

CHAPTER 6

ZONING DISTRICTS

SECTION:

- 8-6-1: Establishment Of Zoning Districts
- 8-6-2: Filing Of Ordinance And Map
- 8-6-3: Rules For Locating Boundaries !2R!

8-6-1: ESTABLISHMENT OF ZONING DISTRICTS:

For the purposes of this title, the territory of the local jurisdiction to which this title applies is divided into the following zoning districts, as follows:

- Multiple use district MU-40
- Multiple use district MU-80
- Multiple use district MU-160

- Agricultural district A-20
- Agricultural district A-40

- Rural residential district RR-¹/₂
- Rural residential district RR-1
- Rural residential district RR-5
- Rural residential district RR-10

- Residential district R1-40
- Residential district R1-20
- Residential district R1-12
- Residential district R1-10
- Residential district R1-8
- Residential district R1-6
- Residential district RM-7
- Residential district RM-15

- Neighborhood commercial district CN
- Commercial shopping district CS
- Highway commercial district CH
- General commercial district CG

- Manufacturing-distribution district MD
- General industrial district MG

- Central development district CD

Planned district PUD

8-6-2: FILING OF ORDINANCE AND MAP:

This title and map shall be filed in the custody of the county clerk and may be examined by the public, subject to the reasonable regulations established by said clerk.

8-6-3: RULES FOR LOCATING BOUNDARIES:

Where uncertainty exists as to the boundary of any district, the following rules shall apply:

A. Wherever the district boundary is indicated as being approximately upon the centerline of a street, alley or block, or along a property line, then, unless otherwise definitely indicated on map, the centerline of such street, alley, block or such property line, shall be construed to be the boundary of such district.

B. Whenever such boundary line of such district is indicated as being approximately at the line of any river, irrigation canal or other waterway, or railroad right of way, or public park or other public land, or any section line, then in such case the center of such stream, canal or waterway, or of such railroad right of way, or boundary line of such public land or such section line, shall be deemed to be the boundary of such district.

C. Where such district boundary lines cannot be determined by the above rules, their location may be found by the use of the scale appearing upon the map.

D. Where the application of the above rules does not clarify the district boundary location, the board of adjustment shall interpret the map.

CHAPTER 6

ZONING DISTRICTS

ARTICLE A. MULTIPLE USE, AGRICULTURAL AND RURAL RESIDENTIAL DISTRICTS

SECTION:

- 8-6A-1: Purposes
- 8-6A-2: Codes And Symbols
- 8-6A-3: Uses
- 8-6A-4: Area, Width, Frontage, Yard, Height And Coverage Regulations !2R!

8-6A-1: PURPOSES:

A. Multiple Use Districts:

1. The purposes of providing a multiple use district are to establish areas in mountain, hillside, canyon, mountain valley, desert and other open and generally undeveloped lands where human habitation would be limited in order to protect land and open space resources; to reduce unreasonable requirements for public utility and service expenditures through uneconomic and unwise dispersal and scatteration of population; to encourage use of the land, where appropriate, for forestry, grazing, agriculture, mining, wildlife habitat and recreation; to avoid excessive damage to watershed, water pollution, soil erosion, danger from brush land fires, damage to grazing, livestock raising and to wildlife values; and to promote the health, safety, convenience, order, prosperity and general welfare of the inhabitants of the community.

2. Agricultural buildings are not required to obtain a building permit when used solely in conjunction with agriculture use, and are not for human occupancy; notwithstanding this and unless otherwise exempted, a site plan is required and permits for plumbing, electrical and mechanical work will be required when that work is included in the structure.

District	Minimum Lot Size
MU-40	40 acres
MU-80	80 acres
MU-160	160 acres

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B. Agricultural Districts:

1. The purpose of this district is to promote and preserve in appropriate areas conditions favorable to agriculture and to maintain greenbelt open spaces. These districts are intended to include activities normally and necessarily related to the conduct of agriculture and to protect the district from the intrusion of uses inimical to the continuance of agricultural activity.

2. Agricultural buildings are not required to obtain a building permit when used solely in conjunction with agriculture use, and are not for human occupancy; notwithstanding this and unless otherwise exempted, a site plan is required and permits for plumbing, electrical, and mechanical work will be required when that work is included in the structure.

District	Minimum Lot Size
A-20	20 acres
A-40	40 acres

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C. Rural Residential Districts: The purpose of this district is to promote and preserve in appropriate areas conditions favorable to large lot family life, the keeping of limited numbers of animals and fowl, and reduced requirements for public utilities. These districts are intended to be primarily residential in character and protected from encroachment by commercial and industrial uses.

District	Minimum Lot Size
RR- $\frac{1}{2}$	$\frac{1}{2}$ acre
RR-1	1 acres
RR-5	5 acres
RR-10	10 acres

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8-6A-2: CODES AND SYMBOLS:

In the following sections of this article, uses of land or buildings which are allowed in the various districts are shown as "permitted

uses", indicated by a "P" in the appropriate column, or as "conditional uses", indicated by a "C" in the appropriate column. If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by a blank cell. If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet, or acres required, or by the letter "A". If the regulation does not apply, it is indicated in the appropriate column by a blank cell.

8-6A-3: USES:

No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the multiple use, agricultural or rural residential districts, except as provided in this article.

