CHAPTER 40

ZONING CODE

<u>ARTICLE</u>			<u>TITLE</u>	<u>PAGE</u>		
I	GENERALLY					
	Section 40-1-1	-	Territorial Limits	40-1		
	Section 40-1-2	-	Definitions	40-1		
II	DISTRICTS ESTABLISHED					
	Section 40-2-1	-	Official Zoning Map	<i>40-17</i>		
	Section 40-2-2	-	Zoning Districts	<i>40-17</i>		
	Section 40-2-3	-	Replacement of Official Zoning Map	<i>40-18</i>		
	Section 40-2-4	-	Annual Publication	<i>40-18</i>		
	Section 40-2-5	-	Rules for Interpretation of District Boundaries	<i>40-18</i>		
	Section 40-2-6	-	Application of District Regulations	<i>40-19</i>		
	Section 40-2-7	-	Schedule of District Regulations Adopted	<i>40-19</i>		
	Section 40-2-8	-	Supplementary District Regulations	<i>40-20</i>		
	Section 40-2-9	-	Airport Height Regulations – Adoption of Height			
			Controls by Reference	40-20		
III	ZONE DISTRICTS ESTABLISHED					
	Division I – Generally					
	Section 40-3-1	-	Schedule of District Regulations	40-21		
	Section 40-3-2		General Statement of Intent	40-21		
	Section 40-3-3	-	40-3-4 Reserved			
	Division II – Forestry District (A-4)					
	Section 40-3-5	-	Permitted Uses	<i>40-21</i>		
	Section 40-3-6	-	Prohibited Uses	<i>40-22</i>		
	Section 40-3-7	-	40-3-9 Reserved			
	Division III – Agricultural – General (A-1)					
	Section 40-3-10	-	District Description	<i>40-22</i>		
	Section 40-3-11	-	Lot Requirements	<i>40-22</i>		
	Section 40-3-12	-	Permitted Uses	<i>40-23</i>		
	Section 40-3-13	-	Prohibited Uses	<i>40-23</i>		
	Section 40-3-14	-	Reserved			
	Division IV – Limited Agricultural District (A-2)					
	Section 40-3-15	-	District Description	40-24		
	Section 40-3-16	-	Lot Requirements	40-24		
	Section 40-3-17	-	Permitted Uses	40-25		
	Section 40-3-18	-	Prohibited Uses	40-26		
	Section 40-3-19	-	Reserved			
	Division V – Agricult					
	Section 40-3-20	-	District Description	<i>40-26</i>		
	Section 40-3-21	-	Lot Requirements	40-27		

<u>ARTICLE</u>			<u>TITLE</u>	<u>PAGE</u>		
III	ZONE DISTRICTS ESTA	BLIS	SHED (CONTINUED)			
			Flood Plain (A-3) (Continued)			
	Section 40-3-22			<i>40-27</i>		
	Section 40-3-23	_	Prohibited Uses	40-28		
	Section 40-3-24		Reserved			
	Division VI – Rural E					
	Section 40-3-25			40-28		
	Section 40-3-26	_	Lot Requirements	40-28		
	Section 40-3-27		Pormitted Uses	40-29		
	Section 40-3-28			40-29		
	Section 40-3-29		Reserved	40-29		
			District – Low Density (R-1)	10.00		
	Section 40-3-30			40-30		
	Section 40-3-31	-	Lot Requirements	40-30		
	Section 40-3-32		Permitted Uses	40-30		
	Section 40-3-33			<i>40-31</i>		
	Section 40-3-34	-	Reserved			
			al District – Low-Medium Density (R-2)			
	Section 40-3-35			<i>40-31</i>		
	Section 40-3-36	-	Lot Requirements	<i>40-31</i>		
	Section 40-3-37	-	Permitted Uses	<i>40-32</i>		
	Section 40-3-38		Prohibited Uses	<i>40-32</i>		
	Section 40-3-39	-	Reserved			
	Division IX – Reside	ntial i	District – Medium Density (R-3)			
	Section 40-3-40	-	District Description	<i>40-33</i>		
	Section 40-3-41	-	Lot Requirements	<i>40-33</i>		
	Section 40-3-42	-	Permitted Uses	40-34		
	Section 40-3-43		Prohibited Uses	40-34		
	Section 40-3-44		Reserved			
	Division X – Residential District – High Density (R-4)					
	Section 40-3-45	- -		<i>40-35</i>		
	Section 40-3-46	_	Lot Requirements	40-35		
	Section 40-3-47	_		40-36		
	Section 40-3-48	_		40-37		
	Section 40-3-49	_	_ ,	70-37		
	Division XI – Planned Manufactured Housing District (M-1)					
				10 27		
	Section 40-3-50	-	District Description	<i>40-37</i>		
	Section 40-3-51	-	Lot Requirements	40-37		
	Section 40-3-52	-		40-38		
	Section 40-3-53	-		40-38		
	Section 40-3-54	-	Reserved			
			avel Trailer District (M-2)			
	Section 40-3-55		District Description	<i>40-38</i>		
	Section 40-3-56	-	Lot Requirements	<i>40-39</i>		

