

CHAPTER 22: ZONING DISTRICTS

SUBCHAPTER 22-1: ESTABLISHMENT OF ZONING DISTRICTS

Section 22.101 Purpose

The area located within the jurisdiction of this Title (See Section 21.009) is hereby divided into zoning districts of such number and community character as are necessary to achieve compatibility of land uses within each district, to implement the officially adopted City of Delavan Comprehensive Master Plan, and to achieve the other purposes of this Title (See Section 21.005).

Section 22.102 Standard Zoning Districts and Standard Zoning District Categories

For the purpose of this Title, all areas within the jurisdiction of this Title (See Section 21.009) are hereby divided into the following standard zoning districts, and standard zoning district categories (listed in underlined text), which shall be designated as follows:

Agricultural District:

Rural Holding (RH-35ac) District

Institutional Districts:

Institutional (I) District

Institutional Residential (IR) District

Park and Recreational (PR) District

Residential Districts:

Residential Estate (RE-5ac) District

Residential Single-family-2 (RS-2) District

Residential Single-family-3 (RS-3) District

Residential Single-family-5 (RS-5) District

Residential Mixed (RM-8) District

Residential Multi-family (RM-12) District

Shoreland Single-family Residential District (Rs-2)*

Shoreland Multi-family Residential District (Rm-2S)*

Nonresidential Districts:

Office District:

Office Neighborhood (ON) District

Office Park (OP) District

Business/Commercial Districts:

Business Neighborhood (BN) District

Business Regional (BR) District

Business Local (BL) District

Business Central (BC) District

Manufacturing/Industrial Districts:

Manufacturing Light (ML) District
Manufacturing General (MG) District
Manufacturing Heavy (MH) District

* Regulations applicable to the Shoreland Residential Districts are listed in Section 23.504(1)(h).

State Law Reference: Section 62.23(7)(b), Wisconsin Statutes

Section 22.103 Map of Standard Zoning Districts

Standard zoning districts established by this Title are shown on Sheet 1 of the Official Zoning Map of the City of Delavan, which together with all explanatory materials thereon, is hereby made part of this Title.

Section 22.104 Interpretation of Zoning District Boundaries

The following rules shall be used to determine the precise location of any zoning district boundary shown on the Official Zoning Map of the City of Delavan:

- (1) Zoning district boundaries shown as following or approximately following the limits of any City, Village, Town or County boundary shall be construed as following such limits.
- (2) Zoning district boundaries shown as following or approximately following streets or railroad lines shall be construed as following the centerline of such streets or railroad lines.
- (3) Zoning district boundary lines shown as following or approximately following platted lot lines or other property lines as shown on the City of Delavan or County of Walworth Tax Maps shall be construed as following such lines.
- (4) Zoning district boundaries shown as following or approximately following the centerlines of streams, rivers, or other continuously flowing watercourses shall be construed as following the channel centerlines of such watercourses, and, in the event of a natural change in the location of such streams, rivers, or other watercourses, the zoning district boundary shall be construed as moving with the channel centerline.
- (5) Zoning district boundaries shown as following or approximately following ridgelines or watershed boundaries shall be construed as following such lines.
- (6) Zoning district boundaries shown as separated from, any of the features listed in paragraphs (1) through (5), above, shall be construed to be at such distances therefrom as are shown on the Official Zoning Map.
- (7) Where any uncertainty exists as to the exact location of a zoning district boundary line, as shown on the Official Zoning Map, the location of the line shall be determined by the Zoning Administrator.

Section 22.105 Purpose and Intent of Standard Zoning Districts

The following subsections specify the purpose and intent of the standard zoning districts established by this Title. References to "development options" refer to conventional, equestrian, and loose cluster development options which are explained in detail in Section 23.206(1).

(1) Agricultural District

(a) Rural Holding (RH-35ac) District

1. Description and Purpose

This district is intended to permit development which is solely of a rural community character. The land use standards for this district permit very low density single-family residential development at a density of 1 dwelling unit for every 35 gross acres, as well as a variety of agricultural and agricultural support land uses. Density and intensity standards for this district are designed to ensure that development which requires even a minimum of urban services does not occur until such services are available. As such, the Rural Holding (RH-35ac) District shall either serve as a designation which preserves and protects agricultural activities, or as a "holding zone" which provides for an interim land use (agriculture) that will easily permit further development (with rezoning to another district) at the appropriate time.

