

ZONING INDEX

A

- A-5 district
 - A-5 (Primary Agriculture), 20-5A
 - Building height and coverage, 20-5A.5
 - Lot depth, 20-5A.8
 - Lot frontage, 20-5A.6
 - Lot width, 20-5A.7
 - Permitted uses, 20-5A.2
 - Purpose and intent, 20-5A.1
 - Site area 20-5A.4
 - Site density, 20-5A.9
 - Use permit, 20-5A.3
 - Yard requirements, 20-5A.10
- Access other than alley, 20-3.8
- Accessory structures, 20-3.19
- Addition of permitted or conditional uses, 20-3.7
- Administrative standards, 20-1.5
- Amendments
 - Zoning test and map, 20-25
- Appeals
 - City Council, 20-28.6
 - General, 20-28.4
 - Planning Commission, 20-28.5
- Application of chapter, 20-1.6
- Automobile sales, off-site sales
 - Definitions, 20-31.2
 - Findings, 20-31.4
 - General, 20-31.1
 - Permit
 - Appeal, 20-31.8
 - Application, 20-31.3
 - Conditions, 20-31.6
 - Decision, 20-31.5
 - Revocation, 20-31.7

B

- Bed and breakfast inns
 - Conditional use, 20-3.27
- Building under construction, 20-3.2

C

- C Districts
 - CG (General Commercial), 20-16
 - Building height, 20-16.5
 - Conditional uses, 20-16.3
 - Live/work, manager/caretaker units (development guidelines), 20-16.9
 - Lot depth, 20-16.6
 - Permitted uses, 20-16.2
 - Purpose, 20-16.1
 - Site area and frontage, 20-16.4
 - Site plan review, 20-16.8
 - Yard requirements, 20-16.7
 - CI (Civic and Institutional), 20-4A
 - Conditional uses, 20-4A.3
 - Lot depth, 20-4A.5
 - Permitted uses, 20-4A.2
 - Purpose and intent, 20-4A.1
 - Site area, 20-4A.4
 - Site plan review, 20-4A.6
 - Yard requirements, 20-4A.5
 - CN (Neighborhood Commercial), 20-15
 - Building height, 20-15.5
 - Conditional uses, 20-15.3
 - Lot depth, 20-15.6
 - Permitted uses, 20-15.2
 - Purpose, 20-15.1
 - Site area and frontage, 20-15.4
 - Site plan review, 20-15.8
 - Yard requirements, 20-15.7
 - CS (Service Commercial), 20-17
 - Building height, 20-17.5
 - Conditional uses, 20-17.3
 - Lot depth, 20-17.6
 - Permitted uses, 20-17.2
 - Purpose, 20-17.1
 - Site area and frontage, 20-17.4
 - Site plan review, 20-17.8
 - Yard requirements, 20-17.7
- Commercial uses
 - Permanent structure required, 20-3.25

ZONING INDEX

Conditional use permits, 20-21

- Application, 20-21.3
 - New, 20-21.17
- Building permit, 20-21.11
- Density limit or intensity of use, 20-21.19
- Effective date, 20-21.9
- Fee, 20-21.3
- Investigation, report and notice, 20-21.6
- Lapse of permit, 20-21.12
- Notation on zoning map, 20-21.16
- Planning commission
 - Action by, 20-21.7
 - Appeal of decision, 20-21.10
 - Powers, 20-21.2
- Pre-existing conditional uses and use permits, 20-21.14
- Public hearing
 - Notice, 20-21.4
 - Procedure, 20-21.5
- Purposes, 20-21.1
- Revocable, 20-21.8
- Revocation, 20-21.15
- Run with land, 20-21.18
- Time limit for development, 20-21.13

Conformity required, 20-1.7

Construction, 20-1.14

Coverage, measurement, 20-3.10

Country Estate District (1 Acre Minimum)

- Dimensional minimums, 20-5D.4
- Permitted uses, 20-5D.2
- Purpose and intent, 20-5D.1
- Site plan review, 20-5D.5
- Uses permitted with conditional uses, 20-5D.3

Country Estate District (2½ Acre Minimum)

- Dimensional minimums, 20-5C.4
- Permitted uses, 20-5C.2
- Purpose and intent, 20-5C.1
- Uses permitted with conditional use permit, 20-5C.3