<u>ARTICLE</u>			<u>TITLE</u>	<u>PAGE</u>		
	7045 DIGTDIGTG FOTA	D. T.	2UED (CONTTUUED)			
III	T ZONE DISTRICTS ESTABLISHED (CONTINUED) Division XII – Planned Travel Trailer District (M-2)					
				40.20		
	Section 40-3-57			<i>40-39</i>		
	Section 40-3-58 Section 40-3-59		Prohibited Uses	40-39		
	<i>38CUOH 40-3-39</i>	-	Reserved			
			Pusiness District (M-3)			
	Section 40-3-60		District Description	40-40		
	Section 40-3-61	-		40-40		
	Section 40-3-62	-		40-40		
	Section 40-3-63		Prohibited Uses	<i>40-41</i>		
	Section 40-3-64	-	Reserved			
	Division XIV – Profes	ssion	al Administrative Office District (B-3)			
	Section 40-3-65	-	District Description	<i>40-41</i>		
	Section 40-3-66	-	Lot Requirements	<i>40-41</i>		
	Section 40-3-67	-	Permitted, Prohibited, Accessory and Spe	ecial Uses40-42		
	Section 40-3-68	-	40-3-69 Reserved			
	Division XV – Second	darv i	Business District (B-2)			
	Section 40-3-70			40-42		
	Section 40-3-71		•	40-43		
	Section 40-3-72	-		ecial Uses40-43		
	Section 40-3-73	-				
	Division XVI – Limited Secondary Business District (B-6)					
	Section 40-3-75		District Description	40-44		
	Section 40-3-76		•	40-44		
	Section 40-3-77	_		ecial Uses40-45		
	Section 40-3-78	-				
	Division XVII – Neia	hhorl	hood Business District (B-4)			
	Section 40-3-80		District Description	40-45		
	Section 40-3-81	_	<u>.</u>	40-45		
	Section 40-3-82	-	40-3-84 Reserved			
	Division XVIII – Central Business District (B-1)					
	Section 40-3-85		District Description	<i>40-46</i>		
	Section 40-3-86		Lot Requirements	40-46		
	Section 40-3-87		40.0.00	76 76		
	Division XIX – Interstate Interchange Business District (B-5)					
	Section 40-3-90		District Description	40-47		
	Section 40-3-91		Lot Requirements	40-47		
	Section 40-3-92		10.001			
	Division XX – Schedu	ules				
	Section 40-3-95		Business Activity/Use Schedule	40-48		
	Section 40-3-96		10 0 00 0			