Rationale: This district is used to provide for the protection of agricultural activities, and a very low density residential area for those who want to live in a rural environment and who retain enough land with their residence to ensure that the rural environment is maintained as long as the Rural Holding (RH-35ac) District designation is retained. In this manner, even if all property were developed in a given area with the Rural Holding (RH-35ac) District designation, the rural community character of that area would still be maintained.

2. List of Allowable Land Uses (per Subchapter 23-2)

- a. **Land Uses Permitted by Right:** (per Section 23.202(2))
 - Single-Family Detached - 35 acre lot (per Section 23.403(1))
 - Cultivation (per Section 23.206(2)(a))
 - Selective Cutting (per Section 23.206(2)(f))
 - Passive Outdoor Public Recreational (per Section 23.206(3)(a))

- b. **Land Uses Permitted as Special Use:** (per Section 23.202(3))
 - On-Site Agricultural Retail (per Section 23.206(2)(e))
 - Active Outdoor Public Recreational (per Section 23.206(3)(b))
 - Public Service and Utilities (per Section 23.206(3)(e))
 - Community Living Arrangement (1-8 residents) (per Section 23.206(3)(g))
 - Minor Outdoor Commercial Entertainment (per Section 23.206(4)(i)) (RC-319, 6/12/12)

- c. **Land Uses Permitted as Conditional Use:** (per Section 23.202(4))
 - Husbandry (per Section 23.206(2)(b))
 - Intensive Agriculture (per Section 23.206(2)(c))
 - Agricultural Service (per Section 23.206(2)(d))
 - Clear Cutting (per Section 23.206(2)(g))
 - Indoor Institutional (per Section 23.206(3)(c))
 - Outdoor Institutional (per Section 23.206(3)(d))
 - Major Outdoor Commercial Entertainment (per Section 23.206(4)(ii)) (RC-319, 6/12/12)
 - Commercial Animal Boarding (per Section 23.206(4)(j))
 - Bed and Breakfast Establishment (per Section 23.206(4)(l))
 - Campground (per Section 23.206(4)(n))
 - Junkyard or Salvage Yard (per Section 23.206(5)(d))
 - Waste Disposal Facility (per Section 23.206(5)(e))
 - Composting Operation (per Section 23.206(5)(f))
 - Airport/Heliport (per Section 23.206(6)(b))
 - Communication Tower (per Section 23.206(7)(c))
 - Extraction Use (per Section 23.206(7)(d))

- d. **Land Uses Permitted as Accessory Uses:** (per Section 23.202(5))
 - 1) Land Uses Permitted by Right:
 - Farm Residence (per Section 23.206(8)(c))
 - Detached Private Residential Garage, Carport, or Utility Shed (per Section 23.206(8)(d))
 - Lawn Care (per Section 23.206(8)(p))
 - Family Day Care Home (4-8 children) (per Section 23.206(8)(u))
 - 2) Land Uses Permitted as Special Use:
 - On-Site Parking Lot (per Section 23.206(8)(b))
 - Private Residential Recreational Facility (per Section 23.206(8)(e))
 - Private Residential Kennel (per Section 23.206(8)(f))
 - Private Residential Stable (per Section 23.206(8)(g))
 - Drainage Structure (per Section 23.206(8)(n))
 - Filling (per Section 23.206(8)(o))
 - Exterior Communication Devices (per Section 23.206(8)(r))
 - Home Occupation (per Section 23.206(8)(s))
 - On-Site Composting and Wood Piles (per Section 23.206(8)(t))
 - 3) Land Uses Permitted as Conditional Use:
 - Individual Septic Disposal System (per Section 23.206(8)(q))
 - Migrant Labor Camp (per Section 23.206(8)(v))

- e. **Land Uses Permitted as Temporary Uses:** (per Section 23.202(6))
 - Contractor's Project Office (per Section 23.206(9)(a))
 - Contractor's On-Site Equipment Storage Facility (per Section 23.206(9)(b))
 - On-Site Real Estate Sales Office (per Section 23.206(9)(d))
 - Seasonal Outdoor Sales of Farm Products (per Section 23.206(9)(f))
 - Outdoor Assembly (Conditional use per Section 23.206(9)(g))
 - Limited Duration Special Activities and Events (per Section 23.206(9)(h)) (RC-319, 6/12/12)