D

Definitions, 20-1.2

Density Bonuses

- Application, 20-32.2
- Exceptions, 20-32.3
- Purpose, 20-32.1

Development agreement regulations

- Amendment of cancellation, 20-30.9
 - Application, 20-30.1, 20-30.2
 - City Council decision, 20-30.8
 - Contents, 20-30.5
 - Hearing, 20-30.4
 - Initial review, 20-30.2
 - Modification or termination, 20-30.11
 - Notices, 20-30.3
 - Other land use regulations, 20-30.6
 - Periodic review, 20-30.10
 - Planning Commission determination, 20-30.7
 - Recordation, 20-30.9

Director of Community Development Duty, 20-1.11

Districts

- A-5 (Primary Agriculture) 20-5A
- CG (General Commercial) 20-16
- CI (Civic and Institutional), 20-4A
- CN (Neighborhood Commercial), 20-15
- Country Estate District (1 Acre Minimum), 20-5D
- Country Estate District (2½ Acre Minimum), 20-5C
- CS (Service Commercial), 20-17
- E-1 (Estate Density), 20-6
- E-2 (Estate), 20-7
- E-3 (Estate), 20-7A
- M-1 (Light Industrial, 20-18
- M-2 (Heavy Industrial zone), 20-19
- MH (Mobile Home Parks), 20-12
- PO (Professional Office), 20-14
- R-1 (Single-Family Residential), 20-8

ZONING INDEX

Districts (Cont'd.)

- R-2 (Low-Density Multi-Family Residential), 20-9
- R-3 (Medium Density Multi-Family Residential), 20-10
- R-4 (Medium Density Multi-Family Residential), 20-11
- RA (Residential Agriculture), 20-5B
- RMH (Residential Mobile Home), 20-13
- RSP (Recreation, Schools and Public Use), 20-4
- UR (Urban Reserve), 20-5

E

E Districts

- E-1 (Estate Density), 20-6
 - Building height and coverage, 20-6.5
 - Conditional uses, 20-6.3
 - Lot depth, 20-6.8
 - Lot frontage, 20-6.6
 - Lot width, 20-6.7
 - Permitted uses, 20-6.2
 - Purpose and intent, 20-6.1
 - Site area, 20-6.4
 - Site density, 20-6.9
 - Yard requirements, 20-6.10
- E-2 (Estate), 20-7
 - Building height and coverage, 20-7.5
 - Conditional uses, 20-7.3

E Districts (Cont'd.)

- Lot depth, 20-7.8
- Lot frontage, 20-7.6
- Lot width, 20-7.7
- Permitted uses, 20-7.2
- Purpose and intent, 20-7.1
- Site area, 20-7.4
- Site density, 20-7.9
- Yard requirements, 20-7.10
- E-3 (Estate), 20-7A
 - Building height and coverage, 20-7A.5
 - Conditional uses, 20-7A.3
 - Lot depth, 20-7A.8
 - Lot frontage, 20-7A.6
 - Lot width, 20-7A.7
 - Permitted uses, 20-7A.2
 - Purpose and intent, 20-7A.1
 - Site area, 20-7A.4
 - Site density, 20-7A.9
 - Yard requirements, 20-7A.10
- Enforcement
 - Certificate, 20-28.1
 - Licenses, 20-28.1
 - Penalties, 20-28.2—20-28.3
 - Permits, 20-28.1
 - Planning Director
 - Duty to enforce, 20-28.2
 - Violations, 20-28.3

ZONING INDEX

F

- Family day care homes, 20-3.26
- Fees, 20-29
- Fences, walls and hedges, 20-3.23

G

- General provisions, 20-3
- General terminology, 20-1.15

H

- Height limits, 20-3.9
- Home occupations, 20-3.22

I

- Interpretation, 20-1.8

J

K

L

- Less restrictive uses, 20-3.15
- Lot width, certain areas, 20-3.24

M

M Districts

- M-1 (Light Industrial), 20-18
 - Building height, 20-18.4
 - Conditional uses, 20-18.3
 - Coverage, 20-18.9
 - Lot depth, 20-18.8
 - Lot frontage, 20-18.6
 - Lot width, 20-18.7
 - Permitted uses, 20-18.2
 - Purpose, 20-18.1
 - Site area, 20-18.5
 - Site plan review, 20-18.11
 - Yard requirements, 20-18.10
- M-2 (Heavy Industrial), 20-19
 - Building height, 20-19.4
 - Conditional uses, 20-19.3
 - Coverage, 20-19.9
 - Lot depth, 20-19.8
 - Lot frontage, 20-19.6
 - Lot width, 20-19.7
 - Permitted uses, 20-19.2

M Districts—Con.

