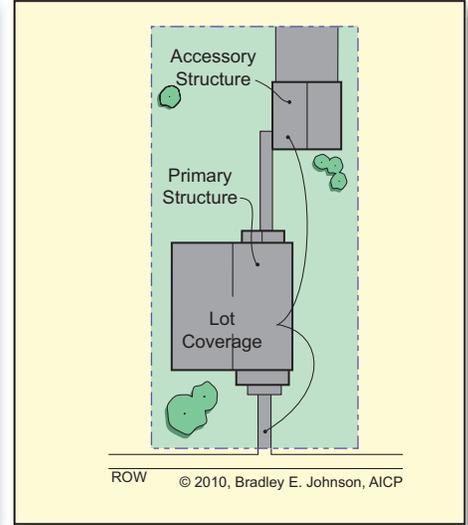
2.14 UR District Development Standards



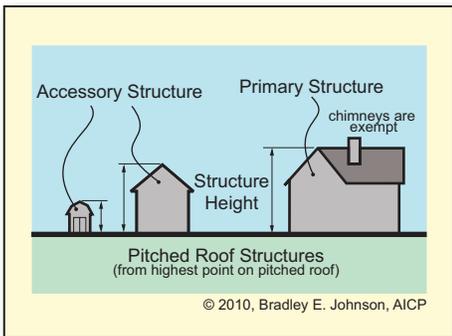
- Minimum Lot Area**
- 5,000 square feet
- Minimum Lot Width**
- 40 feet
- Sewer and Water**
- Sanitary sewer and water utility required



- Minimum Front Yard Setback**
- 15 feet for primary and accessory structures
- Minimum Side Yard Setback**
- 5 feet for primary and accessory structures
- Minimum Rear Yard Setback**
- 25 feet for primary structure
 - 5 feet for accessory structure



- Maximum Lot Coverage**
- 80% 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 ½ stories

Additional Development Standards that Apply

Accessory Structure	Landscaping	Special Exception
• AS-01 5-6	• LA-01 5-37	• SE-01 5-97
• AS-03 5-8	• LA-02 5-38	Storage Tank
Architecture	• LA-03 5-38	• SR-01 5-98
• AR-01 5-14	• LA-07 5-40	Structure
Density and Intensity	• LA-08 5-41	• ST-01 5-99
• DI-01 5-16	Lighting	Temporary Use
Driveway	• LT-01 5-43	• TU-01 5-102
• DW-01 5-17	Lot	Vision Clearance
• DW-03 5-19	• LO-01 5-45	• VC-01 5-106
Environmental	Outdoor Storage	
• EN-01 5-21	• OS-01 5-51	
Fence and Wall	Parking	
• FW-01 5-22	• PK-01 5-53	
• FW-04 5-23	• PK-03 5-54	
Floodplain	Performance	
• FP-01 5-26	• PF-01 5-61	
Floor Area	Public Improvement	
• FA-01 5-27	• PI-01 5-62	
Height	Setback	
• HT-01 5-28	• SB-01 5-64	
Home Business	Sewer and Water	
• HB-01 5-29	• SW-01 5-66	
• HB-02 5-30	Sign	
Keeping of Animals	• SI-01 5-68	
• KA-01 5-33	• SI-03 5-72	

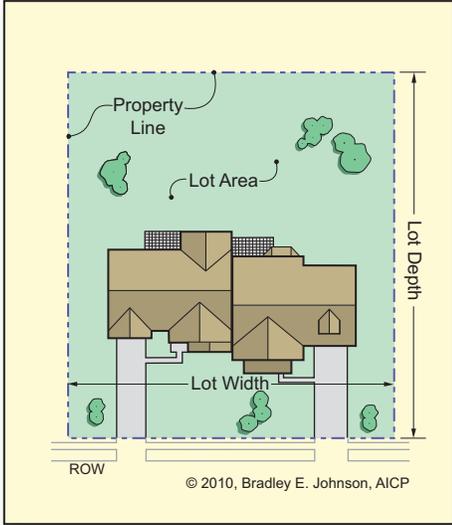
Multiple-family Residential (M1) District

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

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

Multiple-family Residential (M1) District

2.16 M1 District Development Standards



Minimum Lot Area

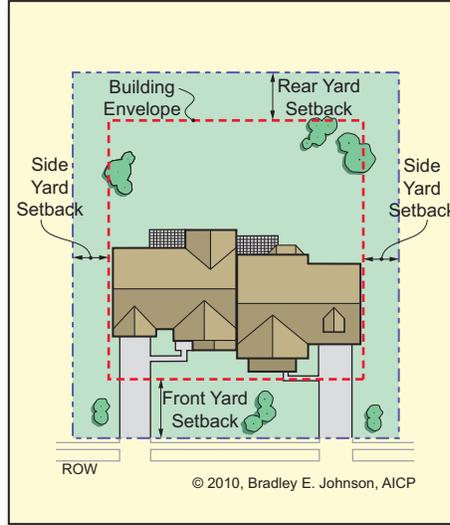
- 6,000 square feet

Minimum Lot Width

- 50 feet

Sewer and Water

- Sanitary sewer and water utility required



Minimum Front Yard Setback

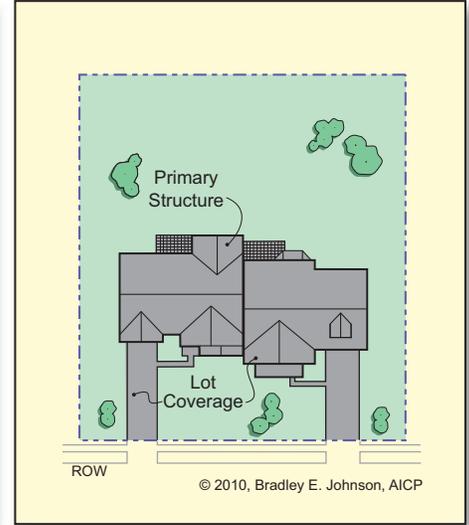
- 25 feet for primary and accessory structures

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

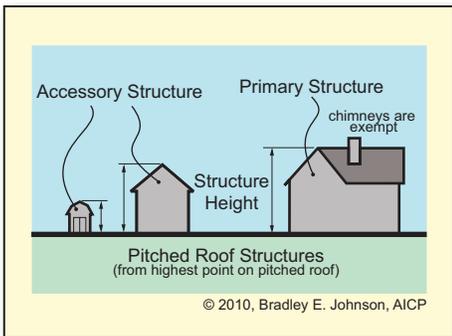
- 1,000 square feet

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

Accessory Structure	Landscaping	Special Exception
• AS-01 5-6	• LA-01 5-37	• SE-01 5-97
• AS-04 5-9	• LA-02 5-38	Storage Tank
Density and Intensity	• LA-03 5-38	• SR-01 5-98
• DI-01 5-16	• LA-07 5-40	Structure
Driveway	• LA-08 5-41	• ST-01 5-99
• DW-01 5-17	Lighting	Temporary Use
• DW-04 5-20	• LT-01 5-43	• TU-01 5-102
Environmental	Lot	• TU-03 5-103
• EN-01 5-21	• LO-01 5-45	Trash Receptacle
Fence and Wall	Outdoor Storage	• TR-01 5-105
• FW-01 5-22	• OS-01 5-51	Vision Clearance
• FW-04 5-23	Parking	• VC-01 5-106
Floodplain	• PK-01 5-53	Wind Turbine System
• FP-01 5-26	• PK-04 5-54	• WT-01 5-107
Floor Area	Performance	
• FA-01 5-27	• PF-01 5-61	
Height	Public Improvement	
• HT-01 5-28	• PI-01 5-62	
Home Business	Setback	
• HB-01 5-29	• SB-01 5-64	
Keeping of Animals	Sewer and Water	
• KA-01 5-33	• SW-01 5-66	
	Sign	
	• SI-01 5-68	
	• SI-04 5-73	

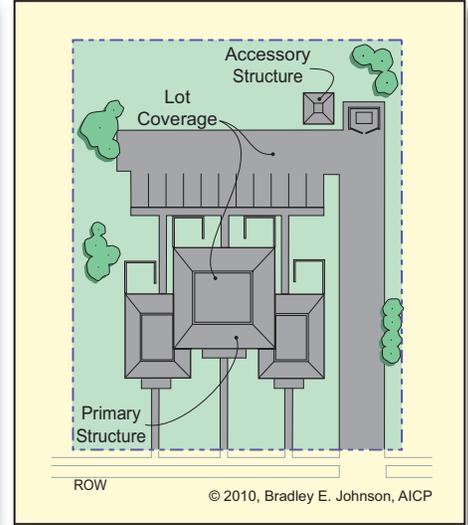
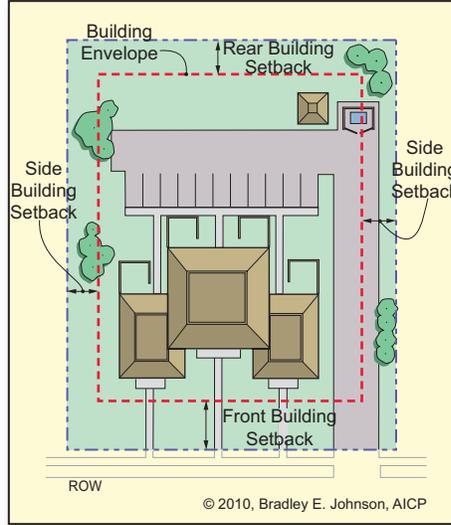
Intense Multiple-family Residential (M2) District