	Multiple Use			Agricultural		Rural Residential			
	40	80	160	20	40	1/2	1	5	10
Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P	P	P
Accessory uses and buildings customarily incidental to conditional uses	C	C	C	C	C	C	C	C	C
Agriculture and forestry:									
Agriculture, business or industry	C	C	C	C	C		C	C	C
Agriculture, except grazing and pasturing of animals	P	P	P	P	P		P	P	P
Agriculture, including grazing and pasturing of animals	P	P	P	P	P		P	P	P
Animals and fowl for recreation or for family food production for the primary use of persons residing on premises	P	P	P	P	P	P	P	P	P
Farms devoted to raising and marketing chickens, turkeys or other fowl or poultry, fish or frogs, including wholesale and retail sales	P	P	P	P	P			C	C

	Multiple Use			Agricultural		Rural Residential			
	40	80	160	20	40	1/2	1	5	10
Forest industry, such as sawmill, wood products plant or others	C	C	C						
Forestry, except forest industry	P	P	P	P	P		P	P	P
Nursery or greenhouse, wholesale or retail	C	C	C	C	C		C	C	C
The tilling of the soil, raising of crops, horticulture and gardening	P	P	P	P	P	P	P	P	P
Apiary	P	P	P	P	P		C	C	P
Aviary	P	P	P	P	P		P	P	P
Cluster subdivision of single-family dwellings:									
Provided, that the residential density is not increased by more than 100 percent for the district						C	C	C	C
Provided, that the area, in acres, of the parcel is not less than						3	5	15	40
Dude ranch, family vacation ranch	C	C	C	C	C				C
Dwellings:									

	Multiple Use			Agricultural		Rural Residential			
	40	80	160	20	40	1/2	1	5	10
Guesthouse	C	C	C	C	C				
Seasonal home or cabin	C	C	C	P	P	P	P	P	P
Single-family	P	P	P	P	P	P	P	P	P
Two-family	C	C	C	P	P		P	P	P
Home occupation	C	C	C	C	C	C	C	C	C
Household pets	P	P	P	P	P	P	P	P	P
Hydroelectric dam	C	C	C	C	C	C	C	C	C
Kennel				C	C		C	C	C
Mine, quarry, gravel pit, rock crusher, concrete hatching plant, or asphalt plant, oil wells, or steam wells	C	C	C	C	C				C
Petroleum and gas exploration and production	C	C	C	C	C	C	C	C	C
Power generation:									
Large wind energy system	C	C	C	C	C	C	C	C	C
Minor wind energy system	P	P	P	P	P	P	P	P	P

	Multiple Use			Agricultural		Rural Residential			
	40	80	160	20	40	1/2	1	5	10
Small wind energy system	C	C	C	C	C	C	C	C	C
Private park or recreational grounds or private recreational camp or resort, including accessory or supporting dwellings or dwelling complexes and commercial service uses which are owned or managed by the recreational facility to which it is accessory	C	C	C	C	C			C	C
Public stable, riding academy or riding ring, horse show barns or facilities	C	C	C	C	C			C	C
Public use, quasi-public use, essential services, including private school, with a curriculum corresponding to a public school, church; dams and reservoirs; radio and television transmitting stations or towers; cemetery	C	C	C	C	C		C	C	C
Signs:									
1 civic sign, not to exceed 16 square feet in sign area	P	P	P	P	P			C	C
1 development sign, not to exceed 8	P	P	P	P	P	P	P	P	P

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	Multiple Use			Agricultural		Rural Residential			
	40	80	160	20	40	1/2	1	5	10
square feet in area									
1 identification sign, not to exceed 16 square feet in sign area	P	P	P	P	P				P
1 real estate sign, not to exceed 8 square feet in area	P	P	P	P	P	P	P	P	P
1 residential sign, not to exceed 2 square feet in area	P	P	P	P	P	P	P	P	P
Solar structures	P	P	P	P	P	P	P	P	P
Temporary buildings for uses incidental to construction work, including living quarters for a guard or night watchman, which buildings must be removed upon completion or abandonment of construction work	C	C	C	C	C	C	C	C	C

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8-6A-4: AREA, WIDTH, FRONTAGE, YARD, HEIGHT AND COVERAGE REGULATIONS:

	Multiple Use			Agricultural		Rural Residential			
	40	80	160	20	40	1/2	1	5	10
Area Regulations:									
The minimum lot area in acres for any main use in the districts regulated by this article shall be	40	80	160	20	40	1/2	1	5	10
Width Regulations:									
The minimum width in feet for any lot in the districts regulated by this article, except as modified by planned unit developments or cluster subdivisions, shall be	660	1,320	1,320	330	660	120	150	200	330
Frontage Regulations:									
The minimum frontage in feet for any lot in the districts regulated by this article on a public street or a private street approved by the governing body shall be	60	60	60	60	60	25	25	50	60
Front Yard Regulations:									
The minimum depth in feet for the front	60	60	60	60	60	30	30	60	60

	Multiple Use			Agricultural		Rural Residential			
	40	80	160	20	40	1/2	1	5	10
yard for main buildings in districts regulated by this article shall be									
Accessory buildings may have the same minimum front yard depth as any buildings if they have the same side yard required for any buildings, otherwise they shall be set back at least 6 feet in the rear of the any building						A	A		
Rear Yard Regulations:									
The minimum depth in feet for the rear yard in the districts regulated by this article shall be:									
For main buildings	60	60	60	60	60	30	30	50	60
For accessory buildings	60	60	60	60	60	3	10	20	60
Side Yard Regulations:									
The minimum side yard in feet for any dwelling other than main or accessory buildings in districts regulated by this article shall be	60	60	60	60	60	10	15	20	25
and a total width in feet of the 2	120	120	120	120	120	20	40	40	50

