

APPENDIX B – ZONING
3000 – ZONING DISTRICT TYPES AND REGULATIONS

5. Side setback, exterior: 25-foot minimum, except 15 ft. minimum for single family and duplex dwellings.
6. Rear setback:
 - A. Single-family and duplex dwelling: Five-foot minimum from common lot line or one-foot minimum from alley. (See section 6500 for accessory structure setbacks and section 6210 for setback requirements for rear vehicular access.)
 - B. All other uses: Five feet, minimum. However, in no case shall the roof overhang extend over the property line.
7. Height: 35-foot maximum. For school and religious assembly uses, the maximum height shall be 45 feet.
8. Building coverage: 55 percent of lot area, maximum, except 50 percent of the lot area, maximum, for single-family and duplex dwellings.
9. Open space: 20 percent of lot area, minimum, for multifamily dwellings use containing 25 units or more.

Note— See section 4600 for buffering requirements.

(Ord. No. 83-85, § 1, 8-6-1985; Ord. No. 28-86, 4-1-1986; Ord. No. 30-89, § II, 5-2-1989; Ord. No. 27-90, § 4, 5-1-1990; Ord. No. 81-90, §§ 2, 3, 6, 12-6-1990; Ord. No. 39-2003, § 1, 4-15-2003; Ord. No. 92-2007, § 6, 10-2-2007)

[Sec.] 3420. - Special conditions.

- A. No drive-through/drive-in use or repair service of any kind shall be allowed. Additionally, outdoor storage or display of any kind shall be prohibited.
- B. Hours of operation shall be limited to no earlier than 6:00 a.m. and no later than 12:00 midnight.

(Ord. No. 92-91, 10-1-1991)

3450. - GC—GENERAL COMMERCIAL DISTRICT

[Sec.] 3460. - Purpose.

The purpose of the GC General Commercial District is to accommodate commercial activities of a retail and service nature. These areas would be located along major streets and encouraged to use site designs which have mutual benefits with other businesses in the area.

[Sec.] 3470. - Permitted uses.

- A. The following uses are permitted in the GC General Commercial District:

Residential uses:

Dwelling, duplex two-family.

Dwelling, single-family detached.

Group homes.

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Personal care homes.

- B. The following uses are permitted in the GC General Commercial District subject to the site plan review provisions of section 7100.

Residential uses:

Bed and breakfast homestay.

Boardinghouse.

Condominium, residential.

Dwelling, multifamily.

Dwelling, zero lot line, single-family, subject to the provisions of section 5200.

Fraternity and sorority house.

Townhouse, residential, subject to the provisions of section 5300.

Civic uses:

Cemetery.

College and university.

Day care centers, limited and commercial.

Library, public.

Parks.

Public.

Safety services.

Religious assembly.

Residential care facility.

School, primary and secondary.

Utility service.

Commercial uses:

Alcoholic beverage sales, subject to the provisions of section 5400.

Art gallery/museum.

Automotive sales and service.

Automotive service station.

Bed and breakfast inn.

Boat sales and service.

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Business and trade schools.

Car wash.

Clinic.

Club.

Coin-operated amusement machines establishment, as regulated by section 5905.

Convenience store.

Exterminating services, without chemical storage.

Funeral home.

Hospital.

Hotel.

Indoor sports and recreation.

Medical office.

Motel.

Movie theater.

Nursery.

Offices.

Oil drilling, subject to the provisions of Appendix A, Subdivision and Development Regulations, section 6.4 Oil and Gas Well, as amended.

Repair services.

Restaurants.

Retail trade.

Self-storage facilities/mini-warehouse.

Services.

Shopping center.

Veterinary services.

(Ord. No. 28-86, § 13, 4-1-1986; Ord. No. 30-89, § II, 5-2-1989; Ord. No. 31-91, § 3, 4-2-1991; Ord. No. 75-96, § 2, 6-4-1996; Ord. No. 35-98, § 1, 4-21-1998; Ord. No. 03-2000, § 1, 1-4-2000; Ord. No. 95-2001, § 4, 10-2-2001)

[Sec.] 3480. - Conditional uses.

The following uses are permitted in the GC General Commercial District subject to the approval process provided in section 7200:

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Alcoholic beverage sales, subject to the provisions of section 5400.

Automotive repair service.

Bus station.

Community residential center.

Contractor's yard.

Flea market.

Halfway house.

Kennel.

Light manufacturing.

Manufacturing homes, subject to the provisions of section 5600.

Outdoor entertainment and recreation.

Outdoor storage.

Parking facility.

Recreational vehicle park.

Warehousing facility.

(Ord. No. 23-88, § 2, 3-1-1988; Ord. No. 30-89, § II, 5-2-1989; Ord. No. 75-96, § 2, 6-4-1996; Ord. No. 86-96, § 1, 6-18-1996; Ord. No. 03-2000, § 2, 1-4-2000; Ord. No. 103-2000, § 6, 10-3-2000; Ord. No. 45-2001, § 2, 5-1-2001; Ord. No. 95-2001, § 5, 10-2-2001)

[Sec.] 3490. - Development regulations.

Each site in the GC General Commercial District shall be subject to the following development regulations except for townhouse and zero lot line residential use:

1. Lot area: 5,000 square feet, minimum.
2. Lot width: 50 feet, minimum.
3. Front setback: 25 ft. minimum, except for rear access subdivision where reduced setback as per section 4240 shall apply.
4. Side setback, interior:
 - A. Single-family and duplex dwellings: Five feet, minimum.
 - B. All other uses: No minimum; in accordance with adopted Building Code requirements.
5. Side setback, exterior: 25-foot minimum, except 15-foot minimum for single-family and duplex dwellings.
6. Rear Setback:
 - A. Single-family and duplex dwelling: Five ft. minimum from common lot line or one -foot minimum from alley. (See section 6500 for accessory structure setbacks and section 6210 for setback requirements for rear vehicular access.)

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- B. All other uses: No minimum. However, in no case shall the roof overhang extend over the property line, and shall be in accordance with adopted Building Code requirements.
- 7. Height: No maximum.
- 8. Building coverage: No maximum, except 50 percent of lot area maximum, for single-family and duplex dwellings.
- 9. Open Space: 20 percent of lot area, minimum, for multifamily dwellings containing 25 units or more.

Note— See section 4600 for buffering requirements.

(Ord. No. 83-85, § 1, 8-6-1985; Ord. No. 28-86, 4-1-1986; Ord. No. 30-89, § II, 5-2-1989; Ord. No. 27-90, § 4, 5-1-1990; Ord. No. 81-90, §§ 2, 3, 6, 12-6-1990; Ord. No. 39-2003, § 1, 4-15-2003)

3510. - LI—LIGHT INDUSTRIAL DISTRICT

[Sec.] 3520. - Purpose.

The purpose of the LI Light Industrial District is to accommodate wholesale, trucking and warehousing type activities along with light fabrication and processing.

(Ord. No. 72-99, § 1, 8-3-1999)

[Sec.] 3530. - Permitted uses.

The following uses are permitted in the LI Light Industrial District subject to the site plan review provisions of section 7100:

Residential uses:

Existing residential units may be rebuilt or replaced if destroyed, however the number of dwelling units on a parcel shall not be increased. New dwelling units shall not be permitted unless replacing an existing unit of the same square footage.

Civic uses:

Public safety services.

Religious assembly.

Utility service.

Commercial uses:

Adult entertainment and sexually oriented commercial establishments, subject to the provisions of section 5500.

Alcoholic beverage sales, subject to the provisions of section 5400.

Automotive repairs.