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

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

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

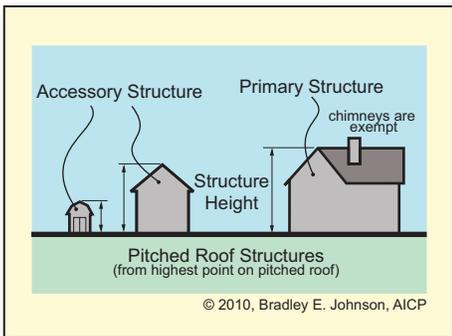
Maximum Lot Coverage
• 70% of lot area

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

Accessory Structure	Landscaping	Signs
• AS-01 5-6	• LA-01 5-37	• SI-01 5-68
• AS-04 5-9	• LA-02 5-38	• SI-04 5-73
Density and Intensity	• LA-04 5-39	Special Exception
• DI-01 5-16	• LA-07 5-40	• SE-01 5-97
Driveway	• LA-08 5-41	Storage Tank
• DW-01 5-17	Lighting	• SR-01 5-98
• DW-04 5-20	• LT-01 5-43	Structure
Environmental	Lot	• ST-01 5-99
• EN-01 5-21	• LO-01 5-45	Temporary Use
Fence and Wall	Outdoor Storage	• TU-01 5-102
• FW-01 5-22	• OS-01 5-51	Trash Receptacle
• FW-04 5-23	Parking	• TR-01 5-105
Floodplain	• PK-01 5-53	Vision Clearance
• FP-01 5-26	• PK-04 5-54	• VC-01 5-106
Floor Area	Performance	Wind Turbine System
• FA-01 5-27	• PF-01 5-61	• WT-01 5-107
Height	Public Improvement	• WT-02 5-109
• HT-01 5-28	• PI-01 5-62	
Home Business	Setback	
• HB-01 5-29	• SB-01 5-64	
Keeping of Animals	Sewer and Water	
• KA-02 5-33	• SW-01 5-66	

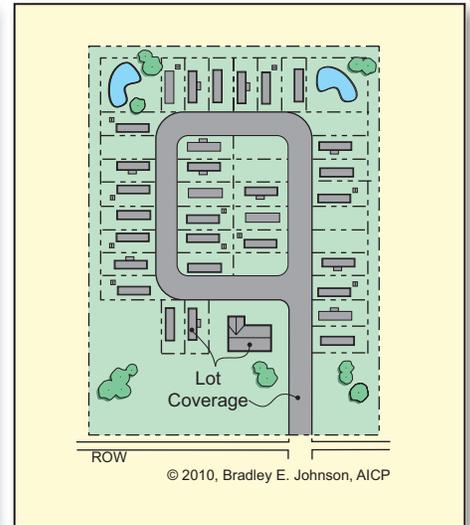
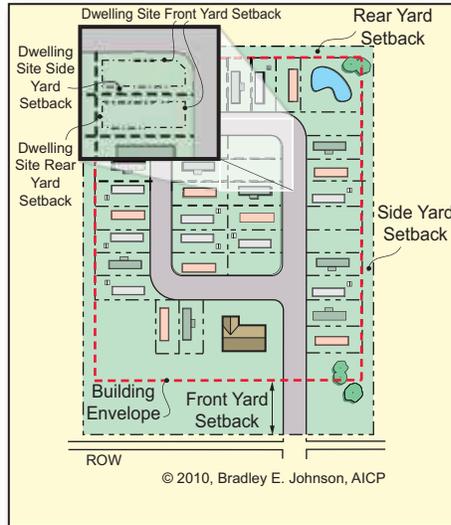
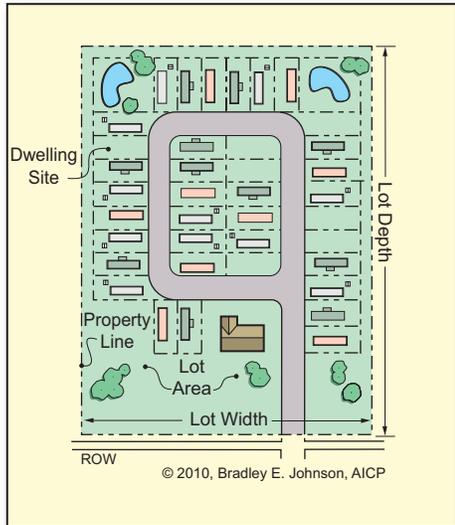
Manufactured Home Park (MP) District

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

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

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

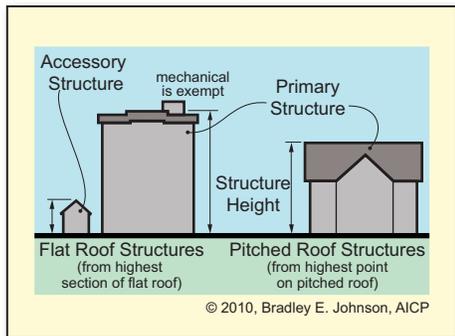
- 860 square feet

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

Accessory Structure	Landscaping	Signs
• AS-01 5-6	• LA-01 5-37	• SI-01 5-68
• AS-05 5-10	• LA-02 5-38	• SI-04 5-73
Density and Intensity	• LA-05 5-39	Special Exception
• DI-01 5-16	• LA-07 5-40	• SE-01 5-97
Driveway	• LA-08 5-41	Storage Tank
• DW-01 5-17	Lighting	• SR-01 5-98
• DW-04 5-20	• LT-01 5-43	Structure
Environmental	Lot	• ST-01 5-99
• EN-01 5-21	• LO-01 5-45	Temporary Use
Fence and Wall	Mobile Homes	• TU-01 5-102
• FW-01 5-22	• MH-01 5-46	Trash Receptacle
• FW-05 5-24	Outdoor Storage	• TR-01 5-105
Floodplain	• OS-01 5-51	Vision Clearance
• FP-01 5-26	Parking	• VC-01 5-106
Floor Area	• PK-01 5-53	Wind Turbine System
• FA-01 5-27	• PK-05 5-54	• WT-01 5-107
Height	Performance	
• HT-01 5-28	• PF-01 5-61	
Home Business	Public Improvement	
• HB-01 5-29	• PI-01 5-62	
Keeping of Animals	Setback	
• KA-02 5-33	• SB-01 5-64	
	Sewer and Water	
	• SW-01 5-66	

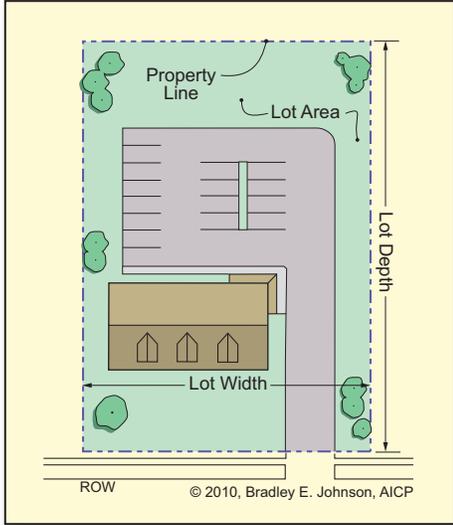
University (UV) District

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

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

University (UV) District

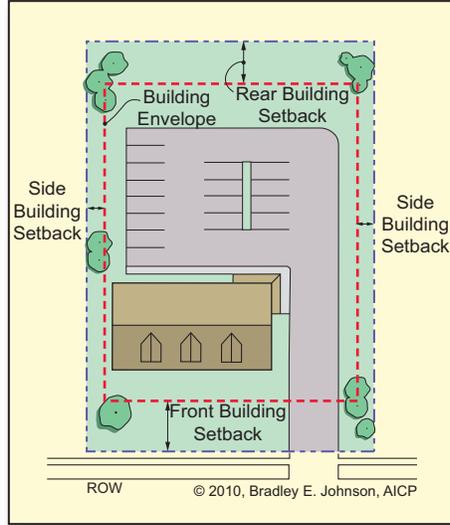
2.22 UV District Development Standards



Minimum Lot Area
• 5,000 square feet

Minimum Lot Width
• 50 feet

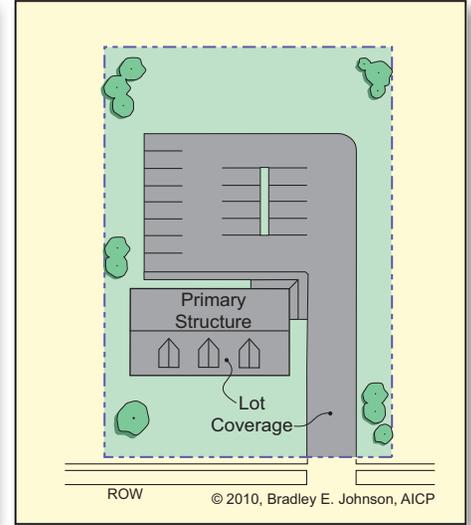
Sewer and Water
• Sanitary sewer and water utility required



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

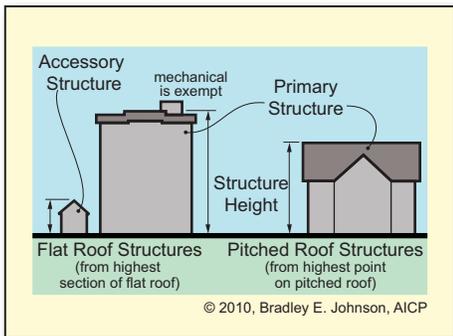


Maximum Lot Coverage
• 70% of lot area

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

Accessory Structure	Lighting	Trash Receptacle
• AS-01 5-6	• LT-01 5-43	• TR-01 5-105
• AS-06 5-11	Lot	Vision Clearance
Density and Intensity	• LO-01 5-45	• VC-01 5-106
• DI-01 5-16	Parking	Wind Turbine System
Driveway	• PK-01 5-53	• WT-01 5-107
• DW-01 5-17	• PK-07 5-55	• WT-02 5-109
• DW-04 5-20	Performance	
Environmental	• PF-01 5-61	
• EN-01 5-21	Public Improvement	
Fence and Wall	• PI-01 5-62	
• FW-01 5-22	Setback	
• FW-06 5-24	• SB-01 5-64	
Floodplain	Sewer and Water	
• FP-01 5-26	• SW-01 5-66	
Floor Area	Sign	
• FA-01 5-27	• SI-01 5-68	
Height	• SI-05 5-75	
• HT-01 5-28	Special Exception	
Landscaping	• SE-01 5-97	
• LA-01 5-37	Storage Tank	
• LA-02 5-38	• SR-03 5-98	
• LA-04 5-39	Structure	
• LA-06 5-40	• ST-01 5-99	
• LA-07 5-40	Temporary Use	
• LA-08 5-41	• TU-01 5-102	

