

ZONING

the amount actually expended or billed to the city by the consultants exceeds the security fund balance. The city shall refund any money deposited in the security fund and not expended within 30 days after final action on the application. The city shall not pay interest on such security deposits.
(Ord. No. 50, §§ 512.15, 512.16, 12-7-1982)

Secs. 32-218--32-242. Reserved.

ARTICLE III. ZONING DISTRICTS ESTABLISHED; PERMITTED USES; DIMENSIONAL STANDARDS

DIVISION 1. GENERALLY

Sec. 32-243. Districts established.

For the purpose of this chapter, the city is hereby divided into the following basic zoning use districts:

<i>District Symbol</i>	<i>Intent and Primary Use</i>
C	The conservancy districts preserve, protect and manage environmentally sensitive areas having wet soils, steep slopes, exposed bedrock or unique natural and biological characteristics in accordance with compatible uses.
A-1	A-1 districts preserve land to be utilized for agriculture and commercial food production on lots smaller than those required in AP districts. A-1 districts provide areas of rural lot density housing with lots large enough for significant agricultural activity to occur.
A-2	The A-2 districts provide rural low density housing in agricultural districts on lands not capable of supporting long-term, permanent commercial food production. A-2 district lot sizes will provide for marginal agriculture and hobby farming.
R-1	R-districts provide low density residential areas in rapidly developing rural settings. R-1 districts provide lots large enough to maintain a semi-rural setting, but lots not large enough to support commercial agriculture. R-1 districts provide a buffer between agricultural districts and urban or rapidly developing districts.
GB	GB districts provide for a general mix of commercial businesses. General business districts will be located in areas where there is a demand for diversified business districts and in areas capable of supplying the utilities for such development.

(Ord. No. 50, § 601.01, 12-7-1982)

Sec. 32-244. Zoning district map.

The boundaries of the districts as established by this chapter are as shown on the map published herewith and made part of this chapter, said map is designated as the official zoning map of the city and shall be maintained as provided herein by the city zoning administrator. The district boundary lines on said map are intended to follow street right-of-way lines, street centerlines or lot lines, unless such boundary line is otherwise indicated on the map. In the case of unsubdivided property or in any case where street or lot lines are not used

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as boundaries, the district boundary lines shall be determined by use of dimensions or the scale appearing on the map. ~~All of the notations, references and other information shown thereon shall have the same force and effect as if fully set forth herein and are hereby made a part of this chapter by reference and incorporated herein as fully as if set forth herein at length. Whenever any street or other public way is vacated, any zoning district line following the centerline of said vacated street or way shall not be affected by such vacation.~~
 (Ord. No. 50, § 603.01, 12-7-1982)

Sec. 32-245. Table of uses.

(a) When uses in a district are listed as both permitted and as conditional uses, or when any other conflict appears in this chapter with respect to permitted uses within a district, the more restrictive portion shall be applied.

(b) Uses shall be allowed according to the use table in subsection (c) of this section. When a specific use is not listed, the closest similar listed use shall determine the restrictions and conditions which apply.

(c) Uses in conservancy, agricultural, residential and general business districts:

USE	ZONING DISTRICT				
	Conservancy	Agricultural A1	Agricultural A2	Residential R1	General Business (GB)
<i>(KEY)</i> <i>P = Permitted</i> <i>C = Conditional use permit and public hearing</i> <i>CC = Certificate of compliance</i> <i>A = Permitted accessory use</i> <i>N = Not permitted</i>					
Agriculture. (See section 32-345.)	C	P	P	P	N
Agricultural business, seasonal.	N	C	C	N	N
Airports, airstrip, heliports. (See section 32-279.)	N	C	C	N	N
Animals, commercial training.	N	C	N	N	N
Animals, domestic farm (See section 32-337.)	N	P	P	P	N
Antennas or towers over 35 feet in height (as permitted by section 32-249.)	N	C	C	C	C
Archery range, commercial outdoors.	C	C	C	N	N
Armories, convention halls and similar uses.	N	N	N	N	N
Apartment buildings.	N	N	N	N	N
Auto/car wash.	N	N	N	N	C
Auto reduction yard; junk yard.	N	N	N	N	N
Automobile repair.	N	N	N	N	C
Automobile service station. (See section 32-340.)	N	N	N	N	C
Bars and taverns.	N	N	N	N	C
Bed and breakfast. (See section 32-327.)	N	C	C	C	N
Blacktop or crushing equipment for highways.	N	C	N	N	N
Boarders.	N	N	N	N	N
Boat dock, noncommercial. (See county chapters 2 and 7.)	A	A	A	A	N
Boat, trailer, marine sales--enclosed.	N	N	N	N	C
Broadcasting studio.	N	N	N	N	C

