

Table of Contents



T Table of Contents

CHAPTER 1: GENERAL PROVISIONS

1.1 Title.....	8
1.2 Intent and Purpose.....	8
1.3 Interpretation.....	9
1.4 Applicability and Compliance.....	9
1.5 Transition Rules.....	9
1.6 How to Use This Document.....	10
1.7 Zoning Map.....	12
1.8 Annexation and Initial Zoning.....	14
1.9 Repealer.....	15
1.10 Severability Clause.....	15
1.11 Effective Date.....	15

CHAPTER 2: ADMINISTRATION

2.1 Duties and Powers of the Common Council.....	18
2.2 Duties and Powers of the Plan Commission.....	18
2.3 Duties of the Planning and Zoning Administrator.....	20
2.4 Board of Zoning Appeals.....	23
2.5 Adoption by Reference of Rules of Procedure.....	25

CHAPTER 3: NONCONFORMING USES, LOTS, AND STRUCTURES

3.1 Nonconforming Uses and Structures.....	28
3.2 Nonconforming Lots.....	30
3.3 Nonconforming Signs.....	31

CHAPTER 4: ZONING DISTRICTS

4.1 Establishment of Zoning Districts.....	34
4.2 Use Matrix.....	36
4.3 Lot Standards Tables.....	45
4.4 Single-family Residential (SF).....	50
4.5 Single-family Residential (SF1).....	52
4.6 Single-family Residential (SF2).....	54
4.7 Single-family Residential (SF3).....	56
4.8 Traditional Residential (TR).....	58
4.9 Multifamily Residential (MF).....	60

4.10 Manufactured Home Park (MH) 62
4.11 Central Business (CB) 64
4.12 Neighborhood Business (NB) 66
4.13 Planned Business Commercial (PBC) 68
4.14 Planned Business Office (PBO) 70
4.15 Planned Business Industrial (PBI) 72
4.16 General Industrial (ID) 74
4.17 Institutional (IN) 76

CHAPTER 5: PLANNED UNIT DEVELOPMENT

5.1 General Provisions 80
5.2 Procedure to Establish / Rezone to a PUD 81
5.3 Initial Zoning or Rezoning to a PUD 85
5.4 Preliminary Plan 88
5.5 PUD Final Detailed Plan 92
5.6 Common Areas and Facilities 94
5.7 Modifications to the Approved PUD 95

CHAPTER 6: OVERLAY DISTRICTS

6.1 Thoroughfare Overlay District 98
6.2 Interstate Overlay District 106
6.3 Downtown Overlay District 107

CHAPTER 7: DEVELOPMENT STANDARDS

7.1 Application 116
7.2 Sight Visibility Triangle 116
7.3 Height Standards 117
7.4 Lot Standards 118
7.5 Parking Standards 121
7.6 Loading Standards 143
7.7 Sign Regulations 145
7.8 Landscaping 162
7.9 Environmental Standards 183
7.10 Accessory Uses and Structures 191
7.11 Temporary Uses 195

T Table of Contents

7.12 Home Occupation Standards	199
7.13 Outdoor Sales, Display, and Storage.....	202
7.14 Fence and Wall Standards.....	205
7.15 Exterior Lighting Standards.....	207
7.16 Telecommunications Facilities	212
7.17 Adult Businesses Standards.....	216
7.18 Design Standards	217
7.19 Manufactured Home Parks Standards	230
7.20 Single-family to Multifamily Conversion Standards.....	231
7.21 Specific Use Standards.....	232
7.22 Infill Development Standards.....	237

CHAPTER 8: SUBDIVISION OF LAND

8.1 Types of Subdivisions.....	244
8.2 General Provisions for All Subdivisions	254
8.3 Exemptions.....	256
8.4 Waivers	257
8.5 Land Development Principles	257
8.6 Standards for Surveys and Preparation of Plats	258
8.7 Monuments and Markers.....	258
8.8 Street Standards.....	259
8.9 Pedestrian Network Standards	270
8.10 Block Standards.....	271
8.11 Lot Standards	272
8.12 Entrance and Drive Standards	273
8.13 Retention Pond Standards.....	275
8.14 Easement Standards.....	276
8.15 Open Space Standards/Common Area.....	276
8.16 Utility Standards.....	278
8.17 Common Area Maintenance or Homeowners Association	283
8.18 Development Bonuses.....	284

CHAPTER 9: PERMITS, CERTIFICATES, AND PROCEDURES

9.1 Permit and Application Types	286
9.2 Grading/Land Disturbance Permit.....	287

9.3 Improvement Location Permit..... 288

9.4 Permit for Industrial Use 291

9.5 Conditional Use Permit..... 291

9.6 Sign Permit 294

9.7 Fence Permit..... 296

9.8 Home Occupation Permit 296

9.9 Demolition Permit 297

9.10 Temporary Vendor Permit 298

9.11 Certificate of Occupancy 299

9.12 Certificate of Compliance with Safety Codes..... 300

9.13 Text Amendments, Zoning Map Changes, Rezones..... 300

9.14 Written Commitments..... 304

9.15 Notice of Public Hearing 305

9.16 Site Plan 307

9.17 Development Plan..... 307

9.18 Subdivision Control Procedures - General 317

9.19 Subdivision Control Procedures - Major Subdivisions..... 318

9.20 Subdivision Control Procedures - Minor Subdivisions..... 330

9.21 Administrative Subdivisions..... 333

9.22 As-Built Plans/ Record Drawings 337

9.23 Development Standards Variance 338

9.24 Subdivision Control Waiver..... 341

CHAPTER 10: ENFORCEMENT AND PENALTIES

10.1 Violations 346

10.2 Citation for Civil Zoning Violations..... 347

10.3 Trial for Civil Zoning Violations 348

10.4 Citation for Written Commitment Violations..... 349

10.5 Immediate Public Risk Violations 349

10.6 Construction Process Violations..... 351

10.7 Monetary Fine and Penalties 352

10.8 Subdivision Violations and Penalties 353

CHAPTER 11: DEFINITIONS

11.1 Definitions..... 356