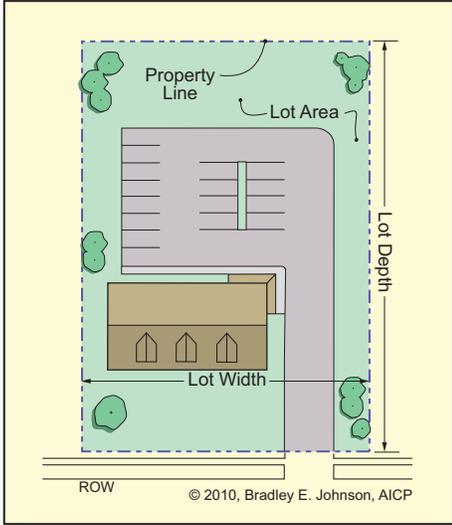
Institutional (IS) District

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

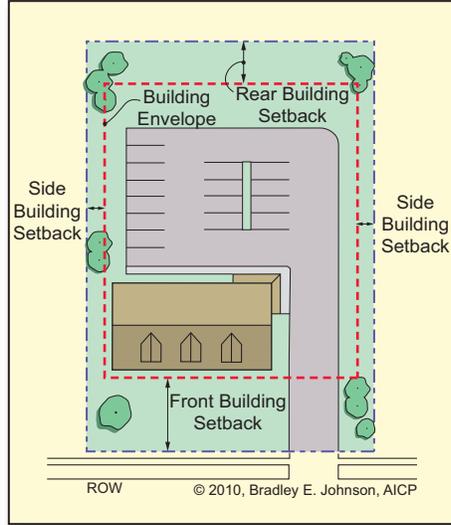
District Intent	Permitted Uses	Special Exception Uses
<p>The IS (Institutional) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> Varying intensity institutionally owned lands, including State, County, and City facilities <p>Application of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

Institutional (IS) District

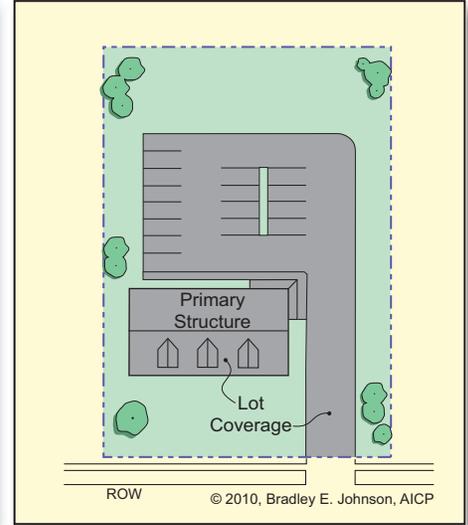
2.24 IS District Development Standards



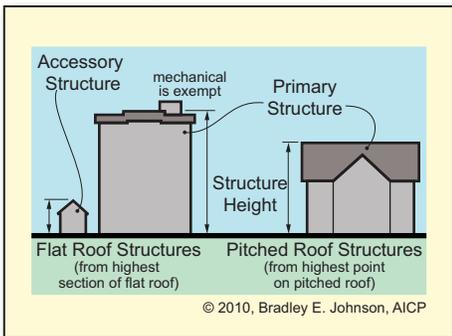
- Minimum Lot Area**
 - n/a
- Minimum Lot Width**
 - n/a
- Sewer and Water**
 - Sanitary sewer and water utility required



- 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

Accessory Structure	Landscaping	Special Exception
• AS-01 5-6	• LA-01 5-37	• SE-01 5-97
• AS-07 5-11	• LA-02 5-38	Storage Tank
Architecture	• LA-04 5-39	• SR-03 5-98
• AR-02 5-14	• LA-06 5-40	Structure
Density and Intensity	• LA-07 5-40	• ST-01 5-99
• DI-01 5-16	• LA-08 5-41	Telecommunication
Driveway	Lighting	• TC-01 5-100
• DW-01 5-17	• LT-01 5-43	Temporary Use
• DW-04 5-20	Lot	• TU-01 5-102
Environmental	• LO-01 5-45	• TU-04 5-103
• EN-01 5-21	Parking	Trash Receptacle
Fence and Wall	• PK-01 5-53	• TR-01 5-105
• FW-01 5-22	• PK-07 5-55	Vision Clearance
• FW-06 5-24	Performance	• VC-01 5-106
Floodplain	• PF-01 5-61	Wind Turbine System
• FP-01 5-26	Public Improvement	• WT-01 5-107
Floor Area	• PI-01 5-62	• WT-02 5-109
• FA-01 5-27	Setback	
Height	• SB-01 5-64	
• HT-01 5-28	Sewer and Water	
	• SW-01 5-66	
	Sign	
	• SI-01 5-68	
	• SI-05 5-75	

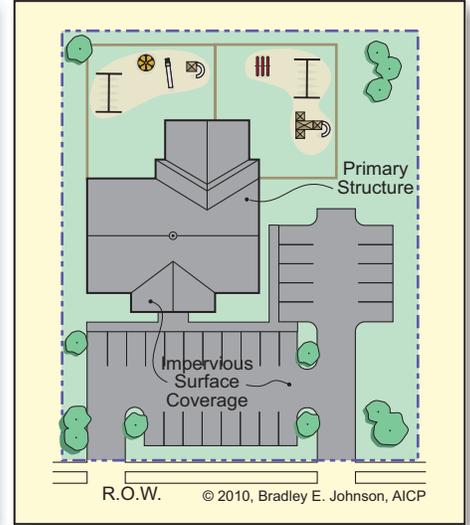
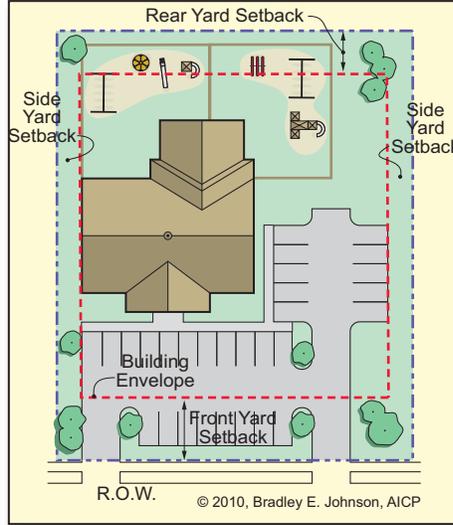
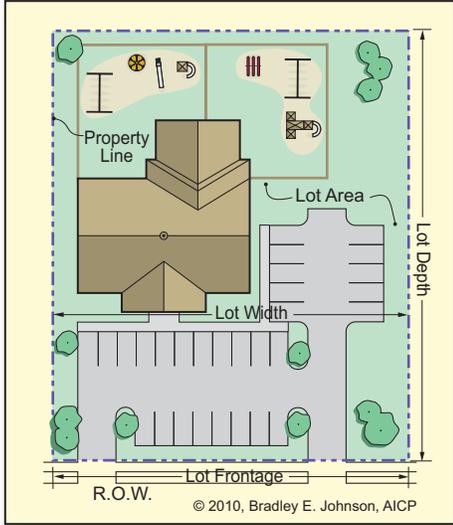
Neighborhood Commercial (NC) District

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

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

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

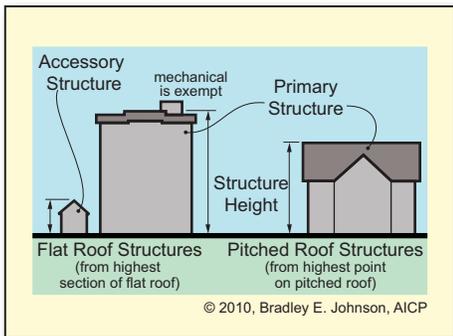
- 5,000 square feet per establishment

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

Accessory Structure	Landscaping	Sewer and Water
• AS-01 5-6	• LA-01 5-37	• SW-01 5-66
• AS-08 5-12	• LA-02 5-38	Sign
Architecture	• LA-03 5-39	• SI-01 5-68
• AR-01 5-14	• LA-04 5-40	• SI-06 5-79
Density and Intensity	• LA-07 5-40	Special Exception
• DI-01 5-16	• LA-08 5-41	• SE-01 5-97
Driveway	Lighting	Storage Tank
• DW-01 5-17	• LT-01 5-43	• SR-01 5-98
• DW-04 5-20	Lot	Structure
Environmental	• LO-01 5-45	• ST-01 5-99
• EN-01 5-21	Outdoor Dining	Temporary Use
Fence and Wall	• OD-01 5-47	• TU-01 5-102
• FW-01 5-22	Outdoor Display	• TU-04 5-103
• FW-06 5-24	• DA-01 5-49	• TU-05 5-104
Floodplain	Parking	Trash Receptacle
• FP-01 5-26	• PK-01 5-53	• TR-01 5-105
Floor Area	• PK-06 5-54	Vision Clearance
• FA-01 5-27	• PK-07 5-55	• VC-01 5-106
Height	Performance	Wind Turbine System
• HT-01 5-28	• PF-01 5-61	• WT-01 5-107
Home Business	Public Improvement	
• HB-01 5-29	• PI-01 5-62	
Keeping of Animals	Setback	
• KA-02 5-33	• SB-01 5-64	

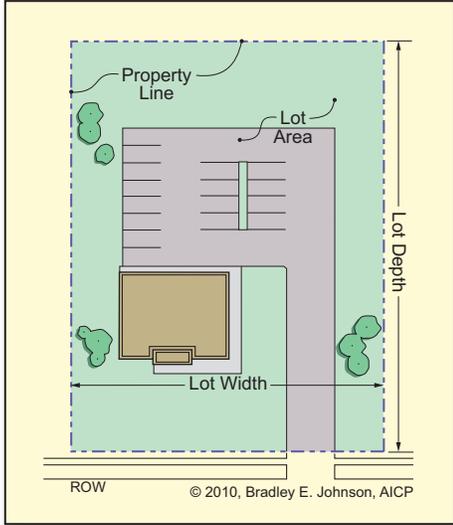
Limited Commercial (LC) District

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

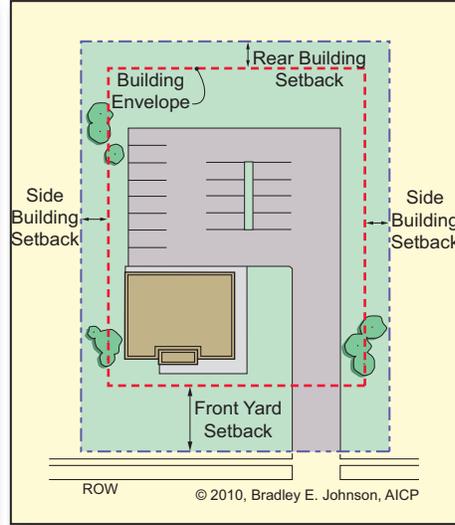
District Intent	Permitted Uses	Special Exception Uses
<p>The LC (Limited Commercial) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> Low intensity commercial uses <p>Application of LC District</p> <ul style="list-style-type: none"> Existing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

