

LAND USE

CHAPTER 12

USES PERMITTED BY ZONE

12.005 Uses with a "P" designation are permitted outright; those with a "C" designation are subject to the Conditional Use provisions of Sections 11.00 to 11.200. One principal use or structure is permitted per lot. Zoning designations are as follows:

SF	Single Family Residential	MU	Mixed Use
MD	Medium Density Residential	LI	Light Industrial
A	Apartment Residential	I	Industrial
NC	Neighborhood Commercial	PF	Public Facility
GC	General Commercial	SR	Special Reserve
DB	Downtown Business Zone		

USE	SF	MD	A	NC ¹	GC ²	DB ³	MU	LI ⁴	I ⁵	PF	SR ⁶
Residential											
Single Family Dwelling	P	P	P	P							C
Duplex		P	P	P	P	P ⁷	P				C
Tri Plex		C	P	P	P	P ⁷	P				C
Four Plex		C	P	P	P	P ⁷	P				C
Apartment			P	P	P	P ⁷	P				C
Manufactured Home	P	P	P	P							C
Manufactured Home Park		C	C	C	C						C
Home Occupation	P	P	P	P			P				C
Residential Home	P	P	P	P		P ⁷	P				C

¹ Commercial service or enterprise shall occupy 3,000 square feet or less and in no case shall the total floor area within one structure or group of structures treated as a common whole exceed 1,800 square feet.

² Principal uses and parking lots, except multifamily dwellings with four or less dwelling units, shall be subject to the provisions of Sections 11.050 to 11.094, Design Review.

³ Subject to the provisions of Sections 12.750 to 12.796, Downtown Business Zone Design Review Standards.

⁴ Commercial uses shall be accessory to a Light Industrial use located not more than 150 feet from the external boundary of the lot containing such Light Industrial use.

⁵ Commercial uses shall be secondary to an Industrial or Light Industrial use which is located not more than 1500 feet from the external boundary of the lot which will contain the proposed Commercial use.

⁶ Subject to the provisions of Sections 12.415 to 12.445, Special Reserve Development Standards.

⁷ Provided the use is not located on the first or ground floor of Main Street.

USE	SF	MD	A	NC ⁸	GC ⁹	DB ¹⁰	MU	LI ¹¹	I ¹²	PF	SR ¹³
Accessory¹⁴											
Boat Facilities ¹⁵	C	C	C	C	C		P			P	C
Fence	P	P	P	P	P		P	P	P	P	P
Garage, Carport	P	P	P	P	P		P	P			P
Greenhouse (not including retail or wholesale)	P	P	P	P			P				P
Minor Antenna	P	P	P	P			P				P
Parking Lot			P	P	P	C	P				C
Playhouse	P	P	P	P			P				P
Satellite Dishes ¹⁶	P	P	P	P			P				P
Signs ¹⁷	P	P	P	P	P	P	P	P	P	P	C
Storage Shed	P	P	P	P	P		P	P	P	P	P
Swimming Pool	P	P	P	P			P			P	P
Tennis Court	P	P	P	P			P			P	P
Trade											
Antique Store				P	P	P	P				
Retail Indoor				P	P	P	P				C
Retail Outdoor					P ¹⁸	P ¹⁸	P				C
Resale/Thrift Store				P	P	C	P				
Vehicle Sales, Service and Rental (automobile, boat, motorcycle, rv)					P	C	C	P	P		
Wholesale				P	P	P	P	P	P		C

⁸ Commercial service or enterprise shall occupy 3,000 square feet or less and in no case shall the total floor area within one structure or group of structures treated as a common whole exceed 18,000 square feet.

⁹ Principal uses and parking lots, except multifamily dwellings with four or less dwelling units, shall be subject to the provisions of Sections 11.050 to 11.094, Design Reviews.

¹⁰ Subject to the provisions of Sections 12.750 to 12.796, Downtown Business Zone Design Review Standards.

¹¹ Commercial uses shall be accessory to a Light Industrial use located not more than 150 feet from the external boundary of the lot containing such Light Industrial use.

¹² Commercial uses shall be secondary to an Industrial or Light Industrial use which is located no more than 1500 feet from the external boundary of the lot which will contain the proposed Commercial use.

¹³ Subject to the provisions of Sections 12.415 to 12.445, Special Reserve Development Standards.

¹⁴ For private use only.

¹⁵ Dock, wharf, boathouse, moorage or houseboat.

¹⁶ Subject to Design Review, Sections 11.050 to 11.094.

¹⁷ Subject to the provisions of Sections 14.300 to 14.368, Signs.

¹⁸ Vendor Permit is required if goods or services are supplied within the public right of way.

USE	SF	MD	A	NC ¹⁹	GC ²⁰	DB ²¹	MU	LI ²²	I ²³	PF	SR ²⁴
Services											
Adult Business ²⁵				P	P	P	P	P	P		C
Athletic Club				P	P	P	P	P	P		C
Auto Repair/Maintenance				P	P	P	C	P	P		C
Auto Service Station				P	P	C	P	P	P		C
Bed & Breakfast	C	C	C	P	P	P	P				C
Business Office			C	P	P	P	P	P	P		C
Child Care Facility	C	C	C	C	C	P	P				C
Child Treatment Center	C	C	C	C	C	C ²⁶	C				C
Day Care			C	P	C	P	P				C
Gun Firing Range-indoor					C			C	C		
Hotel/Motel				P	P	P	P	P	P		C
Personal Services				P	P	P	P				C
Printers/Publishers				P	P	C	P	P	P		
Private School	C	C	C	C	C	C	P			C	
Professional Office			C	P	P	P	P	P	P		C
Residential Facility	C	P	P	P	P	P ⁷	P				C
Restaurant				P	P	P	P	P	P		C
RV Park					C					C	
Telecomm. Facility			C	C	C		C	C		C	C
Veterinary Clinic				P	P	P	C	P	P		C

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²⁴ Subject to the provisions of Sections 12.415 to 12.445, Special Reserve Development Standards.