<u>ARTICLE</u>			<u>TITLE</u>	<u>PAGE</u>		
III	ZONE DISTRICTS ESTAE	BLIS	SHED (CONTINUED)			
	Division XXI – Light I					
	Section 40-3-100			40-53		
	Section 40-3-101	-	Lot Requirements	40-54		
	Section 40-3-102					
	Division XXII – Restri	ctea	d Industrial District (I-2)			
	Section 40-3-105	-	District Description	40-54		
	Section 40-3-106	-	Lot Requirements	<i>40-55</i>		
	Section 40-3-107	-	40-3-109 Reserved			
	Division XXIII – General Industrial District (I-3)					
	Section 40-3-110	-	,	<i>40-55</i>		
	Section 40-3-111	-		<i>40-55</i>		
	Section 40-3-112	-	40-3-114 Reserved			
		Division XXIV – Industrial Isolated District (I-4)				
	Section 40-3-115	-	District Description	40-56		
	Section 40-3-116	-	,	<i>40-56</i>		
	Section 40-3-117		**	<i>40-57</i>		
	Section 40-3-118	-	40-3-119 Reserved			
IV	SIGN DEFINITIONS AND) <i>TI</i>	LUSTRATIONS			
17	Section 40-4-1	<i>-</i>	· · ·	40-65		
	Section 40-4-2			40-66		
	Section 40-4-3	_	Schedule of Sign Regulations	40-67		
	Section to 13		Schedule of Sight Negalations	10 07		
V	PERFORMANCE STANDARDS					
	Section 40-5-1	-	Mobile (Manufactured) Homes	40-69		
	Section 40-5-2	-		40-69		
	Section 40-5-3	-		<i>40-75</i>		
1.77	NANCONFORMENC WAS	_				
VI	NONCONFORMING USES	>	Turkank	40.70		
	Section 40-6-1	-	Intent	40-78		
	Section 40-6-2 Section 40-6-3	-	Nonconforming Lots of Record	40-78 40-79		
	Section 40-6-4	-	Termination of Nonconforming Use of Land	40-79 40-79		
	Section 40-6-4 Section 40-6-5	-	Nonconforming Structures	40-79		
	Section 40-0-3	-	Nonconforming Uses of Structures or of Structure and Premises in Combination	40-79		
	Castian 40 6 6		Special Use Shall Not Be Nonconforming Uses	40-79 40-80		
	Section 40-6-6	-	Special Use Shall NOL Be Noncomorning Uses	40-00		
VII	ADMINISTRATION AND ENFORCEMENT					
	Section 40-7-1	-	Administration and Enforcement	40-81		
	Section 40-7-2	-	Building Permits Required	40-81		
	Section 40-7-3	-	Application for Building Permit	40-81		
	Section 40-7-4	-	Certificates of Zoning Compliance	40-82		
	Section 40-7-5	_	Expiration of Building Permit	40-82		

<u>ARTICLE</u>			<u>TITLE</u>	<u>PAGE</u>
VII	ADMINISTRATION AND Section 40-7-6	• EN	FORCEMENT (CONTINUED) Construction and Use to be as Provided in Applications, Plans, Permits and Certificates of Zoning Compliance	40-82
VIII	ADMINISTRATIVE RESI Division I – Board of			
	Section 40-8-1 Section 40-8-2 Section 40-8-3 Section 40-8-4 Section 40-8-5	-	Establishment, Membership, Terms Proceedings of the Board of Appeals Hearings, Appeals, Decisions, Notice Stay of Proceedings	40-83 40-83 40-83 40-84
		-	of Appeals; Powers and Duties Board of Appeals Secretary 40-8-9 Reserved	40-84 40-87
	Division III – Genera Section 40-8-10 Section 40-8-11 Section 40-8-12	ally - -	Appeals From the Board of Appeals, City Council Duties of Zoning Administrator, Board of Appeals and City Council Schedule of Fees, Charges and Expenses	
IX	MISCELLANEOUS		conceans on a coop on any and any once	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
<i>IX</i>	Section 40-9-1 Section 40-9-2 Section 40-9-3	- - -	Complaints Regarding Violations Penalties for Violation Provisions of Code Declared to be Minimum Provisions and the Code Declared to be Minimum	40-89 40-89
	Section 40-9-4 Section 40-9-5 Section 40-9-6 Section 40-9-7	- - -	Requirements Amendments Annexation Agreements Separability Clause Repeal of Conflicting Ordinances; Effective Date	40-89 40-89 40-90 40-90 40-90
	Section 40-9-8 Schedule "A"	-	Comprehensive Plan and Official Map Miscellaneous Permit Fees	40-90 40-92
	Appendix "A" Appendix "B"	- -	Illustrations Footnotes for the Forestry, Agriculture, Residential, and Planned Zoning Districts	
	Appendix "C" Appendix "D" Appendix "E"	- - -	Business Zoning Districts Footnotes Footnotes for Industrial Zoning Districts Schedule of District Sign Regulations	