Limited Commercial (LC) District

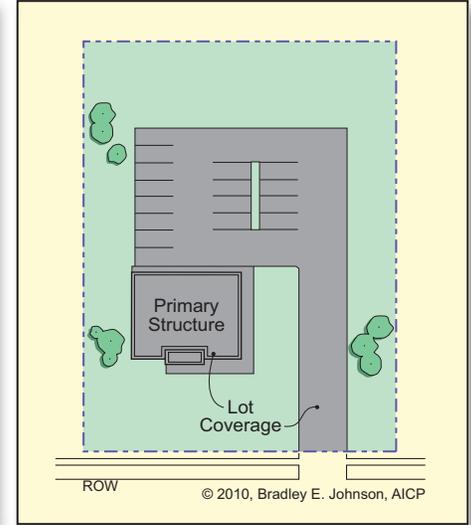
2.28 LC District Development Standards



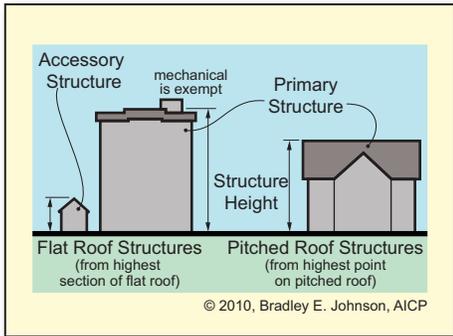
- Minimum Lot Area**
 - 5,000 square feet
- Minimum Lot Width**
 - 50 feet
- Sewer and Water**
 - Sanitary sewer and water utility required



- 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		
Accessory Structure	Landscaping	Sexually Oriented Businesses
• AS-01 5-6	• LA-01 5-37	• SX-01 5-74
• AS-10 5-13	• LA-02 5-38	Sign
Architecture	• LA-04 5-39	• SI-01 5-68
• AR-02 5-14	• LA-06 5-40	• SI-06 5-79
Density and Intensity	• LA-07 5-40	Special Exception
• DI-01 5-16	• LA-08 5-41	• SE-01 5-97
Driveway	Lighting	Storage Tank
• DW-01 5-17	• LT-01 5-43	• SR-03 5-98
• DW-04 5-20	Loading	Structure
Environmental	• LD-01 5-44	• ST-01 5-99
• EN-01 5-21	Lot	Telecommunication
Fence and Wall	• LO-01 5-45	• TC-01 5-100
• FW-01 5-22	Outdoor Display	Temporary Use
• FW-06 5-24	• DA-01 5-49	• TU-01 5-102
Floodplain	Parking	• TU-04 5-103
• FP-01 5-26	• PK-01 5-53	• TU-05 5-104
Floor Area	• PK-07 5-55	• TU-06 5-104
• FA-01 5-27	Performance	Trash Receptacle
Height	• PF-01 5-61	• TR-01 5-105
• HT-01 5-28	Public Improvement	Vision Clearance
	• PI-01 5-62	• VC-01 5-106
	Setback	Wind Turbine System
	• SB-01 5-64	• WT-01 5-107
	Sewer and Water	• WT-02 5-109
	• SW-01 5-66	

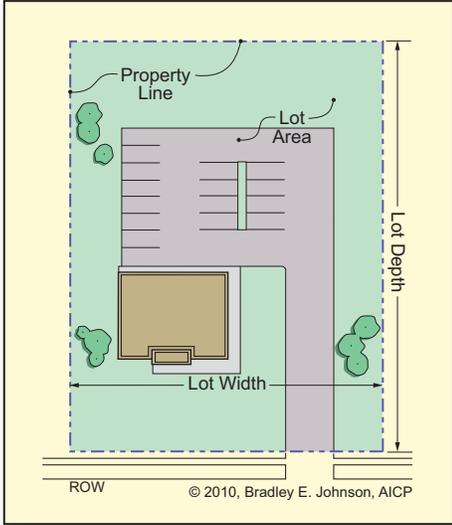
General Commercial (GC) District

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

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

General Commercial (GC) District

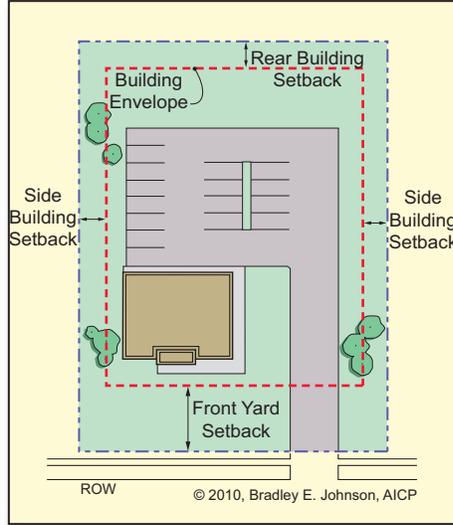
2.30 GC District Development Standards



Minimum Lot Area
• 5,000 square feet

Minimum Lot Width
• 50 feet

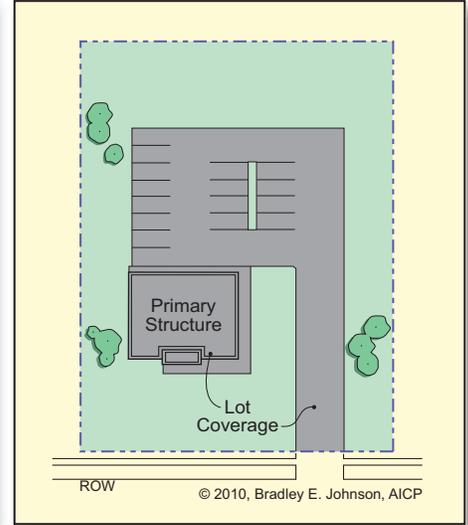
Sewer and Water
• Sanitary sewer and water utility required



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

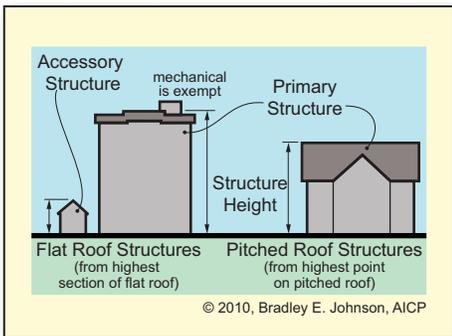
Minimum Rear Yard Setback
• 35 feet for primary and accessory structures



Maximum Lot Coverage
• 80% 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

Accessory Structure	Landscaping	Signs
• AS-01 5-6	• LA-01 5-37	• SI-01 5-68
• AS-10 5-13	• LA-02 5-38	• SI-07 5-83
Architecture	• LA-03 5-39	Special Exception
• AR-02 5-14	• LA-04 5-40	• SE-01 5-97
Density and Intensity	• LA-05 5-40	Storage Tank
• DI-01 5-16	• LA-06 5-41	• SR-03 5-98
Driveway	Lighting	Structure
• DW-01 5-17	• LT-01 5-43	• ST-01 5-99
• DW-04 5-20	Loading	Telecommunication
Environmental	• LD-01 5-44	• TC-01 5-100
• EN-01 5-21	Lot	Temporary Use
Fence and Wall	• LO-01 5-45	• TU-01 5-102
• FW-01 5-22	Outdoor Display	• TU-05 5-104
• FW-06 5-24	• DA-01 5-49	• TU-06 5-104
Fireworks	Parking	Trash Receptacle
• FR-01 5-25	• PK-01 5-53	• TR-01 5-105
Floodplain	• PK-07 5-55	Vision Clearance
• FP-01 5-26	Performance	• VC-01 5-106
Floor Area	• PF-01 5-61	Wind Turbine System
• FA-01 5-27	Public Improvement	• WT-01 5-107
Height	• PI-01 5-62	• WT-02 5-109
• HT-01 5-28	Setback	
Kennel	• SB-01 5-64	
• KL-01 5-35	Sewer and Water	
	• SW-01 5-66	

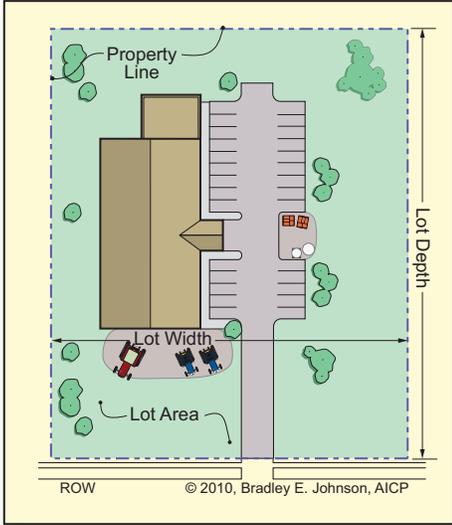
Outdoor Commercial (OC) District

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

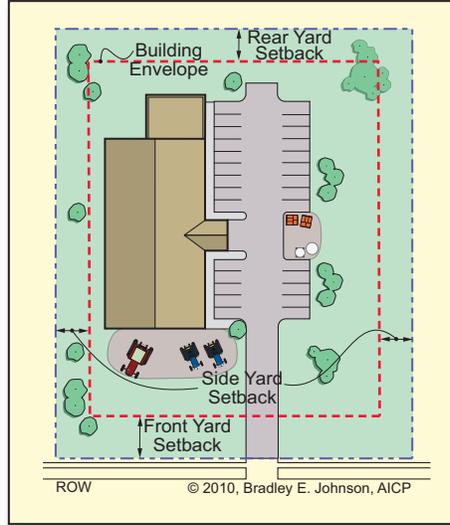
District Intent	Permitted Uses	Special Exception Uses
<p>The OC (Outdoor Commercial) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> Heavy intensity commercial, primarily for businesses with a significant portion of their stock in trade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