	Multiple Use			Agricultural		Rural Residential			
	40	80	160	20	40	1/2	1	5	10
required side yards of not less than									
Except on corner lots, 2 front and 2 rear yards are required	A	A	A	A	A		A	A	A
Except on corner lots, 2 front, 1 side and 1 rear yard are required						A			
Height Regulations:									
The maximum height for all buildings and structures in districts regulated by this article shall be:									
In feet	35	35	35	35	35	25	35	35	35
In number of stories	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Coverage Regulations:									
The maximum coverage in percent for any lot in the districts regulated by this article shall be						25	20	10	5

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ZONING DISTRICTS

ARTICLE B. RESIDENTIAL AND MULTIPLE RESIDENTIAL DISTRICTS

SECTION:

8-6B-1: Purpose

8-6B-2: Codes And Symbols

8-6B-3: Uses

8-6B-4: Area, Width, Frontage, Yard, Height And Coverage Regulations
!2R!

8-6B-1: PURPOSE:

The purposes of the residential and multiple residential districts are:

A. Residential district R1-40: To provide areas for large lot residential neighborhoods of essentially rural or estate character. Minimum lot size: forty thousand (40,000) square feet.

B. Residential district R1-20: To provide areas for very low density, single-family residential neighborhoods of essentially spacious and uncrowded character. Minimum lot size: twenty thousand (20,000) square feet.

C. Residential district R1-12: To provide areas for low density, single-family residential neighborhoods of spacious and uncrowded character. Minimum lot size: twelve thousand (12,000) square feet.

D. Residential district R1-10: To provide areas for medium low density, single-family residential neighborhoods where medium costs of development may occur. Minimum lot size: ten thousand (10,000) square feet.

E. Residential district R1-8: To provide areas for medium low density, single-family residential neighborhoods where low and medium costs of development may occur. Minimum lot size: eight thousand (8,000) square feet.

F. Residential district R1-6: To provide areas for low density, single-family residential neighborhoods where low and medium costs of development may occur. Minimum lot size: six thousand (6,000) square feet.

G. Multiple-residential district RM-7: To provide areas for low residential density with the opportunity for varied housing styles and character. Maximum density: seven (7) dwelling units per net acre.

H. Multiple-residential district RM-15: To provide areas for medium residential density with the opportunity for varied housing styles and character. Maximum density: fifteen (15) dwelling units per net acre.

8-6B-2: CODES AND SYMBOLS:

In the following sections of this article, uses of land or buildings which are allowed in the various districts are shown as "permitted uses", indicated by a "P" in the appropriate column, or as "conditional uses", indicated by a "C" in the appropriate column. If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by a blank cell. If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet required, or by the letter "A". If the regulation does not apply, it is indicated in the appropriate column by a blank cell.

8-6B-3: USES:

No building, structure or land shall be used and no building or structure shall be hereafter structurally altered, enlarged or maintained in the residential and multiple-residential districts, except as provided in this article.

	R-1						R-M	
	40	20	12	10	8	6	7	15
Accessory buildings and uses customarily incidental to the permitted uses	P	P	P	P	P	P	P	P
Accessory uses and buildings customarily incidental to the conditional uses	C	C	C	C	C	C	C	C
Agriculture, the tilling of the soil, the raising of crops, horticulture and gardening	P	P	P	P	P	P	P	P
Child daycare or nursery	C	C	C	C	C	C	C	C
Cluster subdivision of single-family dwellings; provided, that the residential density is not increased to allow more than 1 dwelling for each:								
30,000 square feet	C							
15,000 square feet		C						
8,000 square feet			C					
7,000 square feet				C				
6,000 square feet					C			
4,000 square feet						C	C	C

	R-1						R-M	
	40	20	12	10	8	6	7	15
and that the total area of the subdivision cluster be not less than 5 acres, and that at least $\frac{1}{3}$ of the total area of the subdivision be reserved or dedicated as permanent open space for common use of the residents, under development approval	A	A	A	A	A	A	A	A
Dwellings:								
Four-family dwelling							C	C
Groups of dwellings each approved as a planned unit development							C	C
Multiple-family dwelling							C	C
Single-family dwelling	P	P	P	P	P	P	P	P
Three-family dwelling							C	C
Two-family dwelling							P	P
Two-family dwelling on corner lots requires 2 front and 2 rear yards							A	A

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	R-1						R-M	
	40	20	12	10	8	6	7	15
Home occupation	C	C	C	C	C	C	C	C
Hospital; medical or dental clinic accessory to a hospital and located on the same premises								C
Household pets	P	P	P	P	P	P	P	P
Mobile home developments:								
Mobile home parks								
Mobile home subdivisions								
Power generation:								
Large wind energy system								
Minor wind energy system	P	P	C	C	C	C	C	C
Small wind energy system								
Private educational institution having a curriculum similar to that ordinarily given in public schools	C	C	C	C	C	C	C	C
Private recreational grounds and facilities, not open to the general public, and to which no	C	C	C	C	C	C	C	C

