

TABLE OF CONTENTS

ARTICLE I	General Provisions	1
Chapter 1.01	Title and Application	1
Section 1.01.01	Title	1
Section 1.02.02	Jurisdiction	1
Section 1.03.03	Purpose	1
Chapter 1.02	Ordinance Provisions.....	2
Section 1.02.01	Provisions of Ordinance Declared to Be Minimum Requirements	2
Section 1.02.02	Violations/Penalties for Violation.....	2
Section 1.02.03	Separability Clause	4
Section 1.02.04	Repeal of Conflicting Ordinances	4
Section 1.02.05	Effective Date	4
Chapter 1.03	Official Zoning Map	4
Section 1.03.01	Official Zoning Map	4
Section 1.03.02	Rules Where Map Designation Uncertain	5
Section 1.03.03	Annexation	5
Section 1.03.04	Changes and/or Replacement of Official Zoning Map	5
ARTICLE II	District Regulations	7
Chapter 2.01	Application of District Regulations	7
Section 2.01.01	Applicability of Regulations	7
Section 2.01.02	Compliance; Generally	7
Section 2.01.03	Structures & Lots; Construction or Alteration; Limitations of.....	7
Chapter 2.02	Non-Conforming Uses	8
Section 2.02.01	Intent.....	8
Section 2.02.02	Repairs and Maintenance	8
Section 2.02.03	Uses and Structures	8
Section 2.02.04	Uses Under Conditional Use Provisions Not Non-Conforming Uses	10
Section 2.02.05	Non-conforming Lots of Record	10
Chapter 2.03	District Regulations	11

Section 2.03.01	Generally	11
Section 2.03.02	Zoning Districts	11
Chapter 2.04	“A” Agricultural District	12
Section 2.04.01	Permitted Uses	12
Section 2.04.02	Permitted Accessory Uses.....	12
Section 2.04.03	Special Permitted Uses.....	12
Section 2.04.04	Conditional Uses.....	12
Section 2.04.05	Prohibited Uses	13
Section 2.04.06	Area/Construction Regulations	14
Chapter 2.05	“R” General Residential District	15
Section 2.05.01	Permitted Uses	15
Section 2.05.02	Permitted Accessory Uses.....	15
Section 2.05.03	Special Permitted Uses.....	15
Section 2.05.04	Conditional Uses.....	16
Section 2.05.05	Prohibited Uses	17
Section 2.05.06	Area/Construction Regulations	17
Chapter 2.06	“PUD” Planned Unit Development District	19
Section 2.06.01	Permitted Uses	19
Section 2.06.02	Application and Modification Powers	19
Section 2.06.03	Procedure	19
Section 2.06.04	Final Application - Rezoning	21
Section 2.06.05	Review	21
Section 2.06.06	Final Development Plan.....	21
Section 2.06.07	Approved Planned Unit Developments	21
Chapter 2.07	“C-1” General Commercial District.....	22
Section 2.07.01	Permitted Uses	22
Section 2.07.02	Permitted Accessory Uses.....	23
Section 2.07.03	Special Permitted Uses.....	23
Section 2.07.04	Conditional Uses.....	23
Section 2.07.05	Prohibited Uses	24
Section 2.07.06	Area/Construction Regulations	24
Chapter 2.08	“I” Industrial District.....	26
Section 2.08.01	Permitted Uses	26
Section 2.08.02	Permitted Accessory Uses.....	26
Section 2.08.03	Special Permitted Uses.....	26
Section 2.08.04	Conditional Uses.....	27

