

CHAPTER 10

ARTICLE 2

ZONING DISTRICTS

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- 9-10-02-1: DISTRICTS ESTABLISHED

The following zoning districts are hereby established. For the interpretation of this Title, the zoning districts have been formulated to realize the general purposes as set forth.

A. AGRICULTURAL DISTRICTS

- A Agriculture: Maximize opportunities for agricultural activities by preserving land for the purposes of cultivating the soil and raising livestock.
- TA Transitional Agriculture: Provides for the transition of agricultural land no longer used for extensive agricultural purposes (large scale farming, dairying, pasturage, cultivation, animal or poultry husbandry) into residential areas, while preserving agricultural uses compatible with residential development.

B. RESIDENTIAL DISTRICTS

- R1 Single-Family Residential: Detached single-family homes on larger lots, providing medium to large landscaped yards, low building heights, ample setbacks and side yards, predominantly off-street parking, low traffic volumes, and low nuisance potentials.
- R2 Medium-Density Residential: Detached single-family homes or two-unit dwellings on smaller lots compatible with medium to small landscaped yards, low building heights, ample setbacks and side yards, predominantly off-street parking, low to medium traffic volumes, and low nuisance potentials.
- R3 High-Density Residential: High-density residential housing typically served by collector and arterial streets and characterized by multiple-unit dwellings, ample off-street parking, higher traffic volumes, common open space and low nuisance potential.
- MU Multiple Use District: A mixture of uses such as residential coupled with limited office and commercial developments. This district is intended to ensure compatibility of new development with existing and future development, and to ensure assemblage of properties in a unified plan, with coordinated and harmonious development subject to specific design standards. Maximum density shall be determined by conditional use permit.

C. OVERLAY DISTRICT

R2T Township Overlay: Provides for regulation of narrow lots of record established prior to April 7, 2008.

D. OPEN SPACE DISTRICT

OS Open Space: Provides for parks, walking trails and other recreational activities, conservation of land and natural resources, and historic or scenic site preservation.

E. COMMERCIAL DISTRICTS:

CD Downtown Commercial: Encourages preservation and redevelopment of the city's historic center and provides a compact commercial space emphasizing pedestrian friendliness and a traditional downtown atmosphere. Business units are relatively small and tightly clustered, in contrast with development that is more adapted to motorized traffic.

C1 Neighborhood Commercial: Regulated local commercial service needs, primarily at selected places along the perimeter of single-family residential neighborhoods. Restricts uses which may be better located in the community shopping areas due to the size of the shopping center, location within the community, residential neighborhood areas being served and other factors.

C2 Community Commercial: Commercial uses allowed in neighborhood commercial zones and commercial uses that are more intensive than those permitted in neighborhood commercial zones.

C3 Highway Business: Areas for travel related services such as hotels, motels, service stations, offices, limited warehousing, commercial services and retail sales. This district is specifically designed in clusters to service the motoring public on major highways.

F. BUSINESS PARK/MANUFACTURING DISTRICTS

BP Business Park: Provides for technical laboratories, research and development facilities, offices and office complexes, and limited manufacturing including small-scale production, storage, and distribution. Support activities may also be permitted. Business parks shall be free of hazardous or objectionable levels of such elements as noise, odor, dust, smoke, or glare. Work shall be conducted indoors and generate minimal industrial traffic.

M1 Light Manufacturing: Provides for small scale manufacturing and wholesale establishments, which shall be free of hazardous or objectionable levels of such elements as noise, odor, dust, smoke, or glare, are operated indoors, and generate little industrial traffic. Uses are less intense than in M2 but more intense than in BP. Limited office and commercial development may be permitted as ancillary uses.

M2 Medium Manufacturing: Provides for medium scale manufacturing, processing, warehousing, and major research and testing. Certain M2 uses are excluded from M1 for reasons of health, safety, or general welfare. Operations shall be free of hazardous or objectionable levels of

such elements as noise, odor, dust, smoke, or glare. Limited office and commercial development may be permitted as ancillary uses.

9-10-02-2: PURPOSE AND GENERAL EFFECTS

- A. The purpose of this Chapter is to ensure orderly development and land use and balance the interests of the community with those of property owners.
- B. Zoning Map: The boundaries of the zoning districts shall be established and clearly indicated on a zoning map adopted as part of this Title.
- C. Amendments: All amendments to this chapter and the official zoning map shall follow the procedures set forth in this Title.
- D. Buildings and Structures: No building or structure shall be erected, moved onto a lot or structurally altered or used, except in conformity with the regulations of the zoning district in which it is located.
- E. Frontage Required: For the purpose of ensuring orderly development and to provide adequate access for firefighting equipment and other services to all buildings, no residence, commercial building or industrial building shall be erected or moved onto any lot, tract or parcel of land in any district unless said lot, tract or parcel of land has frontage on a public right of way.

9-10-02-3: UNCERTAINTY OF DISTRICT BOUNDARIES

Where uncertainties exist as to the boundaries of any zoning district as shown upon any zoning map or part thereof, the following rules shall apply:

- A. Street, Alley or Public Way: Where any such boundary line is indicated as following a street, alley or public way, it shall be construed as following the center line thereof.
- B. Lot Line: Where a boundary line is indicated as approximately following a lot line, such lot line shall be construed to be the boundary.
- C. Parallel To Center Lines: Where zoning district boundaries are indicated so that they are approximately parallel to the center lines of streets or highways, such boundaries shall be construed as being parallel thereto and at such distance there from as indicated on the Official City Zoning Map. If no distance is given, such dimensions shall be determined by the use of the scale shown on the Official City Zoning Map.

9-10-02-4: ZONING CHANGES UPON ANNEXATION:

- A. Prior to annexation of an unincorporated area, the planning and zoning commission shall provide to city council a summary of provisions in the comprehensive plan and a recommendation for zone changes as they relate to the area considered for annexation.

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- B. Concurrently or immediately following the adoption of an ordinance of annexation, the city council shall amend the official zoning map. (Ord. 38, 11-5-1984; Ord. 2008-4)