3. Density and Intensity Requirements (per Subchapter 23-3)

a. Residential Uses: (per Table 23.304)

1) Conventional Development:

Maximum Gross Density (MGD):	.03 du/acre
Minimum Lot Area (MLA):	35 acres
Minimum Site Area (MSA):	35 acres

b. Non-Residential Uses: (per Table 23.305)

1) One Floor Buildings:

Minimum Landscape Surface Ratio (LSR):	.700
Maximum Floor Area Ratio (FAR):	.100
Minimum Lot Area (MLA):	5 acres
Maximum Building Size (MBS):	na

4. Bulk Requirements (per Subchapter 23-4)

a. Residential Uses: (Refer to Table 23.403)

b. Non-Residential Uses: (Refer to Table 23.404)

5. Landscaping Regulations (per Subchapter 23-6)

a. Single-Family Residential and Agricultural Uses: Not applicable

b. Non-Residential Uses, Two-Family Uses, and Multi-Family Uses:

- 1) 20 landscaping points per 100 linear feet of building foundation
- 2) 10 landscaping points per 1,000 square feet of gross floor area
- 3) 20 landscaping points per 100 linear feet of street frontage
- 4) 40 landscaping points per 10,000 square feet paved area/20 stalls

6. Performance Standards (see Subchapter 23-7)

7. Signage Regulations (see Subchapter 23-8)

(2) Residential Districts

(a) Residential Estate (RE-5ac) District

1. Description and Purpose

This district is intended to permit development which has a very low density, countryside community character. Unlike the case for the Rural Holding (RH-35ac) District, the land use standards for this district permit primarily single-family detached residential development and a variety of related institutional land uses, and are not oriented to a wide range of agricultural activities. Density and intensity standards for this district are designed to ensure that the Residential Estate (RE-5ac) District shall serve as a designation which preserves and protects the estate community character of its area. A variety of residential development options are available in this district, with a Maximum Gross Density (MGD) of 1 dwelling unit for every 5 gross acres.

Rationale: This district is used to provide for the permanent protection of a very low density residential area for those who want to live in a countryside environment and who retain enough land with their residence, or in their development, to ensure that the countryside community character is maintained as long as the Residential Estate (RE-5ac) District designation is retained, regardless of how much development occurs within that area.

2. List of Allowable Land Uses (per Subchapter 23-2)

- a. **Land Uses Permitted by Right:** (per Section 23.202(2))
 - Single-Family Detached - 35 acre lot (per Section 23.403(1))
 - Single-Family Detached - 175,000 sf lot in Equestrian (per Section 23.403(2))
 - Selective Cutting (per Section 23.206(2)(f))
 - Passive Outdoor Public Recreational (per Section 23.206(3)(a))

- b. **Land Uses Permitted as Special Use:** (per Section 23.202(3))
 - Cultivation (per Section 23.206(2)(a))
 - Active Outdoor Public Recreational (per Section 23.206(3)(b))
 - Public Service and Utilities (per Section 23.206(3)(e))
 - Community Living Arrangement (1-8 residents) (per Section 23.206(3)(g))

- c. **Land Uses Permitted as Conditional Use:** (per Section 23.202(4))
 - Single-Family Detached - 130,000 sf lot in Loose Cluster (per Section 23.403(3))
 - Single-Family Detached - 80,000 sf lot in Moderate Cluster (per Section 23.403(4))
 - Single-Family Detached - 40,000 sf lot in Compact Cluster (per Section 23.403(5))
 - Clear Cutting (per Section 23.206(2)(g))
 - Indoor Institutional (per Section 23.206(3)(c))
 - Outdoor Institutional (per Section 23.206(3)(d))
 - Community Living Arrangement (9-15 residents) (per Section 23.206(3)(h))
 - Bed and Breakfast Establishment (per Section 23.206(4)(l))