Section 2.08.05	Prohibited Uses	27
Section 2.08.06	Area/Construction Regulations	27
Section 2.08.07	Performance Standards	29
Chapter 2.09	“CB” Central Business Overlay District	31
Section 2.09.01	Intent.....	31
Section 2.09.02	Establishment/Delineation/Regulation of the “CB” Central Business Overlay District	31
Section 2.09.03	Applicability	31
Section 2.09.04	Permitted Uses	31
Section 2.09.05	Permitted Accessory Uses.....	32
Section 2.09.06	Special Permitted Uses.....	32
Section 2.09.07	Conditional Uses.....	32
Section 2.09.08	Area/Construction Regulations	32
Section 2.09.09	Performance Standards	33
Chapter 2.10	“RE” Residential Estate Overlay District	34
Section 2.10.01	Intent.....	34
Section 2.10.02	Establishment/Delineation/Regulation of the “RE” Residential Estate Overlay District.....	34
Section 2.10.03	Applicability	34
Section 2.10.04	Prohibited Uses	34
Section 2.10.05	Permitted Uses	35
Section 2.10.06	Permitted Accessory Uses.....	35
Section 2.10.07	Special Permitted Uses.....	35
Section 2.10.08	Conditional Uses.....	35
Section 2.10.09	Area/Construction Regulations	35
Chapter 2.99	Floodplain District	37
Section 2.99.01	Statutory Authorization, Findings of Fact, Purpose and Methods of Reducing Flood Losses.....	37
Section 2.99.02	Definitions	39
Section 2.99.03	General Provisions	50
Section 2.99.04	Administration	51
Section 2.99.05	Variance Procedures	55
Section 2.99.06	General Standards for Flood Hazard Reduction	56
Section 2.99.07	Specific Standards for Flood Hazard Reduction	59
Section 2.99.08	Standards for Subdivision Proposals	62
Section 2.99.09	Floodways.....	63
ARTICLE III	ADMINISTRATION	64
Chapter 3.01	General	64

Section 3.01.01	Permits Required	64
Section 3.01.02	Applications	64
Section 3.01.03	Fee Schedule.....	64
Section 3.01.04	Issuance of Permits	64
Section 3.01.05	Expiration of Building/Use Permits.....	65
Chapter 3.02	Administrative Official	65
Section 3.02.01	Establishment and Purpose	65
Section 3.02.02	Duties.....	65
Section 3.02.03	Powers.....	66
Chapter 3.03	Board of Adjustment	67
Section 3.03.01	Establishment	67
Section 3.03.02	Procedures for Meetings.....	67
Section 3.03.03	Powers and Duties of Board of Adjustment	67
Section 3.03.04	Hearings; Appeals; Notice:	68
Section 3.03.05	Stay of Proceedings.....	68
Chapter 3.04	Procedures for Applications	68
Section 3.04.01	Building/Use Permits	68
Section 3.04.02	Conditional Uses.....	70
Section 3.04.03	Variances.....	72
Section 3.04.04	Procedures for Approval of Special Permitted Use Permit	74
Section 3.04.05	Board has Powers of Administrative Official on Appeals; Reversing Decision of Administrative Official:.....	75
Section 3.04.06	Appeals.....	76
Section 3.04.07	Zoning Amendments.....	76
Section 3.04.08	Reapplication	78
Chapter 3.05	Planning Commission	78
Section 3.05.01	City Planning Commission Created	78
Section 3.05.02	Membership of the Planning Commission	78
Section 3.05.03	Terms of Members.....	78
Section 3.05.04	Compensation.....	78
Section 3.05.05	Organization, Rules, Staff and Finances	78
Section 3.05.06	Duties of Planning Commission	79
ARTICLE IV	SUPPLEMENTAL REGULATIONS	80
Chapter 4.01	Visibility at Intersections.....	80