Outdoor Commercial (OC) District

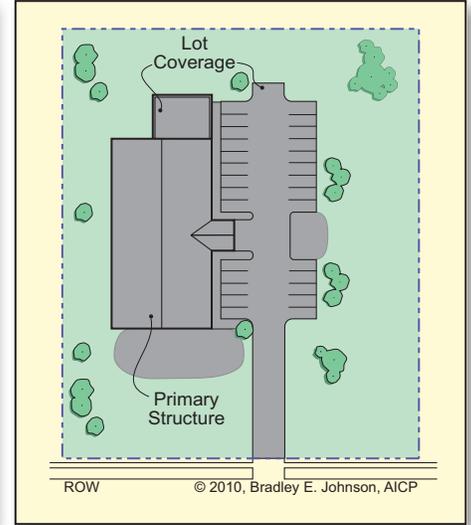
2.32 OC District Development Standards



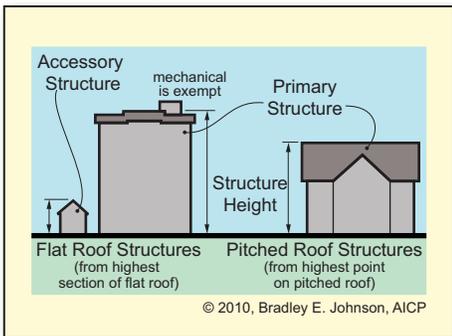
- Minimum Lot Area**
 - 25,000 square feet
- Minimum Lot Width**
 - 100 feet
- Sewer and Water**
 - Sanitary sewer and water utility required



- 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**
 - 80% 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

Accessory Structure	Landscaping	Signs
• AS-01 5-6	• LA-01 5-37	• SI-01 5-68
• AS-10 5-13	• LA-02 5-38	• SI-07 5-83
Architecture	• LA-04 5-39	Special Exception
• AR-02 5-14	• LA-06 5-40	• SE-01 5-97
Density and Intensity	• LA-07 5-40	Storage Tank
• DI-01 5-16	• LA-08 5-41	• SR-03 5-98
Driveway	Lighting	Structure
• DW-01 5-17	• LT-01 5-43	• ST-01 5-99
• DW-04 5-20	Loading	Temporary Use
Environmental	• LD-01 5-44	• TU-01 5-102
• EN-01 5-21	Lot	• TU-05 5-104
Fence and Wall	• LO-01 5-45	• TU-06 5-104
• FW-01 5-22	Outdoor Display	Trash Receptacle
• FW-06 5-24	• DA-02 5-50	• TR-01 5-105
Floodplain	Parking	Vision Clearance
• FP-01 5-26	• PK-01 5-53	• VC-01 5-106
Floor Area	• PK-07 5-55	Wind Turbine System
• FA-01 5-27	Performance	• WT-01 5-107
Height	• PF-01 5-61	• WT-02 5-109
• HT-01 5-28	Public Improvement	
	• PI-01 5-62	
	Setback	
	• SB-01 5-64	
	Sewer and Water	
	• SW-01 5-66	

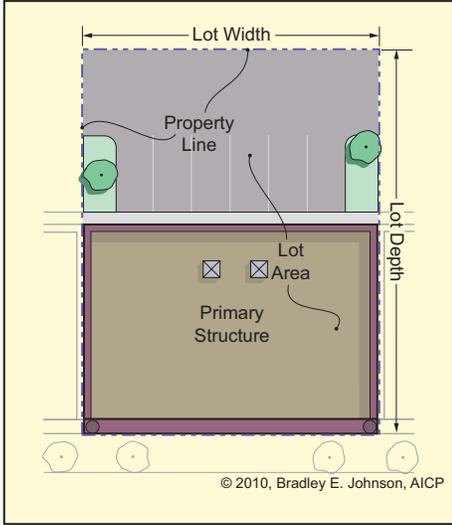
Central Business (CB) District

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

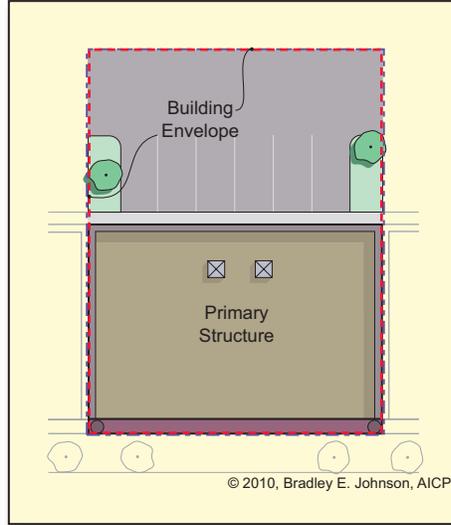
District Intent	Permitted Uses	Special Exception Uses
<p>The CB (Central Business) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> Moderate intensity commercial and office uses <p>Application of CB District</p> <ul style="list-style-type: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

Central Business (CB) District

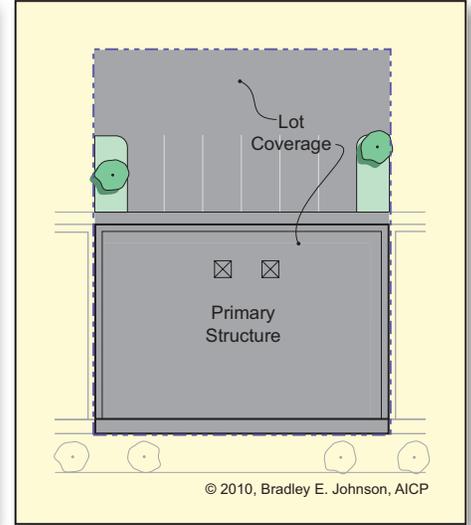
2.34 CB District Development Standards



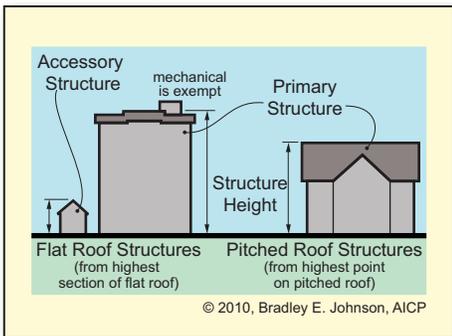
- Minimum Lot Area**
 - 1,000 square feet
- Minimum Lot Width**
 - n/a
- Sewer and Water**
 - Sanitary sewer and water utility required



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

Additional Development Standards that Apply

Accessory Structure	Landscaping	Setback
• AS-01 5-6	• LA-01 5-37	• SB-01 5-64
• AS-09 5-12	• LA-02 5-38	Sewer and Water
Density and Intensity	• LA-04 5-39	• SW-01 5-66
• DI-01 5-16	• LA-06 5-40	Sign
Driveway	• LA-07 5-40	• SI-01 5-68
• DW-01 5-17	• LA-08 5-41	• SI-06 5-79
Environmental	Lighting	Special Exception
• EN-01 5-21	• LT-01 5-43	• SE-01 5-97
Fence and Wall	Loading	Storage Tank
• FW-01 5-22	• LD-01 5-44	• SR-01 5-98
Floodplain	Lot	Structure
• FP-01 5-26	• LO-01 5-45	• ST-01 5-99
Floor Area	Outdoor Dining	Telecommunication
• FA-01 5-27	• OD-01 5-47	• TC-01 5-100
Height	Outdoor Display	Temporary Use
• HT-01 5-28	• DA-01 5-49	• TU-01 5-102
Home Business	Parking	• TU-04 5-103
• HB-01 5-29	• PK-01 5-53	• TU-05 5-104
Keeping of Animals	• PK-06 5-54	• TU-06 5-104
• KA-02 5-33	• PK-07 5-55	Trash Receptacle
	Performance	• TR-01 5-105
	• PF-01 5-61	Vision Clearance
	Public Improvement	• VC-01 5-106
	• PI-01 5-62	Wind Turbine System
		• WT-01 5-107

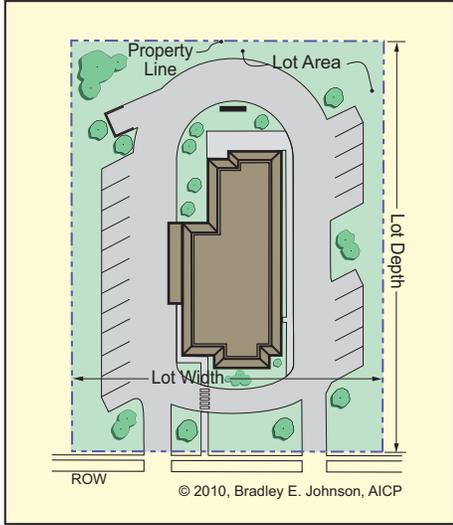
Highway Commercial (HC) District

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

District Intent	Permitted Uses	Special Exception Uses
<p>The HC (Highway Commercial) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> Moderate to high intensity commercial uses <p>Application of HC District</p> <ul style="list-style-type: none"> Existing and new development Small to medium area zoning <p>Development Standards</p> <ul style="list-style-type: none"> Require quality time, place, and manner development standards to minimize impacts on adjacent properties while encouraging economic vitality Minimize light, noise, water, and air pollution <p>Appropriate Adjacent Zoning Districts</p> <ul style="list-style-type: none"> PR, AG, M2, IS, NC, LC, GC, OC, HC, EP, IC, and I1 <p>Plan Commission</p> <ul style="list-style-type: none"> Use the HC District for existing developments and carefully for new commercial development <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> Allow a special exception use only when it is compatible with the surrounding areas Be sensitive to aesthetics and the potential for light pollution, noise pollution, pedestrian safety, and vehicular safety 	<p>Accessory Permitted Uses</p> <ul style="list-style-type: none"> small wind turbine system <p>Commercial Permitted Uses</p> <ul style="list-style-type: none"> automobile oriented business bank machine/atm bar/tavern gas station hotel/motel micro brewery micro distillery miniature golf office, medical services restaurant restaurant with drive-up window retail (type 3), medium intensity retail (type 4), outdoor sales retail (type 5), very high intensity retail (type 6), special handling <p>Institutional Permitted Uses</p> <ul style="list-style-type: none"> police or fire station rescue station 	<p>Accessory Special Exception Uses</p> <ul style="list-style-type: none"> large wind turbine system <p>Industrial Special Exception Uses</p> <ul style="list-style-type: none"> telecommunication facility

