

CHAPTER 168

ZONING REGULATIONS – DISTRICT REGULATIONS

168.01 Districts Established
168.02 AG – Agricultural District
168.03 CN – Conservation District
168.04 RS – Residential District
168.05 MH – Mobile Home District

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168.01 DISTRICTS ESTABLISHED. The City is herewith divided into the following districts:

AG	Agricultural District
CN	Conservation District
RS	Residential District
MH	Mobile Home District
C-1	Arterial Commercial District
C-2	Central Business Commercial District
LI	Light Industrial District
HI	Heavy Industrial District

These districts are established as identified on the Official Zoning Maps which, together with all explanatory matters thereon, are hereby adopted by reference and declared to be part of this chapter.

168.02 AG – AGRICULTURAL DISTRICT.

1. Intent. This district is intended to provide for areas in which agriculture and related uses are encouraged as the principal use of land. However, uses which may be offensive to the surrounding area or to the community as a whole by reasons of noise, dust, smoke, odor, traffic, or physical appearance or other similar factors are not permitted. The district prohibits urban density residential use until these areas may be served by utilities and services of the City. This district is also intended to preserve land suited for eventual development into other uses, pending proper timing for economical and practical provisions of streets, utilities, schools, and other facilities, so that reasonably compact development will occur and the fiscal integrity of the City is preserved.
2. Permitted Uses. The following uses are permitted in the AG District:
 - A. Agriculture, including the usual agricultural buildings and structures, and excluding offensive uses.
 - B. Home occupations.
 - C. Publicly owned and operated buildings and facilities.
3. Accessory Uses. Uses of land or structures customarily incidental and subordinate to a permitted use in the AG District.
 - A. Living quarters of persons employed on the premises and not rented or otherwise used as a separate dwelling.
 - B. Private garages, barns and other farm buildings.

- C. Roadside stands offering for sale only agricultural products or other products produced on the premises.
 - D. Temporary buildings for the uses incidental to construction work. Such buildings shall be removed upon the completion or abandonment of the construction work.
 - E. Satellite dishes.
4. Special Exceptions. Certain uses may be permitted in the AG District subject to specific conditions and requirements intended to make them compatible with and acceptable to adjacent uses.
- A. Cemeteries, crematories or mausoleums.
 - B. Commercial kennels.
 - C. Stables, private or public.
 - D. Greenhouses and nurseries.
 - E. Publicly operated sanitary landfills.
 - F. Private recreational camps, golf courses, and recreational facilities.
 - G. Public or private utility substations, relay stations, etc.
 - H. Churches or accessory facilities (on- or off-site).
5. Bulk Regulations. The following requirements shall provide for light and air around permitted uses and buildings in the AG District.

Use	Minimum Lot Area	Minimum Lot Width	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard	Maximum Height (lesser of)
Dwelling	2 acres	160 feet	50 feet	15 feet	50 feet	2½ stories or 35 feet
Other Uses	5 acres	200 feet	50 feet	25 feet	50 feet	2½ stories or 35 feet, excluding farm buildings

6. Off-Street Parking. The following off-street parking requirements shall apply in the AG District:
- A. Dwellings: two parking spaces on the lot for each living unit in the building.
 - B. Churches: one parking space on the lot for each 5 seats in the main auditorium.
 - C. Public buildings and facilities: one parking space for each 300 square feet of gross floor area or one parking space for each five seats in the main assembly area.
 - D. Roadside stands: one parking space for each 50 square feet of enclosed floor area.

- E. Greenhouses and nurseries: one parking space per 1,000 square feet of enclosed floor area.
7. Off-Street Loading. The following off-street loading requirements shall apply in the AG District.
- A. All activities or uses allowed in the AG District shall be provided with adequate receiving facilities accessible by motor vehicle off any adjacent service drive or open space on the same zoning lot.
 - B. Loading shall not be permitted to block public right-of-way.
8. Signs. The following sign regulations shall apply to the AG District:
- A. Off-premises signs are not permitted.
 - B. No sign may be lighted in a manner which impairs the vision of the driver of any motor vehicle.
 - C. No sign may obstruct the view of any highway or railroad so as to render dangerous the use of the highway.
 - D. No sign may imitate or resemble an official traffic control sign, signal or device.
 - E. Signs shall not encroach or extend over public right-of-way.
 - F. No sign may obscure or physically interfere with an official traffic control sign, signal, or device.
 - G. No advertisement or advertising structure shall be posted, erected or maintained which simulates any official, directional or warning sign erected or maintained by the State, County, Municipal or other governmental subdivision or which incorporates or makes use of lights simulating or resembling traffic signals or control signs.
 - H. No advertisement shall be posted or maintained on rocks, fences, trees, or other perennial plants, or on poles maintained by public utilities.

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168.03 CN – CONSERVATION DISTRICT.