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8-6B-3

	R-1						R-M	
	40	20	12	10	8	6	7	15
admission charge is made								
Public and quasi-public buildings and uses:								
Cemetery								
Church	C	C	C	C	C	C	C	C
Essential service facilities	C	C	C	C	C	C	C	C
Golf course	C	C	C	C	C	C	C	C
Substations or transmission lines of 50 kV or greater capacity	C	C	C	C	C	C	C	C
Quarries, gravel pits, land excavations								
Signs:								
1 civic sign, not to exceed 16 square feet in sign area	P	P					P	P
1 development sign, not to exceed 8 square feet in area	P	P	P	P	P	P	P	P
1 real estate sign, not to exceed 8 square feet in area	P	P	P	P	P	P	P	P

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8-6B-3

	R-1						R-M	
	40	20	12	10	8	6	7	15
1 residential sign, not to exceed 4 square feet in area for the resident of a building, and one residential sign, not to exceed 8 square feet for name and address of a multiple-family residential building	P	P	P	P	P	P	P	P
All such signs shall be located on the property to which they pertain	A	A	A	A	A	A	A	A
Civic and residential signs may be illuminated, but the source of illumination shall not be visible. No flashing or intermittent illumination shall be employed, and the other signs shall not be illuminated	A	A	A	A	A	A	A	A
Identification sign, sign for conditional use	C	C	C	C	C	C	C	C
Solar structures	P	P	P	P	P	P	P	P

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8-6B-4: AREA, WIDTH, FRONTAGE, YARD, HEIGHT AND COVERAGE REGULATIONS:

	R-1						R-M	
	40	20	12	10	8	6	7	15
Area Regulations:								
The minimum lot area in square feet for any single-family dwelling structure in the districts regulated by this article shall be (in thousands)	40	20	12	10	8	6	7	8
The additional lot area for each additional dwelling unit in a dwelling structure shall be (in thousands)							6	2.5
For group dwellings, each separate dwelling structure after the first dwelling structure and each additional dwelling structure in square feet shall have (in thousands)							5	2.5
Minimum lot area for all main uses or buildings other than dwellings shall be (in thousands)	40	20	12	10	10	10	10	10
Width Regulations:								
The minimum width in feet for any lot in the districts regulated by this article,	120	100	80	80	70	60	70	70

	R-1						R-M	
	40	20	12	10	8	6	7	15
except as modified by planned unit developments or cluster subdivisions, shall be								
Frontage Regulations:								
The minimum frontage in feet for any lot in the districts regulated by this article on a public street or a private street approved by the governing body shall be	60	50	45	45	40	40	45	45
Front Yard Regulations:								
The minimum depth in feet for the front yard for main buildings in districts regulated by this article shall be	30	30	30	30	25	25	25	25
Rear Yard Regulations:								
The minimum depth in feet for the rear yard in the districts regulated by this article shall be:								
For main buildings	30	30	30	30	6	20	30	20

	R-1						R-M	
	40	20	12	10	8	6	7	15
For accessory buildings	3	3	3	3	3	3	3	3
Provided, that on corner lots which rear on a side yard of another lot, all such districts shall be located not closer than 10 feet to such side yard	A	A	A	A	A	A	A	A
Side Yard Regulations:								
The minimum side yard in feet for any dwelling in districts regulated by this article shall be	15	10	10	10	10	10	10	10
and the total width of the 2 required side yards	30	24	22	18	16	16	18	18
except that in no case shall the total width of the 2 side yards be less than the height of the building	A	A	A	A	A	A	A	A
Other main buildings shall have a minimum side yard of	20	20	20	15	15	15	20	20
and a total width of the 2 required side yards of not less than	40	40	40	30	30	30	40	40

	R-1						R-M	
	40	20	12	10	8	6	7	15
The minimum side yard for a private garage shall be	15	10	10	8	6	6	6	6
except that private garages and other accessory buildings located at least 6 feet in the rear of the main building may have a minimum side yard of	3	3	3	3	3	3	3	3
provided, that no private garage or other accessory buildings shall be located closer in feet to a dwelling on an adjacent lot than	15	10	10	10	10	10	10	10
On corner lots, the side yard in feet which faces on a street for both main and accessory buildings shall be not less than	20	20	20	20	20	20	20	20
or the average of existing buildings, but in no case shall the side yard be less in feet than	15	15	15	15	15	15	15	15
nor be required to be more than	25	25	25	25	25	25	25	25
Any garage or carport opening which faces onto a street shall be set back	30	30	30	30	25	25	25	25

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8-6B-3

	R-1						R-M	
	40	20	12	10	8	6	7	15
from the street line in feet at least								
Height Regulations:								
The maximum height for all buildings and structures in districts regulated by this article shall be								
In feet	35	35	35	35	35	35	35	55
In number of stories	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Coverage Regulations:								
The maximum coverage in percent for any lot in the districts regulated by this article shall be	20	20	30	35	35	35	35	50

CHAPTER 6

ZONING DISTRICTS

ARTICLE C. COMMERCIAL AND INDUSTRIAL DISTRICTS

SECTION:

8-6C-1: Purpose

8-6C-2: Codes And Symbols

8-6C-3: Uses

8-6C-4: Height, Area, Width, Frontage, Yard, Coverage Regulations;
Special Provisions !2R!

8-6C-1: PURPOSE:

The purposes of the commercial and industrial districts are:

A. Neighborhood commercial district CN: To provide areas in appropriate locations where convenience buying outlets may be established to serve surrounding residential neighborhoods. The regulations of this district are designed to promote a combination of retail and service facilities which in character and scale are necessary to meet day to day needs of area residents.