²⁵ Subject to Sections 12.490 to 12.496, Adult Business Overlay Zone.

²⁶ Provided the use is not located on the first or ground floor of Main Street.

USE	SF	MD	A	NC ²⁷	GC ²⁸	DB ²⁹	MU	LI ³⁰	I ³¹	PF	SR ³²
Public											
Cemetery	C	C	C	C	C		C	C		P	C
Church	C	C	C	C	C	C ³³	C	C	C	P	C
Crematory	C	C	C	C	C		C	C		P	C
Government Office	C	C	C	C	C	C	C	C		P	
Hospital	C	C	C	C	C		C	C		P	C
Fraternal Lodge	C	C	C	C	C	C	C	C		P	C
Mortuary	C	C	C	C	C		C	C		P	C
Parks and Recreation Facilities	P	P	P	P	P	P	P			P	C
Public Utilities	C	C	C	C	C	C	C	C	P	P	C
School	C	C	C	C	C	C ³³	C	C		P	C
Industrial											
Repair/Maintenance							P	P	P		C
Storage/Warehousing							P	P	P		C
Manufacturing/Assembly							P	P	P		C
Light Industrial							P	P	P		C

²⁷ Commercial service or enterprise shall occupy 3,000 square feet or less and in no case shall the total floor area within one structure or group of structures treated as a common whole exceed 18,000 square feet.

²⁸ Principle uses and parking lots, except multifamily dwellings with four or less dwelling units, shall be subject to the provisions of Sections 11.050 to 11.094, Design Reviews.

²⁹ Subject to the provisions of Sections 12.750 to 12.796, Downtown Business Zone Design Review Standards.

³⁰ Commercial uses shall be accessory to a Light Industrial use located not more than 150 feet from the external boundary of the lot containing such Light Industrial use.

³¹ Commercial uses shall be secondary to an Industrial or Light Industrial use which is located not more than 1500 feet from the external boundary of the lot which will contain the proposed Commercial use.

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³³ Provided the use is not located on the first or ground floor of Main Street.

SITE STANDARDS BY ZONE

12.010

DESIGN FEATURE	SF	MD	A	NC³⁴	GC	DB	MU	LI	I	PF	SR
Setbacks (in feet) ³⁵											
Front Yard	20	20	20	10	0	0	0	0	10	10	20
Rear Yard	5	5	5	5	0	0	0	0	10	10	20
Interior Side Yard	5	5	5	0	0	0	0	0	10	10	10
Exterior Side Yard	10	10	10	0	0	0	0	0	10	10	10
Yard Abuts Res. Zone ³⁶	n/a	n/a	n/a	15 ³⁶	15 ³⁶	n/a	15 ³⁶	25	25	15 ³⁶	n/a
Yard Abuts Arterial St.	n/a	n/a	n/a	30	0	0	0	30	30	0	n/a
Max. Building Height³⁷	28	28	45	45	45	45	45	45	45	70	30
Vision Clearance (feet)											
Street Leg	25	25	25	15	15	0	0	15	15	15	15
Alley Leg	10	10	10	10	10	0	0	10	10	10	10
Lot Coverage (%)	35	40	60	75	100 ³⁸	100 ³⁸	100 ³⁸	100	100	100	20
Minimum Lot Size ³⁹ (thousand square feet)	7	5 ⁴⁰	5 ⁴⁰	5 ³⁴	5 ³⁴	5 ³⁴	5 ³⁴	5 ³⁴	5	5	20
Fence Height⁴¹ (feet)											
Front Yard	3 ½	3½	3½	3½	3½	3½	3½	7	7	3½	3½
Rear Yard	7	7	7	7	7	7	7	7	7	7	7
Interior Side Yard	7	7	7	7	7	7	7	7	7	7	7
Exterior Side Yard	3 ½	3½	3½	3½	3½	3½	3½	7	7	3½	3½

³⁴ Dwelling shall conform to the setbacks of the Apartment Residential zone.

³⁵ Front yard setback for all subdivisions platted after January 1, 1998, shall be 15', except garages shall be set back a minimum of 20' from the front property line. Unenclosed porches shall be allowed with a 10' setback.

³⁶ Plus one foot for every foot the proposed nonresidential structure exceeds 28' in height.

³⁷ Public Facilities are allowed a height of 70' in all zones where Public Facilities are permitted.

³⁸ Structures may occupy the entire lot, except that amount necessary to comply with applicable parking and landscaping requirements.

³⁹ Pertains to newly created lots.

⁴⁰ Multifamily units with more than four units shall require an additional 1,000 square feet for each unit over four.

⁴¹ Fence stringers shall be located to the interior of the lot, fence type, color and composition shall be compatible with the neighborhood within which it is placed.