1. Intent. This district is intended to prevent such development as would result in a hazard to health or safety or be otherwise incompatible with the public welfare. This district is also intended to provide for water conservation, erosion control, protection of wildlife habitat, protect natural erosion control, protect natural drainage ways and to generally provide for ecologically sound land use of environmentally sensitive areas.
2. Permitted Uses. The following uses are permitted in the CN District:
 - A. Undeveloped and unused land in its natural condition.
 - B. Public parks and recreation open space.
3. Accessory Uses. Uses of land or structure customarily incidental and subordinate to a permitted use in the CN District:
 - A. Agriculture, exclusive of dwelling units.
 - B. Agricultural or recreational buildings or structures whose use or value would not be impaired by being flooded.
 - C. Flood control structures.
 - D. Roadside stands offering for sale only agricultural products or other products produced on the premises.
 - E. Temporary buildings for the uses incidental to construction work which buildings shall be removed upon the completion or abandonment of the construction work.
4. Special Exceptions. Certain uses may be permitted in the CN District subject to specific conditions and requirements intended to make them compatible with and acceptable to adjacent uses.
 - A. Cemeteries, crematories or mausoleums.
 - B. Stables, private or public.
 - C. Greenhouses and nurseries.
 - D. Private recreational uses.
 - E. Public or private utility – substations, relay stations, etc.
 - F. Publicly owned and operated buildings and facilities.
 - G. Parking Lot.
5. Bulk Regulations. The following requirements shall provide for light and air around permitted uses and buildings in the CN District.

Minimum Lot Area	Minimum Lot Width	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard	Maximum Height (lesser of)
5 acres	200 feet	50 feet	25 feet	40 feet	2½ stories or 35 feet, excluding farm buildings

6. Off-Street Parking. The following off-street parking requirements shall apply in the CN District:
 - A. Roadside stands: one parking space for each 50 square feet of floor area.
 - B. Greenhouses and nurseries: one parking space per 1,000 square feet of enclosed floor area.
 - C. Public buildings and facilities: one parking space for each 300 square feet of gross floor area or one parking space for each five seats in the main assembly area.
7. Off-Street Loading. The following off-street loading requirements shall apply in the CN District:
 - A. All activities or uses allowed in the CN District shall be provided with adequate receiving facilities accessible by motor vehicle off any adjacent service drive or open space on the same zoning lot.
 - B. Loading shall not be permitted to block public right-of-way.
8. Signs. The following sign regulations shall apply to the CN District:
 - A. Off-premises signs are not permitted.
 - B. No sign may be lighted in a manner which impairs the vision of the driver of any motor vehicle.
 - C. No sign may obstruct the view of any highway or railroad so as to render dangerous the use of the highway.
 - D. No sign may imitate or resemble an official traffic control sign, signal or device.
 - E. Signs shall not encroach or extend over public right-of-way.
 - F. No sign may obscure or physically interfere with an official traffic control sign, signal, or device.
 - G. No advertisement or advertising structure shall be posted, erected or maintained which simulates any official, directional or warning sign erected or maintained by the State, County, Municipal or other governmental subdivision or which incorporates or makes use of lights simulating or resembling traffic signals or control signs.
 - H. No advertisement shall be posted or maintained on rocks, fences, trees, or other perennial plants, or on poles maintained by public utilities.

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168.04 RS – RESIDENTIAL DISTRICT.

1. Intent. This district is intended to provide for a variety of residential areas where public utilities and services are available and to encourage a suitable living environment through the promotion of public health, safety, and welfare. Low- and medium-population density neighborhoods are recognized and provided for by varying the minimum bulk regulations. Criteria such as topography, soil types, access, traffic load on streets, schools, utilities, and recreation and other public facilities shall be taken into consideration when the lot area requirement is established for the various residential areas of the City.
2. Permitted Uses. The following uses are permitted in the RS District:
 - A. Single-family detached dwellings.
 - B. Multi-family homes.
 - C. Family homes.
 - D. Home occupations.
 - E. Health care facilities.
 - F. Publicly owned and operated buildings and facilities.
3. Accessory Uses. Uses of land or structure customarily incidental and subordinate to a permitted use in the RS District:
 - A. Private garages.
 - B. Raising and keeping of animals and fowl, but not on a commercial basis or on a scale objectionable to neighbors; the keeping or raising of pigs, sheep, goats, cattle, or horses is prohibited except on premises containing two acres or more and except within an enclosure at least 300 feet from any residence now existing or hereafter erected, except that of the owner.
 - C. Private recreational facilities.
 - D. Temporary buildings for the use incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.
 - E. Parking lots.
4. Special Exceptions. Certain uses may be permitted in the RS District subject to specific conditions and requirement intended to make them compatible with and acceptable to adjacent uses.
 - A. Nursery schools.
 - B. Public or private utility substations, relay stations, etc.
 - C. Churches or accessory facilities on or off site.
 - D. Private schools with a curriculum similar to public schools.
 - E. Golf courses – but not miniature courses or separate driving tees.
 - F. Bed and breakfast houses.
 - G. Hospitals.

H. Satellite dishes. The placement of satellite dish antennas, either permanent or temporary, shall be considered as accessory buildings, except that a 72-hour temporary use is allowed. No satellite dish shall exceed a diameter of 12 feet.

5. Bulk Regulations. The following requirements shall provide for light and air around permitted residential uses and buildings in the RS District:

Zoning Symbol	Minimum Lot Area	Minimum Lot Width	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard	Maximum Height (lesser of)
8 RS	8,000 square feet	75 feet	25 feet	7 feet	30 feet	2½ stories or 35 feet
40 RS	40,000 square feet	150 feet	50 feet	20 feet	50 feet	2½ stories or 35 feet

All multiple family dwellings require a minimum of 2,000 square feet of lot area per dwelling unit. Where public sewer facilities are not available, not less than one acre of lot area is required.