B. Shopping commercial district CS: To provide areas in appropriate locations where a combination of businesses, commercial, entertainment and related activities may be established, maintained and protected. The regulations of this district are designed to promote and encourage the development of comparison shopping centers.

C. Highway commercial district CH: To provide areas in appropriate locations adjacent to highways or major streets where activities dependent upon or catering to thoroughfare traffic and the traveling public may be established, maintained and protected. The regulations of this district are designed to encourage harmony between traffic needs and centers for retail commercial, entertainment, automotive facilities, and other appropriate highway related activities.

D. General commercial district CG: To provide areas in appropriate locations where a combination of business, commercial, entertainment and related activities may be established, maintained, and protected. Regulations of this district are designed to provide a suitable environment for those commercial and service uses which are vital to economic life, but some of which would be intrusive and disruptive in a shopping center type of commercial development.

E. Manufacturing-distribution district MD: To provide areas in appropriate locations where light manufacturing, industrial processes and warehousing not producing objectionable effects may be established, maintained and protected. The regulations of this district are designed to protect environmental quality of the district and adjacent areas.

F. General industrial district MG: To provide for areas in appropriate locations where heavy industrial processes necessary to the economy may be conducted. The regulations of this district are designed to protect environmental quality of the district and adjacent areas.

8-6C-2: CODES AND SYMBOLS:

In the following sections of this article, uses of land or buildings which are allowed in the various districts are shown as "permitted uses", indicated by a "P" in the appropriate column, or as "conditional uses", indicated by a "C" in the appropriate column. If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by a blank cell. If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet required, or by the letter "A". If the regulation does not apply, it is indicated in the appropriate column by a blank cell.

8-6C-3: USES:

No building, structure or land shall be used, and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the commercial and industrial districts except as provided in this article.

	CN	CS	CH	CG	MD	MG
*Accessory uses and buildings customarily incidental to the conditional uses	C	C	C	C	C	C
Accessory uses and buildings customarily incidental to the permitted uses	P	P	P	P	P	P
Agriculture:						
Agricultural industries			C	C	C	C
The tilling of the soil, the raising of crops, horticulture and gardening	P	P	P	P	P	P
Automobile sales and services:						

	CN	CS	CH	CG	MD	MG
Automatic car wash; automobile and recreation vehicle sales, lease, rental or repair, new or used, conducted outdoors; automobile repair garage	C	C	C	P	P	P
Automobile or recreation vehicle sale, service, lease, rental and repair, new or used, conducted entirely within an enclosed building; auto parts, indoor		P	P	P		
Parking lot incidental to a use conducted on the premises	P	P	P	P	P	P
Parking lot not incidental to a use conducted on the premises	C	C	C	C	C	C
Automobile service station	C	C	C	C	C	C
Body and fender shop; tire recapping; motor vehicle, bicycle and recreation vehicle assembly, painting, upholstering and rebuilding			C	C	P	P
Dwellings and other living quarters:						
Hotel; motel		P	P	P		
Recreational vehicle park		C	C	C		
Power generation:						
Large wind energy system	C	C	C	C	C	C
Minor wind energy system	P	P	P	P	P	P
Small wind energy system	C	C	C	C	C	C
Processing and manufacturing:						
Bag cleaning					P	P
Baking, ice cream making, and/or candy making	C	C	C	C	P	P
Blacksmith shop					P	P
Boiler works					P	P
Bookbinding		C	C	P	P	P
Bottling works					P	P
Breweries		C			C	C
Cement, mortar, plaster, or paving materials, central mixing plant, related to construction industry						C
Construction of buildings to be sold and moved off the premises				C	P	P

	CN	CS	CH	CG	MD	MG
Dairy				C	P	P
Egg candling, sales or processing				P	P	P
Fertilizer and soil conditioner manufacture, processing and/or sales, providing only nonanimal products and byproducts are used					C	C
Forage plant					P	P
Foundry, casting light weight, nonferrous metal					C	P
Hatchery				C	P	P
Honey extraction				P	P	P
Incinerator, nonaccessory					C	C
Knitting mill				C	P	P
Laboratories		C	C	C	C	C
Laundry			C	P	P	P
Machine shop				C	P	P
Manufacture, curing, compounding, processing, packaging and treatment of fish, sauerkraut, pickles, vinegar, yeast and rendering of fat						C
Manufacture, curing, compounding, processing, packaging and treatment of the following:						
Baker goods, batteries				C	C	C
Candy, cereal, cosmetics				C	C	C
Dairy products				C	C	C
Food products (excluding fish, sauerkraut, pickles, vinegar, yeast, and rendering of fat)				C	C	C
Lubrication grease				C	C	C
Meat products				C	C	C
Oil				C	C	C
Pharmaceuticals				C	C	C
Toiletries				C	C	C
Manufacture, fabrication, assembly, canning, compounding, packaging, processing, treatment, storage and/or						