Highway Commercial (HC) District

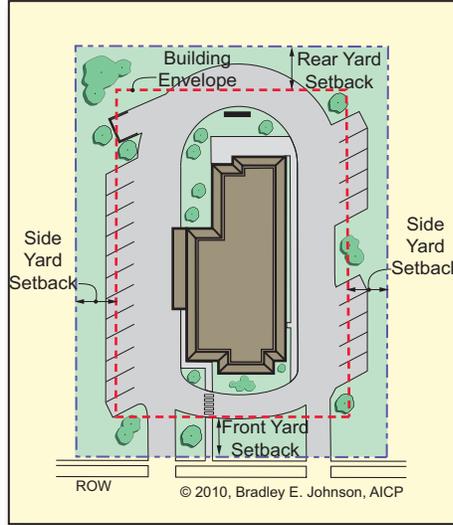
2.36 HC District Development Standards



Minimum Lot Area
• 20,000 square feet

Minimum Lot Width
• 100 feet

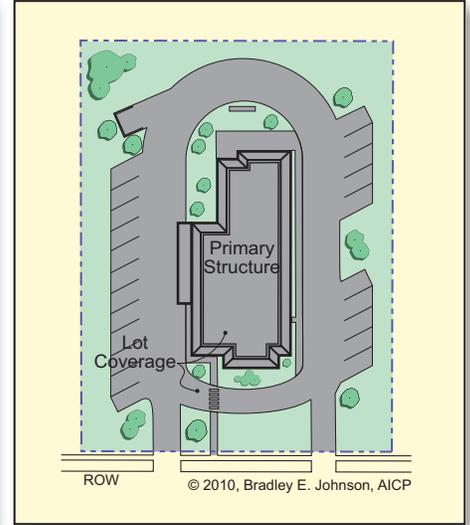
Sewer and Water
• Sanitary sewer and water utility required



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

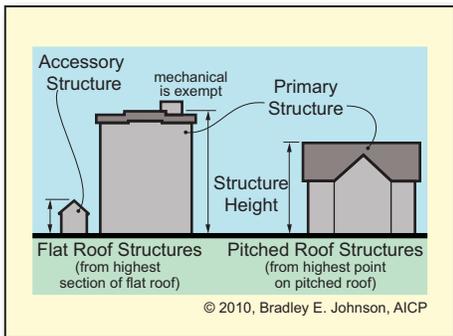
Minimum Rear Yard Setback
• 25 feet for primary and accessory structures



Maximum Lot Coverage
• 80% 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

Accessory Structure	Landscaping	Signs
• AS-01 5-6	• LA-01 5-37	• SI-01 5-68
• AS-10 5-13	• LA-02 5-38	• SI-08 5-88
Architecture	• LA-03 5-39	Special Exception
• AR-02 5-14	• LA-04 5-40	• SE-01 5-97
Density and Intensity	• LA-05 5-40	Storage Tank
• DI-01 5-16	• LA-06 5-40	• SR-03 5-98
Driveway	• LA-07 5-41	Structure
• DW-01 5-17	• LA-08 5-41	• ST-01 5-99
• DW-04 5-20	Lighting	Telecommunication
Environmental	• LT-01 5-43	• TC-01 5-100
• EN-01 5-21	Loading	Temporary Use
Fence and Wall	• LD-01 5-44	• TU-01 5-102
• FW-01 5-22	Lot	• TU-05 5-104
• FW-06 5-24	• LO-01 5-45	• TU-06 5-104
Fireworks	Outdoor Display	Trash Receptacle
• FR-01 5-25	• DA-01 5-49	• TR-01 5-105
Floodplain	Parking	Vision Clearance
• FP-01 5-26	• PK-01 5-53	• VC-01 5-106
Floor Area	• PK-07 5-55	Wind Turbine System
• FA-01 5-27	Performance	• WT-01 5-107
Height	• PF-01 5-61	• WT-02 5-109
• HT-01 5-28	Public Improvement	
	• PI-01 5-62	
	Setback	
	• SB-01 5-64	
	Sewer and Water	
	• SW-01 5-66	

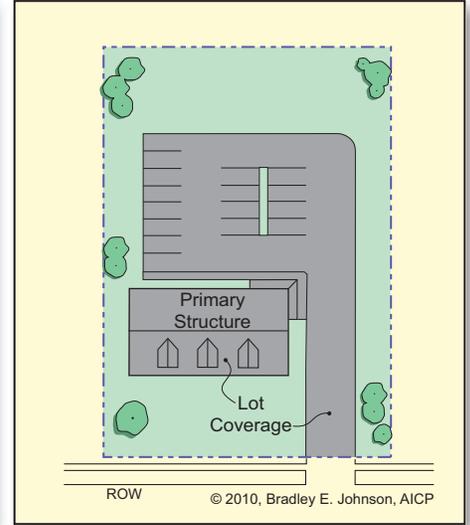
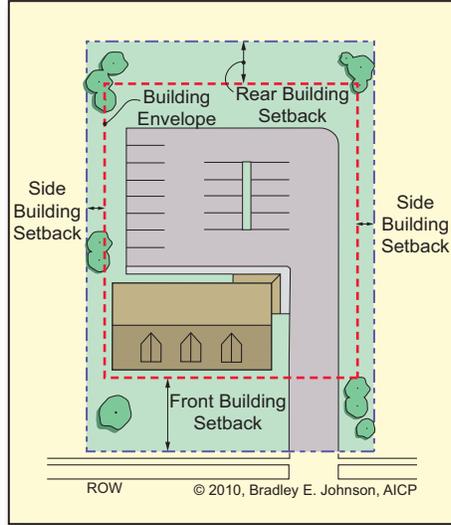
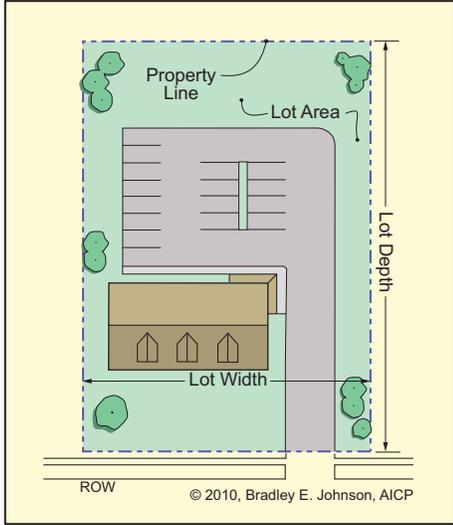
Ed-Med-Tech Park (EP) District

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

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

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

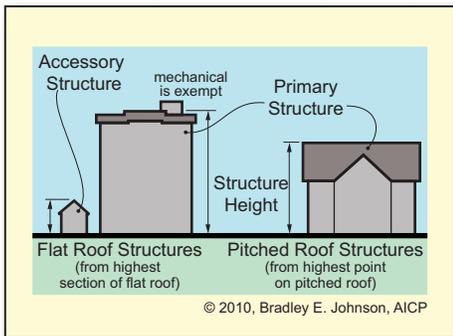
- 75% of lot area

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

Accessory Structure	Lighting	Temporary Use
• AS-01 5-6	• LT-01 5-43	• TU-01 5-102
• AS-11 5-13	Lot	• TU-06 5-104
Density and Intensity	• LO-01 5-45	Trash Receptacle
• DI-01 5-16	Parking	• TR-01 5-105
Driveway	• PK-01 5-53	Vision Clearance
• DW-01 5-17	• PK-07 5-55	• VC-01 5-106
• DW-04 5-20	Performance	Wind Turbine System
Environmental	• PF-01 5-61	• WT-01 5-107
• EN-01 5-21	Public Improvement	• WT-02 5-109
Fence and Wall	• PI-01 5-62	
• FW-01 5-22	Setback	
• FW-06 5-24	• SB-01 5-64	
Floodplain	Sewer and Water	
• FP-01 5-26	• SW-01 5-66	
Floor Area	Sign	
• FA-01 5-27	• SI-01 5-68	
Height	• SI-09 5-93	
• HT-01 5-28	Special Exception	
Landscaping	• SE-01 5-97	
• LA-01 5-37	Storage Tank	
• LA-02 5-38	• SR-03 5-98	
• LA-04 5-39	Structure	
• LA-07 5-40	• ST-01 5-99	
• LA-08 5-41	Telecommunication	
	• TC-01 5-100	

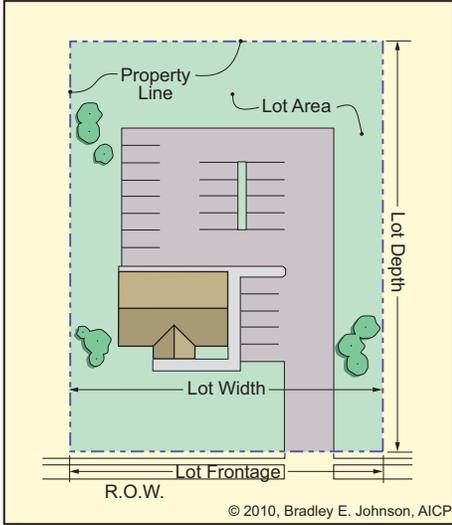
Industrial Commercial (IC) District

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

District Intent	Permitted Uses	Special Exception Uses
<p>The IC (Industrial Commercial) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> 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 <p>Application of IC District</p> <ul style="list-style-type: none"> Existing and new development Spot and small area zoning near Williamsburg Pike and I-70 <p>Development Standards</p> <ul style="list-style-type: none"> Require moderate development standards to minimize impacts on adjacent properties while encouraging economic vitality Minimize light, noise, water, and air pollution <p>Appropriate Adjacent Zoning Districts</p> <ul style="list-style-type: none"> PR, AG, IS, HC, IC, I1 and I2 <p>Plan Commission</p> <ul style="list-style-type: none"> Use the IC District for existing developments and carefully for new development <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> Allow a special exception use only when it is compatible with the surrounding areas Be sensitive to aesthetics and the potential for light pollution, noise pollution, pedestrian safety, and vehicular safety 	<p>Accessory Permitted Uses</p> <ul style="list-style-type: none"> small wind turbine system <p>Commercial Permitted Uses</p> <ul style="list-style-type: none"> automobile oriented business equipment rental equipment sales machinery rental machinery sales micro brewery micro distillery office, financial recreation vehicle rental recreation vehicle sales retail (type 4), outdoor sales retail (type 5), very high intensity watercraft rental watercraft sales <p>Industrial Permitted Uses</p> <ul style="list-style-type: none"> assembly distribution facility flex-space light manufacturing research center, technological sign painting/fabrication tool and die shop warehouse <p>Institutional Permitted Uses</p> <ul style="list-style-type: none"> rescue station 	<p>Accessory Special Exception Uses</p> <ul style="list-style-type: none"> large wind turbine system <p>Industrial Special Exception Uses</p> <ul style="list-style-type: none"> telecommunication facility