6. Off-Street Parking. The following off-street parking requirements shall apply in the RS District:

- A. Dwellings: two parking spaces on the lot for each living unit in the building.
- B. Churches: one parking space on the lot for each 5 seats in the main auditorium.
- C. Public buildings and facilities: one parking space for each 300 square feet of gross floor area or one parking space for each 5 seats in the main assembly area.
- D. Elementary, junior high and equivalent private or parochial schools: one parking space for each classroom and office plus one parking space per each 300 square feet of gross floor area in auditorium or gymnasium.
- E. Senior high schools and equivalent private or parochial schools: one parking space for each employee and one parking space for each 10 students.
- F. Colleges, universities, institutions of higher learning, and equivalent private or parochial schools: one parking space for each employee and one parking space for each 5 students.
- G. Nursery schools: one parking space per employee.

7. Off-Street Loading. The following off-street loading requirements shall apply in the RS District:

- A. All activities or uses allowed in the RS District shall be provided with adequate receiving facilities accessible by motor vehicle off any adjacent service drive or open space on the same zoning lot.
- B. Loading shall not be permitted to block public right-of-way.

8. Signs. The following sign regulations shall apply to the RS District:
 - A. Off-premises signs are not permitted.
 - B. No sign may be lighted in a manner which impairs the vision of the driver of any motor vehicle.
 - C. No sign may obstruct the view of any highway or railroad so as to render dangerous the use of the highway.
 - D. No sign may imitate or resemble an official traffic control sign, signal, or device.
 - E. Signs shall not encroach or extend over public right-of-way.
 - F. No sign may obscure or physically interfere with an official traffic control sign, signal, or device.
 - G. No advertisement or advertising structure shall be posted, erected, or maintained which simulates any official, directional or warning sign erected or maintained by the State, County, Municipal or other governmental subdivision or which incorporates or makes use of lights simulating or resembling traffic signals or control signs.
 - H. No advertisement shall be posted or maintained on rocks, fences, trees, or other perennial plants, or on poles maintained by public utilities.

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168.05 MH – MOBILE HOME DISTRICT.

1. Intent. This district is intended to provide for certain medium-density residential areas in the City now developed as Mobile Home Parks which by reason of their design and location are compatible with surrounding residential areas and areas of the City where similar development seems likely to occur. This district has useful application as a transition zone between shopping areas and residential areas and is normally located along thoroughfares where direct access to the site is available.
2. Permitted Uses. The following uses are permitted in the MH District:
 - A. Mobile homes located in an approved mobile home park.
 - B. Home occupations.
3. Accessory Uses.
 - A. Private recreational facilities.
 - B. Temporary buildings for use incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work.
4. Special Exceptions.
 - A. Public or private utility substation, relay stations, etc.
 - B. Nursery schools.
 - C. Churches or accessory facilities on or off site.
 - D. Satellite dishes. The placement of satellite dish antennas, either permanent or temporary, shall be considered as accessory buildings, except that a 72-hour temporary use is allowed. No satellite dish shall exceed a diameter of 12 feet.
5. Bulk Regulations.
 - A. Density is limited to 10 mobile homes per acre.
 - B. No mobile home shall be located within 15 feet of any other, within 5 feet of any driveway or parking space, or within 40 feet of the right-of-way line of a street.
 - C. Each mobile home site shall be provided with a stand consisting of a reinforced, 4-inch thick, poured Portland cement concrete apron not less than 8 feet wide and 45 feet long and a paved outdoor patio of at least 180 square feet located at the main entrance to the mobile home.
 - D. All utility wires, pipes, and tanks shall be underground.
 - E. A greenbelt, at least 25 feet in width, shall be located along all boundaries of each mobile home park, except where it is crossed by driveways. This area is not to be considered as recreational space.
 - F. Each mobile home shall be located on a lot having an area of at least 4,000 square feet, provided.
 - G. Each mobile home park shall be graded and drained so that rainwater will not stand in pools or puddles.

H. Each street and parking area in any mobile home park shall be bounded by a sidewalk at least 3 feet wide.

I. If the parking of motor vehicles, boats, camping trailers, or recreational vehicles other than passenger automobiles and motorcycles is allowed, it shall be restricted to areas surrounded, except at points of entry and exit, with a wood or masonry wall or fence or hedge at least 8 feet high.

J. All minimum street widths in mobile home parks shall be as follows:

No parking on street	one-way	14 feet
	two-way	20 feet
Parallel parking on side	one-way	20 feet
	two-way	30 feet
Parallel parking both sides	one-way	26 feet
	two-way	36 feet

6. Location of Mobile Homes. It is unlawful for any person to park or place any mobile home on the streets, alleys, or highways, any public place, or on any private land within the City, except as is provided by State law and this chapter. This section shall not apply to:

A. Dealer’s Stock. Mobile homes parked upon private property as part of a dealer’s or a manufacturer’s stock not used as a place for human habitation.