- M-2 (Heavy Industrial)—Con.
 - Purpose, 20-19.1
 - Site area, 20-19.5
 - Site plan review, 20-19.11
 - Yard requirements, 20-19.10
- MH (Mobile Home Parks), 20-12
 - Accessory structures, 20-12.5
 - Park access, 20-12.4
 - Parking and internal circulation, 20-12.6
 - Purpose and intent, 20-12.1
 - Recreation area, 20-12.3
 - Site area, 20-12.2
- Maintenance of landscaped areas, 20-3.14
- Maps
 - See also "Precise zone plan"
 - Adopted, 20-21, 20-23
 - Amendments, 20-25
- Mobile homes
 - Dwelling requirements in residential zones, 20-13A

N

- Nonconforming uses and structures, 20-3.17

O

- Objectives, 20-1.1
- Off-street parking, 20-20
 - Access, 20-20.11
 - Commercial, industrial and special office uses, 20-20.8
 - Common parking facilities, 20-20.13
 - Educational uses, 20-20.5
 - General provisions, 20-20.2
 - Medical and dental offices, 20-20.9
 - Medical uses (inpatient), 20-20.7
 - Motels, hotels, and bed and breakfast inns, 20-20.4
 - Parking lot lighting
 - Dimensions, 20-20.16
 - Lighting, 20-20.15
 - Public buildings (other than education), 20-20.10
 - Purpose, 20-20.1
 - Requirements in case of mixed occupancy, 20-20.12

ZONING INDEX

Off-street parking—Con.

- Residential parking requirements, 20-20.3
- Storage and/or parking of commercial vehicles in R districts, 20-20.14
- Transportation terminals and facilities, 20-20.6

P

P Districts

- PO (Professional Office), 20-14
 - Building height, 20-14.4
 - Conditional uses, 20-14.3
 - Lot coverage, 20-14.7
 - Lot depth and width, 20-14.6
 - Permitted uses, 20-14.2
 - Purpose, 20-14.1
 - Site area and frontage, 20-14.5
 - Site plan review, 20-14.9
 - Yard requirements, 20-14.8

Penalties, 20-1.13

- Permanent structures required for commercial uses, 20-3.25

Permits

- Establishment offices, 20-29
- Planned Unit Development Overlay District
 - Application, 20-23.2
 - Development plan modification, 20-23.7
 - Intent, 20-23.1
 - Fee, 20-23.2
 - Latitude of regulations, 20-23.6
 - Procedure, 20-23.3
 - PUD standards, 20-23.5
 - Purpose, 20-23.1
 - Regulations, 20-23.6
 - Required findings, 20-23.4
 - Termination of the PUD, 20-23.8

Planning Commission

- Duty, 20-1.10
- Planning Director
 - Duty, 20-1.11

Precise zone plan

- Adoption, 20-2.1
- Amendments, 20-2.9
- Boundaries adopted, 20-2.4
- Designation of zones, 20-2.7
- Establishment of zone district, 20-2.3

Precise zone plan—Con.

- Establishment of zones, 20-2.6
- Prezoning of unincorporated territory, 20-2.8
- Purpose, 20-2.2
- Uses permitted in zones, 20-2.5
- Zoning maps, 20-2.3
- Provision for continuity, 20-1.9
- Public utility distribution and transmission lines, 20-3.18
- Purpose, 20-1.1

Q

R

R Districts

- R-1 (Single-Family Residential), 20-8
 - Building height, 20-8.4
 - Conditional uses, 20-8.3
 - Coverage, 20-8.10
 - Lot depth, 20-8.8
 - Lot frontages, 20-8.6
 - Lot width, 20-8.7
 - One-family dwelling district, 20-8.1
 - Permitted uses, 20-8.2
 - Second units prohibited, 20-8.12
 - Site area, 20-8.5
 - Site density, 20-8.9
 - Yard requirements, 20-8.11
- R-2 (Low Density Multi-Family Residential), 20-9.1
 - Building height, 20-9.5
 - Conditional uses, 20-9.3
 - Coverage, 20-9.3
 - Lot depth, 20-9.8
 - Lot frontage, 20-9.6
 - Lot width, 20-9.7
 - Permitted uses, 20-9.2
 - Site area, 20-9.4
 - Site density, 20-9.9
 - Site plan review, 20-9.12
 - Yard requirements, 20-9.11
- R-3 (Medium Density Multi-Family Residential), 20-10.1
 - Building height, 20-10.5
 - Conditional uses, 20-10.3
 - Coverage, 20-10.10
 - Lot depth, 20-10.8
 - Lot frontage, 20-10.6

ZONING INDEX

R Districts

R-3 (Medium Density Multi-Family Residential)—Con.