Industrial Commercial (IC) District

2.40 IC District Development Standards



Minimum Lot Area

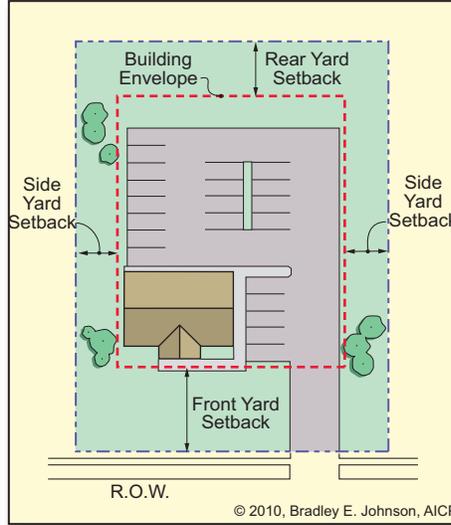
- ½ acre

Minimum Lot Width

- 100 feet

Sewer and Water

- Sanitary sewer and water utility required



Minimum Front Yard Setback

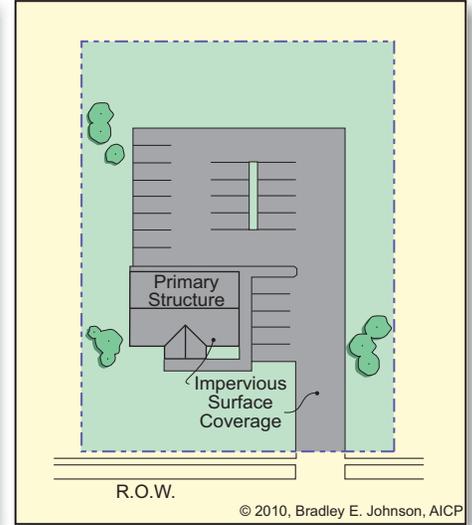
- 60 feet for primary and accessory structures
- 10 feet for parking lots

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

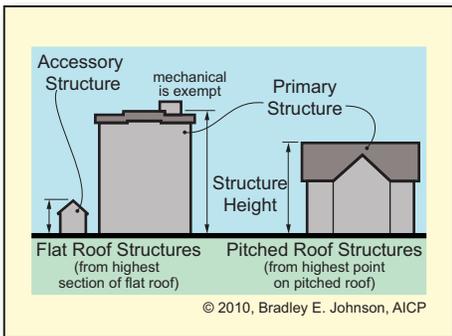
- 80% of lot area

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

Accessory Structure	Lighting	Telecommunication
• AS-01 5-6	• LT-01 5-43	• TC-01 5-100
• AS-11 5-13	Lot	Temporary Use
Density and Intensity	• LO-01 5-45	• TU-01 5-102
• DI-01 5-16	Outdoor Storage	• TU-05 5-104
Driveway	• OS-02 5-51	Trash Receptacle
• DW-01 5-17	Parking	• TR-01 5-105
• DW-04 5-20	• PK-01 5-53	Vision Clearance
Environmental	• PK-07 5-55	• VC-01 5-106
• EN-01 5-21	Performance	Wind Turbine System
Fence and Wall	• PF-01 5-61	• WT-01 5-107
• FW-01 5-22	Public Improvement	• WT-02 5-109
• FW-06 5-24	• PI-01 5-62	
Floodplain	Setback	
• FP-01 5-26	• SB-01 5-64	
Floor Area	Sewer and Water	
• FA-01 5-27	• SW-01 5-66	
Height	Sign	
• HT-01 5-28	• SI-01 5-68	
Landscaping	• SI-07 5-83	
• LA-01 5-37	Special Exception	
• LA-02 5-38	• SE-01 5-97	
• LA-04 5-39	Storage Tank	
• LA-07 5-40	• SR-03 5-98	
• LA-08 5-41	Structure	
	• ST-01 5-99	

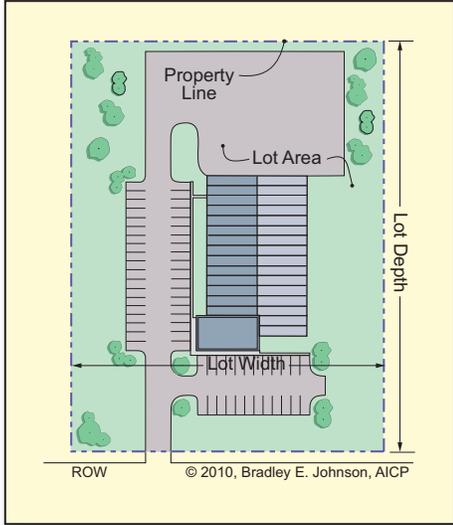
Low to Moderate Intensity Industrial (I1) District

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

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

Low to Moderate Intensity Industrial (I1) District

2.42 I1 District Development Standards



Minimum Lot Area

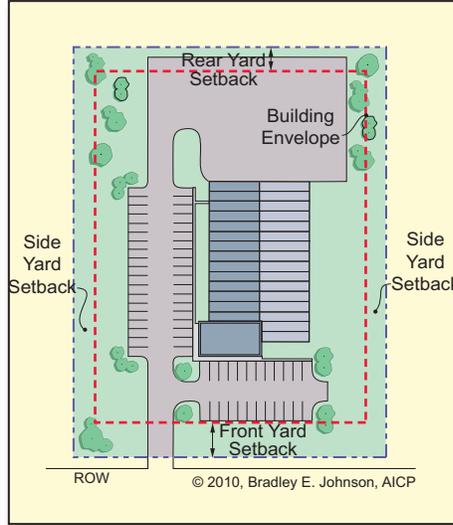
- 1 acre

Minimum Lot Width

- 160 feet

Sewer and Water

- Sanitary sewer and water utility required



Minimum Front Yard Setback

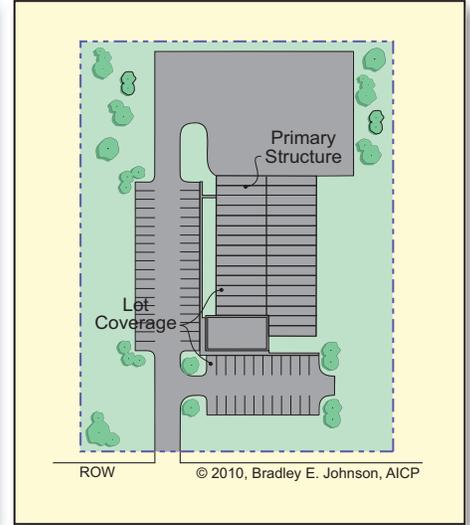
- 30 feet for primary and accessory structures or 100% of the facade height, whichever is greater

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

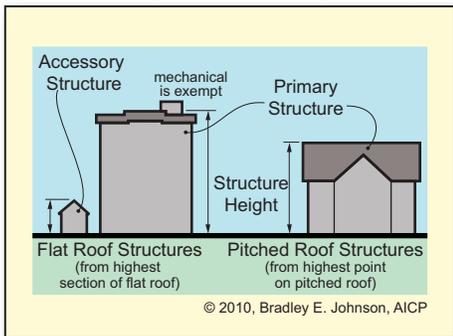
- 75% of lot area

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

Accessory Structure	Lighting	Telecommunication
• AS-01 5-6	• LT-01 5-43	• TC-01 5-100
• AS-11 5-13	Lot	Temporary Use
Density and Intensity	• LO-01 5-45	• TU-01 5-102
• DI-01 5-16	Outdoor Storage	Trash Receptacle
Driveway	• OS-02 5-51	• TR-01 5-105
• DW-01 5-17	Parking	Vision Clearance
• DW-04 5-20	• PK-01 5-53	• VC-01 5-106
Environmental	• PK-07 5-55	Wind Turbine System
• EN-01 5-21	Performance	• WT-01 5-107
Fence and Wall	• PF-01 5-61	• WT-02 5-109
• FW-01 5-22	Public Improvement	
• FW-06 5-24	• PI-01 5-62	
Floodplain	Setback	
• FP-01 5-26	• SB-01 5-64	
Floor Area	Sewer and Water	
• FA-01 5-27	• SW-01 5-66	
Height	Sign	
• HT-01 5-28	• SI-01 5-68	
Landscaping	• SI-09 5-93	
• LA-01 5-37	Special Exception	
• LA-02 5-38	• SE-01 5-97	
• LA-04 5-39	Storage Tank	
• LA-07 5-40	• SR-03 5-98	
• LA-08 5-41	Structure	
	• ST-01 5-99	