B. Manufactured Housing. Manufactured housing as defined in the *Code of Iowa*.

7. Signs. The following sign regulations shall apply to the MH District:

A. Off-premises signs are not permitted.

B. No sign may be lighted in a manner which impairs the vision of the driver of any motor vehicle.

C. No sign may obstruct the view of any highway or railroad so as to render dangerous the use of the highway.

D. No sign may imitate or resemble an official traffic control sign, signal, or device.

E. Signs shall not encroach or extend over public right-of-way.

F. No sign may obscure or physically interfere with an official traffic control sign, signal, or device.

G. No advertisement or advertising structure shall be posted, erected or maintained which simulates any official, directional or warning sign erected or maintained by the State, County, Municipal or other governmental subdivision or which incorporates or makes use of lights simulating or resembling traffic signals or control signs.

H. No advertisement shall be posted or maintained on rocks, fences, trees, or other perennial plants, or on poles maintained by public utilities.

168.06 C-1 – ARTERIAL COMMERCIAL DISTRICT.

1. Intent. This district is intended to provide for certain areas of the City for the development of service, retail, and other nonresidential uses which, because of certain location requirements and operational characteristics, are appropriately located in close proximity to arterial and other main thoroughfares. Residential type structures are also permitted. The district is further characterized by a typical need for larger lot sizes, off-street parking, adequate setbacks, clear vision, safe ingress and egress, and access to other adjacent thoroughfares.
2. Permitted Uses.
 - A. Sales and display rooms and lots, including yards for the storage or display of new or used building materials or but not for any scrap or salvage operation storage or sales.
 - B. Offices and clinics.
 - C. Churches or accessory facilities on or off site.
 - D. Hotels and motels.
 - E. Any other retail or service sales business, including food preparation for sale off-premises.
 - F. Publicly owned and operated buildings and facilities.
3. Accessory Uses. Uses of land or structures customarily incidental and subordinate to a permitted use in the C-1 District:
 - A. Private recreational facilities.
 - B. Living quarters of persons employed on the premises and not rented or otherwise used as a separate dwelling.
 - C. Private garages.
 - D. Parking lots.
 - E. Temporary buildings for the uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.
4. Special Exceptions. Certain uses may be permitted in the C-1 District subject to specific conditions and requirements intended to make them compatible with and acceptable to adjacent uses.
 - A. Public or private utility substations, relay stations, etc.
 - B. Satellite dishes. The placement of satellite dish antennas, either permanent or temporary, shall be considered as accessory buildings, except that a 72-hour temporary use is allowed. No satellite dish shall exceed a diameter of 12 feet.
 - C. Dwellings located in basement or second floor and above.

5. Bulk Regulations. The following requirements shall provide for light and air around permitted uses and building in the C-1 District.

Minimum Lot Area	Minimum Lot Width	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard	Maximum Height (lesser of)
8,000 square feet	60 feet	35 feet	If adjacent to a residential district, same as minimum side yard in adjacent district; in no event less than 10 feet	If adjacent to a residential district, same as minimum rear yard in adjacent district; in no event less than 15 feet	3 stories or 45 feet

6. Off-Street Parking. The following off-street parking requirements shall apply in the C-1 District.

- A. Sales and service building: one parking space per 300 square feet of gross floor area.
- B. Offices/clinics: one parking space per 300 square feet of gross floor area.
- C. Churches: one parking space on the lot for each 5 seats in the main auditorium.
- D. Public buildings and facilities: one parking space per 300 square feet of gross floor area or one parking space for each 5 seats in the main assembly area.
- E. Hotels and motels: one parking space per room plus one parking space for each employee.

7. Off-Street Loading. The following off-street loading requirements shall apply in the C-1 District:

- A. All activities or uses allowed in the C-1 District shall be provided with adequate receiving facilities accessible by motor vehicle off any adjacent service drive or open space on the same zoning lot.
- B. Loading shall not be permitted to block public right-of-way.

8. Signs. The following sign regulations shall apply to the C-1 District:

- A. Off-premises signs are permitted.
- B. Off-premises signs shall comply with the setbacks of the districts they are located in. Other bulk regulations do not apply. Off-premises signs are governed by State and Federal regulations along highways, where zoning exists.
- C. No sign may be lighted in a manner which impairs the vision of the driver of any motor vehicle.
- D. No sign may obstruct the view of any highway or railroad so as to render dangerous the use of the highway.

- E. No sign may imitate or resemble an official traffic control sign, signal or device.
- F. Signs shall not encroach or extend over public right-of-way.
- G. No sign may obscure or physically interfere with an official traffic control sign, signal, or device.
- H. No advertisement or advertising structure shall be posted, erected, or maintained which simulates any official, directional, or warning sign erected or maintained by the State, County, Municipal or other governmental subdivision or which incorporates or makes use of lights simulating or resembling traffic signals or control signs.
- I. No advertisement shall be posted or maintained on rocks, fences, trees, or other perennial plants, or on poles maintained by public utilities.

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168.07 C-2 – CENTRAL BUSINESS COMMERCIAL DISTRICT.