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Business--seasonal.	N	N	N	N	N
Cafes and restaurants.	N	N	N	N	C
Campgrounds, tents and tent trailers only.	N	N	N	N	N
Care facility. (See section 32-338(c).)	N	C	C	C	N
Cemeteries.	N	C	C	C	N
Churches.	C	C	C	C	C
Clear cutting. (See sections 32-343, 32-348 and 32-246(b)(8).)	N	C	C	C	N
Clubs or lodges.	N	C	C	C	C
Cluster developments.	N	N	N	N	N
Commercial recreation.	C	C	C	C	C
Commercial schools.	N	N	N	N	C
Convents.	N	C	C	C	N
Disposal areas--liquid waste.	N	N	N	N	N
Disposal areas--solid waste.	N	C	N	N	C
Disposal areas--solid and liquid waste.	N	N	N	N	N
Domestic pets.	P	P	P	P	N
Drive-in business.	N	N	N	N	N
Essential services--government uses, buildings and storage.	C	C	C	C	C
Essential services--transmission services, buildings and storage.	C	C	C	C	C
Explosives--manufacture, storage. (See section 32-324.)	N	N	N	N	N
Explosives--utilization. (See section 32-324.)	N	C	C	N	N
Farm.	-----See "Agriculture"-----				
Farm equipment sales.	N	N	N	N	C
Feedlots, commercial. (See sections 32-337 and 32-345.)	N	C	N	N	N
Fences. (See section 32-315.)	A	A	A	A	A
Flammable gases and liquids, business/distribution.	N	N	N	N	N
Forests.	P	P	P	P	C
Fuel sales.	N	N	N	N	C
Funeral homes.	N	N	N	N	N
Garage, private. (See section 32-313.)	A	A	A	A	N
Garage--Repair.	N	N	N	N	C
Garage--Storage.	N	N	N	N	C
Golf courses and country clubs.	N	C	C	C	N
Grading.	-----See section 32-342-----				
Greenhouses (commercial production only).	N	C	C	C	C
Guest house. (See section 32-326.)	N	N	N	N	N
Gun clubs.	N	C	C	N	N
Gun ranges.	N	N	N	N	N
Home occupations (meeting criteria).	CC	CC	CC	CC	N
Home occupations (not meeting criteria).	N	C	C	C	N
Horse boarding and training facilities.	P/C	P/C	P/C	P/C	N
Hotel or motel.	N	N	N	N	N
Housing, student.	N	C	C	C	N

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Identification and nameplate signs.	-----See article IV, division 3-----				
Incidental repair.	N	A	N	N	N
Information centers.	N	CC	C	C	N
Institutional housing.	N	N	N	N	N
Interim uses. (See section 32-335.)	N	C	C	N	C
Junkyard.	N	N	N	N	N
Kennels--private.	N	C	C	C	N
Kennels--commercial.	N	C	N	N	N
Land reclamation. (See section 32-342).	N	C	C	C	C
Landscaping and decorative features. (See section 32-319.)	A	A	A	A	A
Lodging room.	N	N	N	N	N
Manufacturing--general.	N	N	N	N	C
Manufacturing--limited.	N	N	N	N	C
Medical uses.	N	C	C	C	C
Mining. (See section 32-344.)	C	C	N	N	N
Manufactured home--care facility. (See section 32-338(c).)	C	C	C	C	N
Manufactured home court/park.	N	N	N	N	N
Manufactured home--other	-----See section 32-338(l)-----				
Manufactured home--temporary dwelling (See section 32-338(d)).	N	C	N	N	N
Motel or hotel.	N	N	N	N	N
Multiple family dwellings (with central sewer).	N	N	N	N	N
Nature centers, private or public.	C	C	C	C	C
Nursery--commercial (production of trees and shrubs).	CC	P	C	C	N
Nurseries--day and school.	N	C	C	C	N
Nursery and garden supplies (exterior or enclosed sales).	N	N	N	N	C
Offices.	N	N	N	N	C
Off-street loading. (See section 32-322.)	N	N	N	N	A
Off-street parking. (See article IV, division 2 of this chapter).	A	A	A	A	A
Parks.	C	C	C	C	C
Photo, art studio.	N	N	N	N	C
Planned unit developments.	N	N	N	N	N
Public enclosed rental storage or garages.	N	N	N	N	C
Racetracks.	N	N	N	N	N
Railroad operations.	N	C	C	N	N
Recreation areas--commercial.	N	C	N	N	C
Recreation areas--private.	C	C	C	C	N
Recreation equipment storage--commercial (inside storage only).	N	C	C	N	C
Recreation equipment storage--private (side and rear yard only). (See section 32-316.)	A	A	A	A	N
Reduction or processing of refuse, trash and garbage.	N	C	N	N	N