	CN	CS	CH	CG	MD	MG
maintenance of the following:						
Airplane and parts, automobiles and parts, alcohol					C	P
Brass					C	P
Candles, cans, cameras, photo equipment, including film, cast stone products, copper					C	P
Dyestuffs					C	P
Emery cloth, excelsior					C	P
Glass, glucose, gypsum					C	P
Hair, hardware					C	P
Ink, iron					C	P
Lampblack, linoleum, lime					C	P
Machinery, malt, matches, meats, musical instruments					C	P
Novelties					C	P
Oilcloth, oiled rubber goods, oxygen					C	P
Paper, paint, pulp, pickles, pottery, incidental plaster, plaster of Paris, plastics					C	P
Salt, sheet metal, shellac, shoddy, shoe polish, soap, detergents, soda, starch, steel					C	P
Terra cotta, tile, toys, turpentine					C	P
Varnish, vinegar					C	P
Yeast					C	P
Manufacture/maintenance of the following:						
Boats, business machines			C	C	P	P
Cameras, photo equipment			C	C	P	P
Electric or neon signs, billboards, and/or commercial advertising structures			C	C	P	P
Light sheet metal products including heating and ventilation ducts and equipment, cornices and eaves, venetian blinds, window shades, awning			C	C	P	P

	CN	CS	CH	CG	MD	MG
Musical instruments			C	C	P	P
Novelties			C	C	P	P
Rubber and metal stamps			C	C	P	P
Toys			C	C	P	P
Manufacture of brick, clay, ceramic, cinder, concrete, synthetic, cast stone, plastic and pumice stone products, including, in addition, manufacture or fabrication of building blocks. Tile or pipe from raw materials for use in building construction or for sewer or drainage purposes, and excluding rock or gravel crushing of raw materials, except that which is incidental to the manufacture or fabrication of the above described products, and provided that such crushing facilities be located not closer than 200 feet to any property line					C	C
Manufacturing, compounding, assembling and treatment of articles of merchandise from the following previously prepared materials:						
Bone					C	C
Cellophane, canvas, cloth, cork					C	C
Feathers					C	C
Hair, horn					C	C
Leather					C	C
Paper, paint, plastics, precious or semiprecious stone, or metals					C	C
Rubber					C	C
Shell, straw					C	C
Textiles, tobacco					C	C
Wood, wool					C	C
Manufacturing, processing, refining, treatment, distilling, storage, or compounding of the following:						
Acid, ammonia, asphalt, acetylene gas						C
Bleaching powder and chlorine, bones						C

	CN	CS	CH	CG	MD	MG
Chemicals of an objectionable or dangerous nature, coal creosote						C
Disinfectants						C
Explosives						C
Fireworks						C
Gas, gelatin or size, glue, grease or lard						C
Hides						C
Insecticides						C
Metals crushing						C
Ore						C
Petroleum, plastics, potash, pyroxylin						C
Roofing, or waterproofing material, rubber, or gutta-percha						C
Tallow, tar						C
Wood						C
Mobile lunch agency		C	C	P	P	P
Monument works				C	P	P
Motion picture studio			C	C	P	P
Planing mill					C	P
Printing convenience for drop-in customers		C	C	P	P	P
Publishing and contract printing			C	P	P	P
Rock crusher					C	C
Sandblasting					C	C
Sawmill					C	C
Tire retreading or vulcanizing				C	P	P
Upholstering, including mattress manufacture, rebuilding or renovating			C	P	P	P
Uses which follow, provided they are located at least 300 feet from any district boundary:						
Animal byproducts, plants, offal or dead animal reduction or dumping						C

	CN	CS	CH	CG	MD	MG
Blast furnace						C
Fat rendering, fertilizer and soil conditioner, foundry						C
Garbage or refuse maintenance or disposal site, gravel pits, quarries						C
Weaving		C	C	C	P	P
Welding shop			C	C	P	P
Public and quasi-public:						
Cemetery			C	C	C	C
Churches	C	C	C	C	C	C
Parks, golf courses, swimming pools, and other recreation areas	P	P	P	P	P	P
Public buildings	C	C	C	C	C	C
Private schools	C	C	C	C	C	
Radio/television transmitting towers					C	P
Recreation, commercial:						
Archery shop/range, if conducted in enclosed building	C	C	C	P	C	C
Athletic club; health club, athletic goods store	C	P	P	P	P	C
Billiards or pool hall, swimming pool, skating rink	C	P	P	P	C	C
Bowling alley, boxing arena			C	C	C	C
Bicycle shop	P	P	P	P	C	C
Campground			C	C	C	
Dance hall, dancing		C	C	C	C	
Drag strip racing					C	C
Go-cart racing					C	C
Golf course, miniature golf	P	P	P	P	P	P
Gymnasium	C	P	P	P	P	C
Nightclub/social club		C	C	C	C	
Recreation center	C	C	C	P	C	C
Recreation vehicles rental-lease, sales and service	C	C	C	C	C	C

	CN	CS	CH	CG	MD	MG
Recreational vehicle parks		C	C	C	C	
Theater, indoor	C	C	C	P	C	
Theater, outdoor		C	C	C	C	C
Sales and related services:						
Air conditioning, ventilating equipment, sales/repair		C	C	P	P	C
Art needlework shop	P	P	P	P		
Art shop and/or supply	P	P	P	P		
Awning sales/repair		P	C	P	C	C
Bakery, retail sales	P	P	P	P	C	C
Beer outlet, class A, class B		C	C	C		
Bookstore	P	P	P	P		
Bookstore, adult					C	
Building material sales, enclosed		C	C	C	P	P
Building material sales yard with sale of rock, sand, gravel and the like as an incidental part of the main business, but excluding concrete mixing, except as such concrete mixing is necessary in preparation and manufacture of any products specified in this section				C	P	P
Cafe, cafeteria, catering establishment	P	P	P	P	C	C
Candy, confectionery, nut shop	P	P	P	P	C	C
Carbonated water sales		P	P	P		
China and/or silver shop	P	P	P	P		
Clothing store	P	P	P	P	C	C
Coal/fuel sales office	C	C	C	P	P	C
Delicatessen	P	P	P	P	C	C
Department store		P	P	P		
Drapery/curtain store	C	P	P	P	C	C
Drive-ins, refreshment stand, eating and/or drinking place	C	C	C	C	C	C
Drugstore	P	P	P	P		
Dry goods store	C	P	C	P	C	
Electrical, heating appliances and	C	P	P	P	C	