1. Intent. This district is intended to accommodate the major business and office concentration in Williamsburg. It is characterized further by a variety of stores and related activities which occupy the central commercial area of the City. This district is intended to be the single central business district of the City, and no other use of this district shall be utilized other than contiguously with the currently established C-2 District.
2. Permitted Uses. The following uses are permitted in the C-2 District:
 - A. Business sales and services conducted entirely within the building, including those with incidental manufacturing or processing of goods or products.
 - B. Offices/Clinics.
 - C. Hotels and motels.
 - D. Dwellings – second floor and above.
 - E. Publicly owned and operated buildings and facilities.
3. Accessory Uses. Uses of land or structure customarily incidental and subordinate to a permitted use in the C-2 District:
 - A. Outdoor sales and service.
 - B. Private garages.
 - C. Parking lots.
 - D. Temporary buildings for the uses incidental to construction work which buildings shall be removed upon the completion or abandonment of the construction work.
 - E. Accessory uses customarily incidental to any permitted principal use.
4. Special Exceptions. Certain uses may be permitted in the C-2 District subject to specific conditions and requirements intended to make them compatible with and acceptable to adjacent uses.
 - A. Service stations.
 - B. Warehousing.
 - C. Outdoor storage.
 - D. Churches or accessory facilities on or off site.
 - E. Satellite dishes. The placement of satellite dish antennas, either permanent or temporary, shall be considered as accessory building, except that a 72-hour temporary use is allowed. No satellite dish shall exceed a diameter of 12 feet.
 - F. Dwellings on the first floor for any C-2 zoned property except:
 - (1) Property facing the town square;
 - (2) Property facing Welsh Street between Highland Street and Court Street;

- (3) Property facing State Street between Highland Street and Court Street;
- (4) Property facing Highland Street between Welsh Street and State Street;
- (5) Those properties described in subparagraphs (1) through (4) above may have first floor dwellings, provided the dwelling does not face or abut the street, there is no access to the dwelling from the street, and all parking for the dwellings is off-street parking at the rear of the building.

5. Bulk Regulations. The following requirements shall provide for light and air around permitted uses and buildings in the C-2 District.

Minimum Lot Area	Minimum Lot Width	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard	Maximum Height (lesser of)
None required, unless used solely for residential purposes, then 8,000 square feet	20 feet	None	None required; if provided, it shall be a minimum of 8 feet	None required; if provided, it shall be a minimum of 8 feet	3 stories or 45 feet
Where this district abuts a lower intensity district, the greater side and rear yard setbacks apply.					

- 6. Off-Street Parking. None required, except two spaces per unit for dwellings.
- 7. Off-Street Loading. The following off-street loading requirements shall apply in the C-2 District:
 - A. All activities or uses allowed in the C-2 District shall be provided with adequate receiving facilities accessible by motor vehicle off any adjacent service drive or open space on the same zoning lot.
 - B. Loading shall not be permitted to block public right-of-way.
- 8. Signs. The following sign regulations shall apply to the C-2 District:
 - A. Off-premises signs are not permitted.
 - B. No sign may be lighted in a manner which impairs the vision of the driver of any motor vehicle.
 - C. No sign may obstruct the view of any highway or railroad so as to render dangerous the use of the highway.
 - D. No sign may imitate or resemble an official traffic control sign, signal, or device.
 - E. No sign may obscure or physically interfere with an official traffic control sign, signal, or device.
 - F. No advertisement or advertising structure shall be posted, erected, or maintained which simulates any official, directional, or warning sign erected or maintained by the State, County, Municipal or other governmental

subdivision or which incorporates or makes use of lights simulating or resembling traffic signals or control signs.

G. No advertisement shall be posted or maintained on rocks, fences, trees, or other perennial plants, or on poles maintained by public utilities.

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168.08 LI – LIGHT INDUSTRIAL DISTRICT.

1. Intent. This district is intended to provide for areas of development by industrial firms that have high standards of performance and that can locate in close proximity to residential and business uses. The district regulations are designed to permit the development of any manufacturing or industrial operations which, on the basis of actual physical and operational characteristics, would not be detrimental to the surrounding area or to the community as a whole by reasons of noise, dust, smoke, odor, traffic, physical appearance, or other similar factors. Outdoor storage is allowed in this district when the material is enclosed within a solid fence at least six feet high and said fence is within required building lines. All industrial operations must be in an enclosed building. No residential uses are permitted in this district.
2. Permitted Uses. The following uses are permitted in the LI District.
 - A. Any nonresidential building or use which would not be hazardous, obnoxious, offensive or unsightly by reason of odor, sound, vibrations, radioactivity, electrical interference, glares, liquid or solid waste, smoke, or other air pollutants.
 - B. Storage, manufacture, compounding, processing, packing, and/or treatment of products, exclusive of the rendering or refining of fats and/or oils.
 - C. Manufacture, compounding, assembly, and/or treatment of articles or merchandise derived from previously prepared materials.
 - D. Assembly of appliances and equipment, including manufacture of small parts.
 - E. Wholesale distribution of all standard types of prepared or packaged merchandise.
 - F. Sale and storage of building materials. Outdoor or open storage shall be allowed only when the material is enclosed within a solid fence at least six feet high and said fence being within required building lines.
 - G. Contractor's offices and storage of equipment.
 - H. Public or private utility substations, relay stations, etc.
3. Accessory Uses. Uses of land or structure customarily incidental and subordinate to a permitted use in the LI District.
 - A. Accessory buildings and uses customarily incidental to a permitted use.
 - B. Living quarters for watchmen or custodians of industrial properties.
4. Special Exceptions. Certain uses may be permitted in the LI District subject to specific conditions and requirements intended to make them compatible with and acceptable to adjacent uses.
 - A. Retirement community (as defined in Section 165.06).