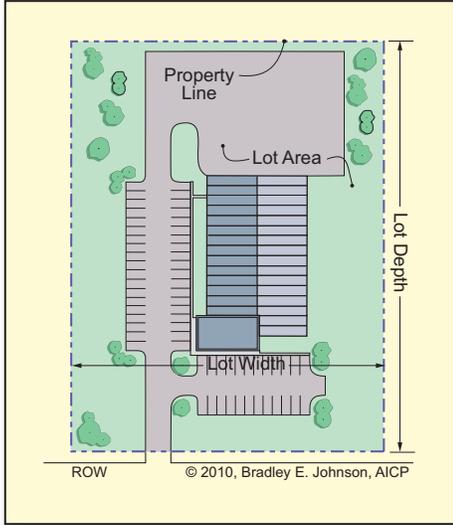
High Intensity Industrial (I2) District

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

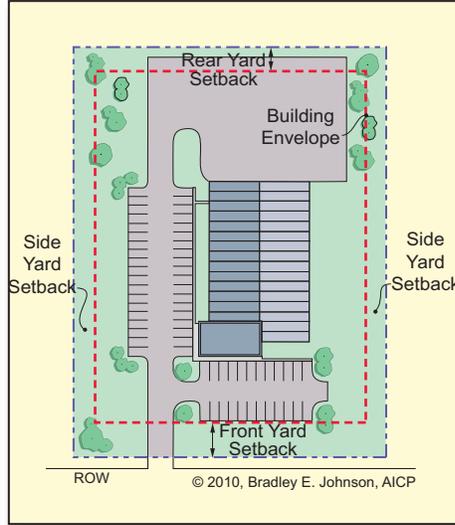
District Intent	Permitted Uses	Special Exception Uses
<p>The I2 (High Intensity Industrial) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> Moderate to high intensity industrial uses Industrial parks, manufacturing facilities, and utility usage Stand alone buildings or multiple primary structures <p>Application of I2 District</p> <ul style="list-style-type: none"> Existing and new development <p>Development Standards</p> <ul style="list-style-type: none"> Enact quality time, place, and manner development standards to minimize impacts on adjacent properties while encouraging economic vitality Minimize light, noise, water, and air pollution <p>Appropriate Adjacent Zoning Districts</p> <ul style="list-style-type: none"> PR, AG, IA, IS, GC, OC, IC, I1, I2, and HI <p>Plan Commission</p> <ul style="list-style-type: none"> Use the I2 District for existing developments and carefully for new industrial development <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> Allow a special exception use only when it is compatible with the surrounding areas Be sensitive to the potential for light pollution, noise pollution, loading berth placement, pedestrian safety, and vehicular safety 	<p>Accessory Permitted Uses</p> <ul style="list-style-type: none"> small wind turbine system <p>Agricultural Permitted Uses</p> <ul style="list-style-type: none"> processing of agricultural products storage of agricultural products <p>Commercial Permitted Uses</p> <ul style="list-style-type: none"> paintball facility <p>Industrial Permitted Uses</p> <ul style="list-style-type: none"> assembly brewery distillery distribution facility flex-space food production/processing heavy equipment repair heavy manufacturing light manufacturing liquid fertilizer storage/distribution outdoor storage recycling processing sewage treatment plant sign painting/fabrication storage tanks (nonhazardous) telecommunication facility testing lab tool and die shop transfer station transfer station (recycling/waste) utility facility, above ground warehouse warehouse storage facility water treatment plant welding <p>Institutional Permitted Uses</p> <ul style="list-style-type: none"> recycling collection point 	<p>Accessory Special Exception Uses</p> <ul style="list-style-type: none"> heliport, private large wind turbine system <p>Industrial Special Exception Uses</p> <ul style="list-style-type: none"> incinerator <p>Institutional Special Exception Uses</p> <ul style="list-style-type: none"> police, fire, or rescue station

High Intensity Industrial (I2) District

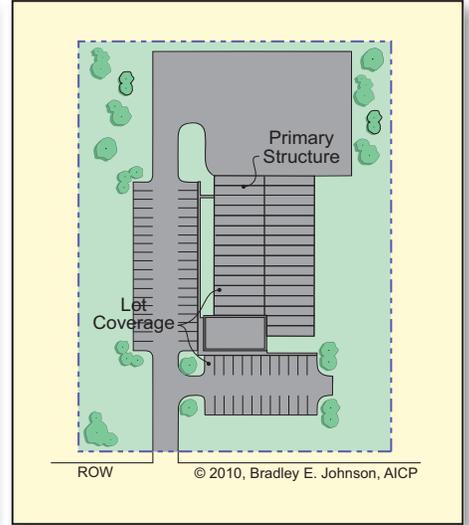
2.44 I2 District Development Standards



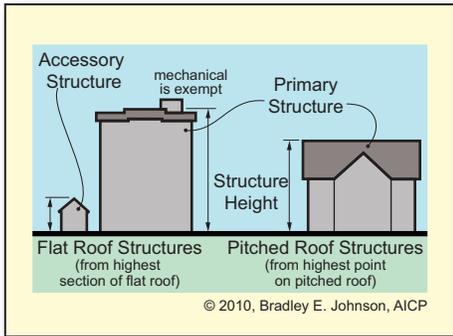
- Minimum Lot Area**
 - 3 acres
- Minimum Lot Width**
 - 200 feet
- Sewer and Water**
 - Sanitary sewer and water utility required



- 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		
Accessory Structure		
• AS-01	5-6	
• AS-11	5-13	
Density and Intensity		
• DI-01	5-16	
Driveway		
• DW-01	5-17	
• DW-04	5-20	
Environmental		
• EN-01	5-21	
Fence and Wall		
• FW-01	5-22	
• FW-06	5-24	
Floodplain		
• FP-01	5-26	
Floor Area		
• FA-01	5-27	
Height		
• HT-01	5-28	
Landscaping		
• LA-01	5-37	
• LA-02	5-38	
• LA-04	5-39	
• LA-07	5-40	
• LA-08	5-41	
Lighting		
• LT-01	5-43	
Lot		
• LO-01	5-45	
Outdoor Storage		
• OS-03	5-52	
Parking		
• PK-01	5-53	
• PK-07	5-55	
Performance		
• PF-01	5-61	
Public Improvement		
• PI-01	5-62	
Setback		
• SB-01	5-64	
Sewer and Water		
• SW-01	5-66	
Sign		
• SI-01	5-68	
• SI-09	5-93	
Special Exception		
• SE-01	5-97	
Storage Tank		
• SR-03	5-98	
Structure		
• ST-01	5-99	
Telecommunication		
• TC-01	5-100	
Temporary Use		
• TU-01	5-102	
Trash Receptacle		
• TR-01	5-105	
Vision Clearance		
• VC-01	5-106	
Wind Turbine System		
• WT-01	5-107	
• WT-02	5-109	

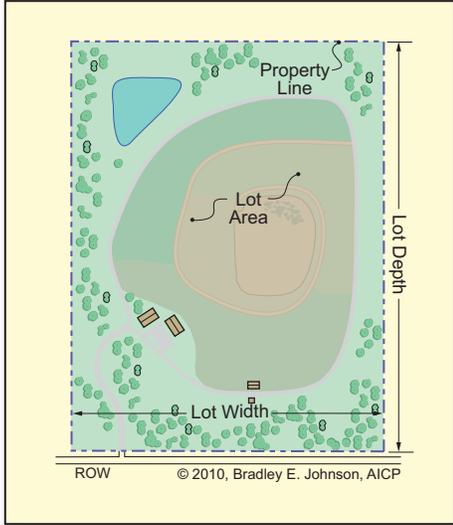
High Impact (HI) District

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

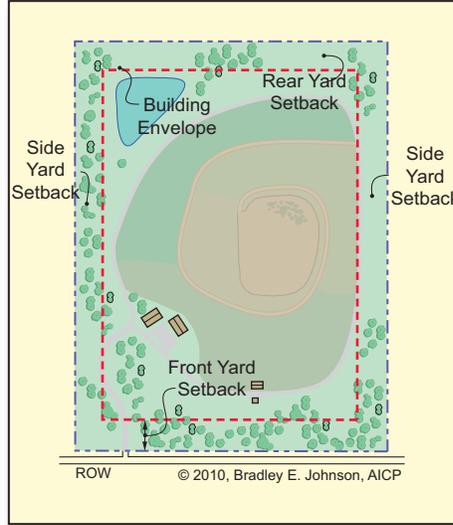
District Intent	Permitted Uses	Special Exception Uses
<p>The HI (High Impact) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> All intensities of high impact uses <p>Application of HI District</p> <ul style="list-style-type: none"> Existing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

High Impact (HI) District

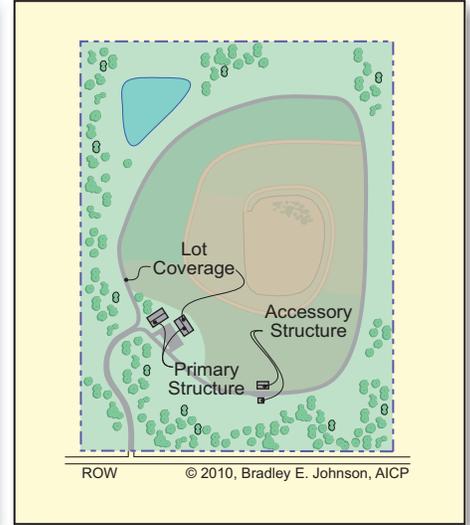
2.46 HI District Development Standards



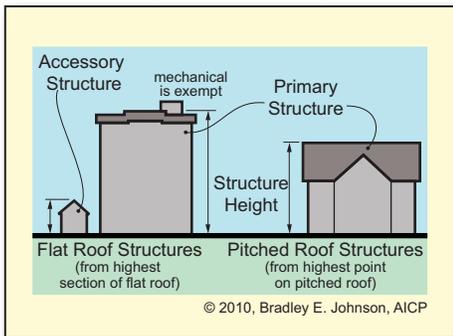
- Minimum Lot Area**
 - 20 acres
- Minimum Lot Width**
 - 250 feet
- Sewer and Water**
 - Sanitary sewer and water utility required



- 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

Accessory Structure	Lighting	Telecommunication
• AS-01 5-6	• LT-01 5-43	• TC-01 5-100
• AS-11 5-13	Lot	Temporary Use
Density and Intensity	• LO-01 5-45	• TU-01 5-102
• DI-01 5-16	Outdoor Storage	Trash Receptacle
Driveway	• OS-03 5-52	• TR-01 5-105
• DW-01 5-17	Parking	Vision Clearance
• DW-04 5-20	• PK-01 5-53	• VC-01 5-106
Environmental	• PK-07 5-55	Wind Turbine System
• EN-01 5-21	Performance	• WT-01 5-107
Fence and Wall	• PF-01 5-61	• WT-02 5-109
• FW-01 5-22	Public Improvement	
• FW-06 5-24	• PI-01 5-62	
Floodplain	Setback	
• FP-01 5-26	• SB-01 5-64	
Floor Area	Sewer and Water	
• FA-01 5-27	• SW-01 5-66	
Height	Sign	
• HT-01 5-28	• SI-01 5-68	
Landscaping	• SI-09 5-93	
• LA-01 5-37	Special Exception	
• LA-02 5-38	• SE-01 5-97	
• LA-04 5-39	Storage Tank	
• LA-07 5-40	• SR-03 5-98	
• LA-08 5-41	Structure	
	• ST-01 5-99	

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				
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