	CN	CS	CH	CG	MD	MG
fixtures, sales/repair/service						
Electronics sales and repair	P	P	C	P	C	C
Floor covering sales	P	P	P	P	C	C
Florist shop	P	P	P	P		
Fountain equipment supply				P	P	
Fruit/fruit juice store, fruit and/or vegetable stand, or store	P	P	P	P		
Fur sales, storage, repair		P		P	C	
Furniture sales, and/or repair	C	P	C	P	C	
Gift shop, hobby or crafts shop	P	P	P	P		
Greenhouse, nursery, plant materials, soil/lawn service		P	P	P	P	
Grocery, meat sales	P	P	P	P	C	C
Gunsmith	C	P	C	C		
Hardware store	C	P	P	P	P	
Health food store	P	P	P	P		
Hobby and/or craft shop	P	P	P	P		
Hospital supplies		C	C	P	P	
Ice cream shop	P	P	P	P	P	
Ice manufacture, storage, and retail/wholesale sales	C	C	C	P	P	P
Insulation sales				P	P	P
Jewelry stores	P	P	P	P		
Laundry, automatic self-help, laundry agency	P	P	P	P	C	
Leather goods, luggage sales	P	P	P	P	C	C
Linen shop	P	P	P	P		
Liquor and beer sales, places for the drinking of liquor or beer		C	C	C	C	
Lumberyard				C	P	P
Military surplus store	C	C	C	C	C	C
Milk distributing station, sale of dairy products, excluding processing/bottling	P	P	P	P		
Monument sales, retail			P	P	P	P

	CN	CS	CH	CG	MD	MG
Motorboat sales	C	C	C	C	C	C
Music store	P	P	C	P		
Notions	P	P	P	P		
Novelty shop		P	P	P		
Oil burner shop		P		P	P	
Ornamental iron, sales only	C	P	C	P	P	C
Package agency		C	C	C	C	
Painter/paint store	C	P	P	P	P	
Pet shop	P	P		P		
Photographer or photography shop, sales and service	P	P	P	P		
Plumbing shop	C	P	P	P	P	
Popcorn and/or nut shop	P	P	P	P	C	C
Radio and television station				C	C	P
Restaurant	P	P	P	P	C	C
Roofing sales	C	P	P	P	P	
Secondhand shop, antiques, conducted within a building or enclosure	C	P	C	P	P	
Seed/feed store			C	P	P	P
Shoe shop, shoeshine, shoe repair	P	P	C	P	C	
Sewing machine shop	P	P	P	P		
Stationery and greeting card sales	P	P	P	P		
Tobacco shop	C	P	P	P		
Tire shop	C	P	P	P	C	C
Variety store	P	P	P	P		
Wallpaper store	C	P	P	P	P	
Wholesale business		C		P	P	P
Service activities:						
Animal hospital			C	C	C	C
Baby formula service, baby diaper service, sitter agency	P	P	P	P		
Bank	P	P	P	P	P	
Barbershop	P	P	P	P	C	

	CN	CS	CH	CG	MD	MG
Bath and massage		P	P	P		
Beauty shop	P	P	P	P	C	
Carpet and/or rug cleaning				P	P	
Clothes cleaning, dyeing, pressing	P	P	P	P	P	P
Costume rental	C	P	C	P	P	
Dramatics school	C	C	C	C	C	
Electric appliances and/or electronic instruments service		P		P	P	
Employment agency or employment office		P	P	P	P	
Fix-it shop, repair shop, household items		P	P	P	P	
Flooring, floor repair shop		P		P	P	
Frozen food lockers		C	C	P	P	
Household cleaning/repair, house equipment displays		P		P	P	
Interior decorating store	P	P	P	P		
Janitorial service	P	P		P	P	
Kennel		C		C	C	C
Key and lock service		P	C	P	P	
Medical/dental clinic, laboratories	C	P	C	P	C	
Mortuary		C	C	C	C	
Nurses' agency	P	P		P		
Office, business or professional	C	P		P	P	
Office, supply, office machines sales, repair		P		P	P	
Optometrist, and/or oculist	P	P		P		
Pest extermination business	C	P		C	C	C
Printing and small paper reproduction service	P	P	C	P	P	
Printing, including engraving, photo engraving			C	P	P	
Reception center and/or wedding chapel	C	C	C	C		
Sign painting shop		C		P	P	
Tailor shop	P	P		P		