5. Bulk Regulations. The following requirements shall provide for light and air around permitted uses and buildings in the LI District.

Minimum Lot Area	Minimum Lot Width	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard	Maximum Height (lesser of)
None	None	25 feet	None, except if adjacent to an “RS” District, then 15 feet	25 feet, unless bordering a railroad right-of-way, then no minimum required	3 stories or 45 feet

6. Off-Street Parking. The following off-street parking requirements shall apply in the LI District:

- A. All commercial uses shall provide one parking space on the lot for each 300 square feet of floor area.
- B. All industrial uses shall provide one parking space on the lot for each two employees of maximum number employed at any one time.

7. Off-Street Loading. The following off-street loading requirements shall apply in the LI District:

- A. All activities or uses allowed in the LI District shall be provided with adequate receiving facilities accessible by motor vehicle off any adjacent service drive or open space on the same zoning lot.
- B. Loading shall not be permitted to block public right-of-way.

8. Signs. The following sign regulations shall apply to the LI District:

- A. Off-premises signs are permitted.
- B. Off-premises signs shall comply with the setbacks of the districts they are located in. Other bulk regulations do not apply. Off-premises signs are governed by State and Federal regulations along highways, where zoning exists.
- C. No sign may be lighted in a manner which impairs the vision of the driver of any motor vehicle.
- D. No sign may obstruct the view of any highway or railroad so as to render dangerous the use of the highway.
- E. No sign may imitate or resemble an official traffic control sign, signal, or device.
- F. Signs shall not encroach or extend over public right-of-way.
- G. No sign may obscure or physically interfere with an official traffic control sign, signal, or device.
- H. No advertisement or advertising structure shall be posted, erected, or maintained which simulates any official, directional or warning sign erected or maintained by the State, County, Municipal or other governmental

subdivision or which incorporates or makes use of lights simulating or resembling traffic signals or control signs.

I. No advertisement shall be posted or maintained on rocks, fences, trees, or other perennial plants, or on poles maintained by public utilities.

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168.09 HI – HEAVY INDUSTRIAL DISTRICT.

1. Intent. This district is intended to provide areas for activities and uses of a heavy industrial character and is the least restrictive of any district. In the best interest of the City, certain uses in the HI District shall be subject to final Board of Adjustment approval, conditional approval, or denial to insure that proper safeguards are taken. No residential uses are permitted.

2. Permitted Uses. There may be any use, excluding residential uses and mobile homes; the following uses must be given separate Board approval before a zoning/building permit is issued.

- A. Acid manufacture.
- B. Cement, lime, gypsum, or plaster of paris manufacture.
- C. Distillation of bones.
- D. Explosive manufacture or storage.
- E. Fat rendering.
- F. Fertilizer manufacture.
- G. Gas manufacture.
- H. Garbage, offal, or dead animals, reduction or dumping.
- I. Glue manufacture.
- J. Petroleum, or its products, refining of.
- K. Smelting of tin, copper, zinc, or iron ores.
- L. Stockyards or slaughter of animals.
- M. Junkyards. Junkyards must be surrounded by a solid fence at least six feet high located within building lines and the junk piled not higher than the fence.

Before granting such separate approval, Board shall refer applications to the Commission for study, investigation, and report. If no report is received in 30 days, Board may assume approval of the application.

3. Additional Considerations. The Board shall then after holding a public hearing consider all of the following provisions in its determination upon the particular use at the location requested:

- A. The proposed location design, construction, and operation of the particular use adequately safeguard the health, safety, and general welfare of persons residing or working in adjoining or surrounding property.
- B. Such use shall not impair an adequate supply of light and air to surrounding property.
- C. Such use shall not unduly increase congestion in the streets or increase public danger from fire, or otherwise impair public safety.
- D. Such use shall not diminish or impair established property values in adjoining or surrounding property.

- E. Such use shall be in accord with the intent, purpose, and spirit of these zoning regulations and the Comprehensive Plan of the City.
- 4. Required Conditions.
 - A. The best practical means known for the disposal of refuse matter or water-carried waste, the abatement of obnoxious or offensive odor, dust, smoke, gas, noise, or similar nuisance shall be employed and shall be subject to all State and Federal regulations.
 - B. All principal buildings and all accessory buildings or structures, including loading and unloading facilities, shall be located at least 100 feet from any “R” District boundary, except where adjoining a railroad right-of-way, and 50 feet from any commercial boundary.
- 5. Accessory Uses. Uses of land or structure customarily incidental and subordinate to a permitted use in the HI District.
 - A. Accessory buildings and uses customarily incidental to a permitted use.
 - B. Living quarters for watchmen or custodians of industrial properties.
- 6. Bulk Regulations. The following requirements shall provide for light and air around permitted uses and buildings in the HI District.