- Lot width, 20-10.7
- Permitted uses, 20-10.2
- Site area, 20-10.4
- Site density, 20-10.9
- Site plan review, 20-10.12
- Yard requirements, 20-10.11

R-4 (Medium Density Multi-Family Residential), 20-11.1

- Building height, 20-11.5
- Conditional uses, 20-11.3
- Coverage, 20-11.10
- Lot depth, 20-11.8
- Lot frontage, 20-11.6
- Lot width, 20-11.7
- Permitted uses, 20-11.2
- Site area, 20-11.4
- Site density, 20-11.9
- Site plan review, 20-11.12
- Yard requirements, 20-11.11

RA (Residential Agriculture), 20-5B

- Dimensional minimums, 20-5B.4
- Permitted uses, 20-5B.2
- Purpose and intent, 20-5B.1
- Site plan review, 20-5B.5
- Uses permitted with conditional use permit, 20-5B.3

RMH (Residential Mobile Home), 20-13

- Additional provisions, 20-13.6
- Conditional uses, 20-13.3
- Density and coverage, 20-13.5
- Permitted uses, 20-13.2
- Purpose, 20-13.1
- Site area, frontage, width, depth, and yards, 20-13.4

RSP (Recreation, Schools and Public Use), 20-4

- Conditional uses, 20-4.3
- Permitted uses, 20-4.2
- Purpose and intent, 20-4.1
- Site area, 20-4.4
- Site plan review, 20-4.6
- Yard requirements, 20-4.5

Regulations, conflicting, 20-3.6

Relationship to other laws, 20-1.4

Residential zones

Dwelling requirements, 20-13A

S

Screening of roof equipment, 20-3.21

Severability, 20-1.3

Signs

- Administration, 20-26.8
- Definitions, 20-26.2
- Enforcement, 20-26.8
- Nonconforming, 20-26.7
- Permit procedure, 20-26.6
- Purpose, 20-26.1
- Regulations
 - General, 20-26.3
 - Special, 20-26.5
 - Specific, 20-26.4

Site plan review

- Appeals, 20-22.6
- Application content, 20-22.3
- Effect of code change, 20-22.8
- Fees, 20-22.5
- Procedure, 20-22.4
- Projects requiring, 20-22.2
- Purpose, 20-22.1
- Site plans, 20-22.3
- Subsequent review, 20-22.7
- When required, 20-22.2

T

Title, 20-1.1

Through lots, 20-3.13

Transition zones

Defined, 20-1.2

U

U Districts

UR (Urban Reserve)

- Building height and coverage, 20-5.5
- Conditional uses, 20-5.3
- Lot frontage, width and depth, 20-5.6

ZONING INDEX

U Districts—Cont'd.

- Permitted uses, 20-5.2
- Purposes and intent, 20-5.1
- Site area, 20-5.4
- Site plan review, 20-5.8
- Yard requirements, 20-5.7

Use of nonconforming sites, 20-3.16

Uses and buildings, 20-3.3

Uses prohibited, 20-3.4

V

Variances

- Application, 20-24.3
 - New 20-24.9
- City Planning Commission
 - Action of, 20-24.7
 - Authority, 20-24.2
 - Hearing and notice, 20-24.4
 - Investigation and report, 20-24.6
 - Public hearing; procedure, 20-24.5
- Fee, 20-24.3
- Lapse of variance, 20-24.8
- Purpose, 20-24.1

Violations, 20-1.13

Previous, 20-3.5

Y

Yard requirements

- Exceptions, 20-3.12
- Measurement, 20-3.11

Z

Zero lot line

- District use, 20-27.2
- Intent, 20-27.1
- Lot dimensions and density, 20-27.3
- Minimum site area, 20-27.3
- Provisions for maintenance easements, 20-27.4
- Purpose, 20-27.1

Zone district boundaries; Amendments

- Application, 20-25.3
- New, 20-25.11

Zone district boundaries; Amendments—Cont'd.

- Change of zone plan, 20-25.10
- Conditional zoning exception, 20-25.9
- Fee, 20-25.3
- Initiation, 20-25.2
- Planning Commission
 - Action of, 20-25.7
 - Hearing, 20-25.6
- Public hearing; notice, 20-25.4
- Purpose, 20-25.1
- Secretary; investigation and report, 20-25.5

Zoning applications of provisions, 20-3.1

Zoning maps, 20-2.3

Zoning ordinance text changes, 20-25