	CN	CS	CH	CG	MD	MG
Taxidermist		P		P	P	
Towel and linen supply service		P		P	P	
Travel bureau	C	P	P	P	P	
Upholstery shop	C	C	C	P	P	
Veterinary			C	C	C	C
Signs:						
Advertising signs, not exceeding 132 square feet in area or 25 feet in height may be allowed by the planning commission						C
Business signs, not to exceed a total of 1 square foot of sign area for each 1 linear foot of business building frontage; no such sign to exceed 50 square feet in area and not more than 3 signs for any one business; all such signs to be flat wall or freestanding signs; no such sign to be revolving or to have flashing or intermittent lighting	P	P	P	P	P	P
Business signs permitted above herein may be allowed as pole signs not to exceed 25 feet in height and 100 square feet in total area by the planning commission			C	C	C	C
The following nonadvertising signs, subject to the limitations stated. All such signs may be lighted but shall have no flashing or intermittent light and shall not revolve or have lighted moving parts. Such signs to be flat wall signs or pole signs but no such signs shall project above the eaves or parapet wall of the building on the premises to which it is appurtenant. The maximum sign area may be used in not more than 3 signs.						
Civic, maximum 14 square feet	P	P	P	P	P	P
Development, maximum 40 square feet	P	P	P	P	P	P
Other, maximum 8 square feet	P	P	P	P	P	P
Real estate, maximum 16 square feet	P	P	P	P	P	P
Residential, personal nameplate, maximum 2 square feet	P	P	P	P	P	P
Solar structures	P	P	P	P	P	P

	CN	CS	CH	CG	MD	MG
Storage and warehousing:						
Boat storage			C	P	C	C
Coal, fuel and wood yards			C	C	P	P
Contractors' equipment storage yard or plant, or rental of equipment used by contractors	C	C	P	P	P	P
Garage, public		C	C	P	P	P
Junkyard					C	C
Warehouse		C	C	C	P	P
Temporary buildings for uses incidental to construction work, including living quarters for a guard or night watchman, which buildings must be removed upon completion or abandonment of the construction work	C	C	C	C	C	C
Transportation:						
Bus terminal		C	C	P	P	
Draying, freighting, or trucking yard or terminal			C	C	P	P
Express shipping office	C	P	P	P	P	P
Railroad yards, shop and/or roundhouse for railroads					P	P
Taxi stand	P	P	P	P	P	P
Terminal, parking and maintenance facilities	C	C	C	C	C	C
Transfer company			C	C	P	P
Transfer company, provided trucks no larger than 2 tons capacity are used		C	C	P	P	P
Truck stop and service facilities			P	C	P	P

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8-6C-4: HEIGHT, AREA, WIDTH, FRONTAGE, YARD, COVERAGE REGULATIONS; SPECIAL PROVISIONS:

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	CN	CS	CH	CG	MD	MG
Height Regulations:						

	CN	CS	CH	CG	MD	MG
The maximum height for all buildings and structures in districts regulated by this chapter shall be:						
In feet	35	45	45	75	75	75
In number of stories	2	3	3	7	7	7
Area, Width, Frontage, Yard And Coverage Regulations:						
Any parcel larger than 1 acre at the time of passage of this ordinance may be divided or developed only under planned unit development approval	A	A	A	A	A	A
Regulations as may be required by conditional use permit or by planned unit development approval, except that no commercial building shall be located closer than 15 feet to any residential district boundary line or to any street line which continues as frontage into a residential district	A	A	A	A	A	A
Except as may be allowed through a planned unit development approval, buildings and structures may cover no more percentage of the lot area than	30	30	30	50	50	50
Special Provisions:						
Any area outside of a building used for any activity other than off street parking and loading shall be completely enclosed within a solid fence or wall of a height sufficient to completely screen such activity from the street or from adjoining parcels					A	
All uses shall be conducted from enclosed buildings except automobile service stations, automatic car wash, automobile and recreational coach or vehicle sales, lease, rental or repair, off street parking and loading, plant material nurseries, outdoor restaurants, and commercial recreation, unless otherwise permitted by planned unit development or conditional use permit	A					
Not more than 20 percent of the building shall be used for wholesale business	A					

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CHAPTER 6

ZONING DISTRICTS

ARTICLE D. CENTRAL DEVELOPMENT DISTRICT CD

SECTION:

8-6D-1: Purpose

8-6D-2: Permitted Uses

8-6D-3: Conditional Uses

8-6D-4: Special Provisions

8-6D-5: Area, Width, Frontage, Yard, Coverage, Height Regulations
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8-6D-1: PURPOSE:

The purpose of this district is to provide areas in appropriate locations for high intensity public, quasi-public, commercial, office and multiple-family uses which may center in harmonious relationships based on planned development for mutual benefit.

8-6D-2: PERMITTED USES:

None. All uses require conditional use permits.

8-6D-3: CONDITIONAL USES:

All uses allowed in the CN, CS, CH and CG districts are conditional uses in the CD district.

8-6D-4: SPECIAL PROVISIONS:

A. Lot Size: Any parcel located in a central development district that is larger than one acre at the time of passage of this article may be divided or developed only under planned unit development approval. No new lot smaller than one acre may be created.

B. Considerations: Every conditional use permit and every planned unit development approval shall be based primarily on how the development, as proposed in the application, will contribute to compatibility and mutual private and public benefit from existing, proposed and potential buildings and uses in the area; the efficient, effective and aesthetic use of land, buildings, landscaping and

amenities; and the improvements to be made in land use, building construction and appearance, traffic safety and control, landscaping and drainage.

8-6D-5: AREA, WIDTH, FRONTAGE, YARD, COVERAGE, HEIGHT REGULATIONS:

The area, width, frontage, yard, coverage and height regulations are to be determined by conditional use permit or planned unit development approval.