Minimum Lot Area	Minimum Lot Width	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard	Maximum Height (lesser of)
None	None	30 feet	None, except if adjacent to an “RS” District, then 100 feet; 50 feet from any “C” District	30 feet, unless bordering a railroad right-of-way, then no minimum required	3 stories or 45 feet

- 7. Off-Street Parking. The following off-street parking requirements shall apply in the HI District.
 - A. All commercial uses shall provide one parking space on the lot for each 300 square feet of floor area.
 - B. All industrial uses shall provide one parking space on the lot for each two employees of maximum number employed at any one time.
- 8. Off-Street Loading. The following off-street loading requirements shall apply in the HI District:
 - A. All activities or uses allowed in the HI District shall be provided with adequate receiving facilities accessible by motor vehicle off any adjacent service drive or open space on the same zoning lot.
 - B. Loading shall not be permitted to block public right-of-way.
- 9. Signs. The following sign regulations shall apply to the HI District:
 - A. Off-premises signs are permitted.

- B. Off-premises signs shall comply with the setbacks of the Districts they are located in. Other bulk regulations do not apply. Off-premises signs are governed by State and Federal regulations along highways, where zoning exists.
- C. No sign may be lighted in a manner which impairs the vision of the driver of any motor vehicle.
- D. No sign may obstruct the view of any highway or railroad so as to render dangerous the use of the highway.
- E. No sign may imitate or resemble an official traffic control sign, signal, or device.
- F. Signs shall not encroach or extend over public right-of-way.
- G. No sign may obscure or physically interfere with an official traffic control sign, signal, or device.
- H. No advertisement or advertising structure shall be posted, erected, or maintained which simulates any official, directional or warning sign erected or maintained by the State, County, Municipal or other governmental subdivision or which incorporates or makes use of lights simulating or resembling traffic signals or control signs.
- I. No advertisement shall be posted or maintained on rocks, fences, trees, or other perennial plants, or on poles maintained by public utilities.

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168.10 SUPPLEMENTARY DISTRICT REGULATIONS.

1. Community Unit Plan. The owner or owners of any tract of land comprising an area of not less than 10 acres may submit to the City Council a plan for the use and development of the entire tract of land. The development shall be referred to the Planning Commission for study and report and for public hearing. If the Commission approves the development plan, the plan, together with the recommendation of the Commission, shall then be submitted to the Council for consideration and approval. If the Council approves the plan, building permits and certificates of Zoning/Building Compliance may be issued even though the use of land and the location of the buildings to be erected in the area and the yards and open spaces contemplated by the plans do not conform in all respects to the district regulations of the district in which it is located except as follows:

- A. Only uses permitted in the “R” Districts shall be permitted.
- B. The average lot area per family contained in the proposed plan, exclusive of the area occupied by right-of-way, will not be less than the lot area per family required in the district in which the development is located.
- C. Said area shall then be designated on the official zoning map.

2. Building Lines on Approved Plats. Whenever the plat of a land subdivision approved by the Planning Commission and on record in the office of the County Recorder shows a building line along any frontage for the purpose of creating a front yard or side street yard line, the building line thus shown shall apply along such frontage in place of any other yard line required in these regulations, unless specific yard requirements in these regulations require a greater setback.

3. Structures to Have Access. Every building hereafter erected or moved shall be on a lot adjacent to a public street, or with access to an approved private street, and all structures shall be so located on lots as to provide safe and convenient access for servicing, fire protection, and required off-street parking.

4. Erection of More Than One Principal Structure on a Lot. In any district, more than one structure housing a permitted or permissible principal use may be erected on a single lot, provided that yard and other requirements of these regulations are met for each structure as though it were on an individual lot.

5. Accessory Buildings. No accessory building may be erected in any required front or side yard and no separate accessory building may be erected within 5 feet of a main building. Where a garage is entered from the alley it must be kept 15 feet from the alley line. In no case, however, shall the accessory building be closer than 5 feet to the rear lot line. Accessory buildings located in the rear yard may not occupy more than 30 percent of the rear yard or be greater than 12 feet in height. No accessory building shall be used without occupancy of the principal building.

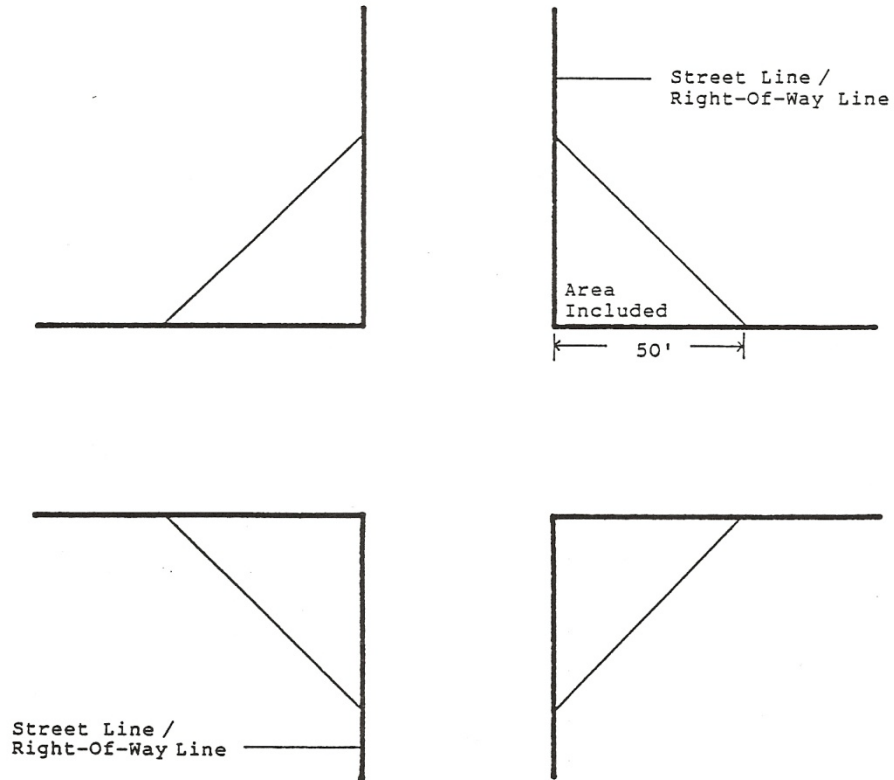
6. Fences.