Chapter 4.02	Fences	80
Section 4.02.01	Construction and Materials	80
Section 4.02.02	Location/Setback Requirements	81
Chapter 4.03	Accessory Buildings.....	84
Chapter 4.04	Signs and Outdoor Advertising	87
Section 4.04.01	Prohibited Signs.....	87
Section 4.04.02	General Requirements.....	88
Section 4.04.03	Signs in the Residential Zoning Districts.....	88
Section 4.04.04	Signs in Business and Industrial Zoning Districts	89
Section 4.04.05	Portable Signs	90
Section 4.04.06	Electronic Message Signs.....	91
Section 4.04.07	Signs on otherwise vacant lots (as Conditional Use)	91
Chapter 4.05	Parking.....	92
Section 4.05.01	Use of Major Recreation Equipment	92
Section 4.05.02	Parking and Storage of Certain Vehicles	92
Section 4.05.03	Off-Street Parking Requirements.....	93
Chapter 4.06	Structures to Have Access.....	95
Chapter 4.07	Yards	95
Section 4.07.01	Yards, Reduction in Size.....	95
Section 4.07.02	Additional Yard Requirements	95
Section 4.07.03	Exceptions to Yard/Height Requirements	96
Chapter 4.08	Erection of More Than One Principal Structure on a Lot.....	96
Chapter 4.09	Exceptions to Height Regulations	96
Chapter 4.10	Private Wastewater Treatment Systems (Septic Tanks).96	
Chapter 4.11	Manufactured Home Provisions.....	96
Section 4.11.01	Type I and Type II Modular Homes.....	96
Section 4.11.02	Type I and Type II Manufactured Homes.....	97
Section 4.11.03	Manufactured Home Park Minimum Standards	100
Section 4.11.04	Application Procedures	103
Section 4.11.05	Manufactured Housing Subdivisions.....	104
Chapter 4.12	Permanent Foundations Required for Dwellings.....	104

Chapter 4.13	Utility Easements	104
Chapter 4.14	Moved-In Buildings	105
Chapter 4.15	Screening.....	106
Chapter 4.16	Cannabis Dispensaries	106
Section 4.16.01	Maximum Number of Cannabis Dispensaries	106
Section 4.16.02	Required Separation Distances	107
Section 4.16.03	Other Location Requirements	107
Section 4.16.04	Controlled Access	107
Section 4.16.05	Hours of Operation	107
Section 4.16.06	Documentation of State Licensure	108
Section 4.16.07	Application Required	108
Section 4.16.08	Conformance to Other Applicable Codes.....	108
Chapter 4.17	Refuse	109
Chapter 4.18	Home Occupation	109
Section 4.18.01	Performance Standards	109
Chapter 4.19	Extended Home Occupation	110
Chapter 4.20	Bed and Breakfast (B&B's)	111
Chapter 4.21	Adult Uses	112
Section 4.21.01	Setbacks	112
Section 4.21.02	Conditions & Regulations Governing Operation; Violation; Penalty	113
Chapter 4.22	Shop-Style Dwelling Standards	115
Chapter 4.23	Campgrounds	115
Section 4.23.01	Purpose	115
Section 4.23.02	Minimum Requirements	115
Section 4.23.03	Application Requirements	116
Chapter 4.24	Exempt Structures	118
Chapter 4.25	Harboring Chickens and Other Fowl	118
Section 4.25.01	Intent and Applicability	118

Section 4.25.02	General Provisions	118
Section 4.25.03	Setbacks/Waivers	118
Section 4.25.04	Application	119
Section 4.25.05	Repeal of Conflicting Ordinances	119
Chapter 4.26	Recreational Vehicles on Otherwise Vacant Lots	119
Section 4.26.01	Use Permit Required	119
Section 4.26.02	Minimum Requirements	119
Section 4.26.03	Expiration and Annual Application	120
Chapter 4.27	Private Storage Structures in Residential Districts.....	120
Section 4.27.01	Private Storage Structure as a Special Permitted Use .	120
Section 4.27.02	Private Storage Structure as a Conditional Use.....	121
Chapter 4.28	Private Solar Energy System (PSES)	122
Chapter 4.29	Wind Energy Conversion Systems and Vertical Axis Wind Turbines.....	122
Section 4.29.01	Purpose	122
Section 4.29.02	Federal and State Requirements	122
Section 4.29.03	Requirements for Small Wind Energy Conversion Systems (SWECS) and Vertical Axis Wind Turbines (VAWT).....	122
Section 4.29.04	SWECS or VAWT Application Information.....	126
Chapter 4.30	Shipping Containers and Storage Pods	126
Section 4.30.01	Shipping Containers and Storage Pods as an Accessory Use	126
Section 4.30.02	Shipping Containers and Storage Pods as a Special Permitted Use	127
Section 4.30.03	Shipping Containers and Storage Pods as a Conditional Use	127
ARTICLE V	DEFINITIONS	129
Chapter 5.01	General Terms.....	129