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Rental of cars, trailers, campers, trucks and similar equipment.	N	N	N	N	C
Research.	N	N	N	N	C
Residential--multiple family (with central sewer).	N	N	N	N	N
Residential--single-family detached dwellings. (See section 32-246.)	CC	P	P	P	N
Residential--townhouse.	N	N	N	N	N
Residential--two-family dwellings (duplex). (See section 32-246.)	N	N	N	N	N
Residential--waterfront uses.	A	A	A	A	N
Resorts.	C	C	C	C	N
Rest or nursing homes.	N	N	N	N	N
Retail business.	N	N	N	N	C
Roadside sales stand (seasonally operated).	CC	CC	CC	CC	N
Roads--private.	N	N	N	N	N
Sales, auto--open lot displays with on-site display office. (See section 32-336.)	N	N	N	N	C
Sales--open lot (outdoor displays but no office).	N	N	N	N	C
Schools--public and private.	N	C	C	C	N
Signs--advertising. (See article IV, division 3 of this chapter).	N	N	N	N	C
Signs--other than permitted accessory signs.	-----See article IV, division 3-----				
Shooting preserve. (See section 32-328)					
Commercial	N	C	N	N	N
Personal	N	C	N	N	N
Private	N	C	N	N	N
Shopping center.	N	N	N	N	N
Storage, highway construction equipment during construction.	N	C	C	C	N
Storage--open. (See section 32-341.)	N	CC	CC	CC	C
Storage--as a principal use. (See section 32-316.)	N	C	C	C	C
Storage--normally incidental to the principal use. (See section 32-316.)	A	A	A	A	A
Storage--not accessory to a permitted principal use. (See section 32-316.)	N	C	C	C	N
Structure--historic, scenic, etc.	C	C	C	C	C
Structure--temporary or interim use. (See section 32-335.)	N	N	N	N	N
Supper club.	N	C	N	N	C
Swimming pool--commercial. (See section 32-334.)	N	N	N	N	N
Swimming pool--residential. (See section 32-334.)	CC	CC	CC	CC	N
Terminal--transportation or motor freight.	N	N	N	N	C
Theater.	N	N	N	N	C
Theater--drive-in.	N	N	N	N	N
Townhouse.	N	N	N	N	N

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Trailer/recreation vehicle. (See section 32-339.)	CC	CC	CC	CC	N
Trailer/recreation vehicle parks--seasonal use.	N	N	N	N	N
Utility substations.	C	C	C	C	C
Vegetative cutting.	-----See section 32-348-----				
Vehicle sales--enclosed. (See section 32-336).	N	N	N	N	C
Veterinary clinic.	N	C	N	N	C
Warehousing.	N	N	N	N	C
Waterfront uses--residential.	A	A	A	A	N
Wholesale business.	N	N	N	N	C
Wildlife reserve--private or public.	P	P	P	P	N
Wind energy conversion systems (WECS)	N	CC	CC	N	N

(Ord. No. 50, §§ 601.01, 603.02, 604, 12-7-1982; Ord. No. 53, § 2(606.03), 7-7-1983; Ord. No. 54-B, § 1, 6-5-1984; Ord. No. 58-A, § 1, 8-5-1986; Ord. No. 54C-2003, § 3, 2-4-2003; Ord. No. 2004-109, §§ 1, 2, 8-3-2004; Ord. No. 2005-117, § 3, 11-1-2005)

Sec. 32-246. Minimum area, maximum height and other dimensional requirements.

(a) *Dimensional requirements.* The following chart sets out the minimum area, maximum height and other dimensional requirements of each zoning district.

	<i>Zoning District</i>					
	AP	A-1	A-2	R-1	C	GB
Density Requirements						
Maximum Density (one dwelling unit/acres) ¹	40	10	10	10	10	-
Minimum Lot Size						
Minimum Lot Area per dwelling unit (acres) ²	5	5	5	5	5	-
Minimum Lot Area per non-residential structure (acres)	See section 32-313(b)					2.5
Minimum Lot Depth (feet)	300	300	300	300	300	150
Minimum Lot Width (feet) ^{3,4}	300	300	300	300	300	300
Minimum Lot Width on a cul-de-sac (feet) ^{3,4}	160	160	160	160	160	160
Minimum Frontage						
Frontage on an Improved Public Road	300	300	300	300	300	300
Frontage on a cul-de-sac	60	60	60	60	60	60
Minimum Setbacks (feet)						
Front Yard	80	65	65	65	65	65
Front Yard along Arterials (from centerline)(feet) ⁵	150	150	150	150	150	150
Side Yard (from street in case of corner lot)	80	65	65	65	65	65
Side Yard (from interior lot line)	40	20	20	20	20	20
Rear Yard	50	50	50	50	50	30
Maximum Height (feet)	35	35	35	35	35	35
Additional Standards						
Minimum Buildable Area (acres) ⁶	1	1	1	1	1	1
Maximum Floor Ratio	30%	30%	30%	30%	30%	40%