A. No fence or hedge more than 30 percent solid or more than three feet high may be located within 30 feet of a street intersection. Fences or hedges less than four feet high may be located on any remaining part of a lot, except that no fence may be erected on or within two feet of the lot boundary. Fences or hedges no higher than six feet may be erected on those parts of a lot that are as far back or further back from a street than the main building. Higher fences may be allowed by special exception only.

B. No fence shall be built unless the owner or owner’s agent first applies for and receives a permit for such. Such application must include the property address where the

- fence will be erected, the name of the person erecting the fence, a sketch or plat of the proposed fence, and the payment of a fee to be set by Council resolution.
7. Height Limits. Chimneys, church steeples, cooling towers, elevator bulkheads, fire towers, monuments, stacks, stage towers or scenery lofts, tank, water towers, ornamental towers, spires, grain elevators, or necessary mechanical appurtenances, are exempt from height regulations in this chapter.
8. Establishment of Front Yard. Where, on the effective date of the zoning ordinance, 40 percent or more of a frontage was occupied by two or more buildings, then the front yard is established in the following manner:
- A. Where the building furthest from the street provides a front yard not more than ten feet deeper than the building closest to the street, than the front yard for the frontage is and remains an average of the then existing front yards.
 - B. Where the condition described in paragraph A is not the case, and a lot is within 100 feet of a building on each side, then the front yard is a line drawn from the closest front corners of these two adjacent buildings.
 - C. Where neither of the conditions described in A or B is the case, and the lot is within 100 feet of an existing building on one side only, then the front yard is the same as that of the existing adjacent building.
9. Projections.
- A. Sills, belt courses, cornices, and ornamental features may project only two feet into a required yard.
 - B. Open fire escapes, fireproof outside stairways and balconies opening upon fire towers, and the ordinary projections of chimneys and flues into a rear yard for a distance of not more than 3½ feet, when so placed as not to obstruct light and ventilation, may be permitted by the Zoning/Building Administrator.
 - C. Open, unenclosed porches may extend 10 feet into a front yard.
 - D. Terraces which do not extend above the level of the ground (first) floor may project into a required yard, provided these projections are distant at least two feet from the adjacent side lot line.
10. Utility Service Lines. Nothing in these regulations shall have the effect of prohibiting utility service lines.
11. Measurement of Yards. Depth of required front yards shall be measured at right angles to a straight line joining the foremost points of the side lot lines. The foremost point on the side lot line, in the case of rounded property corners at street intersections, shall be assumed to be the point at which the side and front lot lines would have met without such rounding. Front and rear front yard lines shall be parallel.
12. Yards and Visibility. On a corner lot in any district, nothing shall be erected, placed, planted or allowed to grow in such a manner as materially to impede vision between a height of three and ten feet above the centerline grades of the intersecting streets in the area bounded by the street lines of such corner lots and a line joining points along said street lines 50 feet from the point of the intersection. (See Diagram 3.)

DIAGRAM 3
YARDS AND VISIBILITY



13. Parking in Required Front Yard. All vehicular parking spaces located in required front yards shall be a minimum of 10 feet in width and be surfaced with gravel, concrete, or asphalt.

14. Swimming Pools. Private swimming pools shall be allowed only in rear yards and shall not be allowed in front or side yards.

15. Zero Lot Line Criteria.

A. Utilization of the zero lot line regulations under these regulations requires the approval of the entire subdivision in which a zero lot line unit is to be proposed. Approval of subdivisions shall be limited to generally undeveloped areas and the review shall follow the procedures required for all rezoning proposals. Approval of a subdivision for zero lot line regulations shall be so designated by the symbol ZL following the subdivision name on the District Map.

B. A duplex may be built which utilizes zero lot line regulations when all of the following conditions have been met:

(1) Each dwelling unit is attached on the side, and only one side to the other dwelling unit and further that the side property line divides each dwelling unit.

(2) The applicant provides to the City Council (and records in the Office of the County Recorder) acceptable covenant and deed restrictions on all properties which are proposed for zero lot line designation, which restrictions include the following:

(a) Provision for access to the abutting property for the adjacent property owner and/or said owner's representative for the purpose of

construction, reconstruction, repair, and maintenance of the side which will abut the common lot line.

(b) Provision for necessary easement encroachments for footings, eaves, and special structures and provides for perpetual easements in the event of an encroachment by the party wall.

(c) Provision that the City is a third party to the approval and subsequent changes to any covenants and deed restrictions, but is not a third party in enforcement of said covenants and deed restrictions.

(d) Provision for restrictions to limit changes of color, material, and design of the dwelling as to be compatible with the attached unit.

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