- d. Land Uses Permitted as Accessory Uses:** (per Section 23.202(5))
- 1) Land Uses Permitted by Right:
 - Farm Residence (per Section 23.206(8)(c))
 - Detached Private Residential Garage, Carport, or Utility Shed (per Section 23.206(8)(d))
 - Lawn Care (per Section 23.206(8)(p))
 - Family Day Care Home (4-8 children) (per Section 23.206(8)(u))
 - 2) Land Uses Permitted as Special Use:
 - On-Site Parking Lot (per Section 23.206(8)(b))
 - Private Residential Recreational Facility (per Section 23.206(8)(e))
 - Drainage Structure (per Section 23.206(8)(n))
 - Filling (per Section 23.206(8)(o))
 - Exterior Communication Devices (per Section 23.206(8)(r))
 - Home Occupation (per Section 23.206(8)(s))
 - On-Site Composting and Wood Piles (per Section 23.206(8)(t))
 - 3) Land Uses Permitted as Conditional Use:
 - Private Residential Kennel (per Section 23.206(8)(f))
 - Private Residential Stable (per Section 23.206(8)(g))
- e. Land Uses Permitted as Temporary Uses:** (per Section 23.202(6))
- Contractor's Project Office (per Section 23.206(9)(a))
 - Contractor's On-Site Equipment Storage Facility (per Section 23.206(9)(b))
 - On-Site Real Estate Sales Office (per Section 23.206(9)(d))
 - Outdoor Assembly (Conditional use per Section 23.206(9)(g))
 - Limited Duration Special Activities and Events (per Section 23.206(9)(h)) (RC-319, 6/12/12)

3. Density and Intensity Requirements (per Subchapter 23-3)

- a. Residential Uses:** (per Table 23.304)
- 1) Equestrian Development:

Maximum Gross Density (MGD):	.20 du/acre
Minimum Lot Area (MLA):	175,000 sf
Minimum Site Area (MSA):	35 acres
 - 2) Conventional Development:

Maximum Gross Density (MGD):	.20 du/acre
Minimum Lot Area (MLA):	175,000 sf
Minimum Site Area (MSA):	5 acres
 - 3) Loose Cluster Development:

Maximum Gross Density (MGD):	.20 du/acre
Minimum Lot Area (MLA):	130,000 sf
Minimum Site Area (MSA):	10 acres
 - 4) Moderate Cluster Development:

Maximum Gross Density (MGD):	.20 du/acre
Minimum Lot Area (MLA):	80,000 sf
Minimum Site Area (MSA):	20 acres
 - 5) Compact Cluster Development:

Maximum Gross Density (MGD):	.20 du/acre
Minimum Lot Area (MLA):	40,000 sf
Minimum Site Area (MSA):	20 acres

- b. **Non-Residential Uses:** (per Table 23.305)
 - 1) One Floor Buildings:

Minimum Landscape Surface Ratio (LSR):	.700
Maximum Floor Area Ratio (FAR):	.100
Minimum Lot Area (MLA):	4 acres
Maximum Building Size (MBS):	na

- 4. **Bulk Requirements** (per Subchapter 23-4)
 - a. **Residential Uses:** (Refer to Table 23.403)
 - b. **Non-Residential Uses:** (Refer to Table 23.404)

- 5. **Landscaping Regulations** (per Subchapter 23-6)
 - a. **Single-Family Residential and Agricultural Uses:** Not applicable
 - b. **Non-Residential Uses, Two-Family Uses, and Multi-Family Uses:**
 - 1) 50 landscaping points per 100 linear feet of building foundation
 - 2) 30 landscaping points per 1,000 square feet of gross floor area
 - 3) 50 landscaping points per 100 linear feet of street frontage
 - 4) 100 landscaping points per 10,000 square feet paved area/20 stalls

- 6. **Performance Standards** (see Subchapter 23-7)

- 7. **Signage Regulations** (see Subchapter 23-8)

(b) Residential Single-family-2 (RS-2) District

1. Description and Purpose

This district is intended to permit development which has a low density, estate community character. Like the case for the Residential Estate (RE-5ac) District, the land use standards for this district permit primarily single-family detached residential development and a variety of related institutional land uses. Density and intensity standards for this district are designed to ensure that the Residential Single-family-2 (RS-2) District shall serve as a designation which preserves and protects the community character of its area. A variety of residential development options are available in this district, with a Maximum Gross Density (MGD) of 2 dwelling unit per gross acre.

Rationale: This district is used to provide for the permanent protection of a low density residential area for those who want to live in an estate environment and who retain enough land with their residence, or in their development, to ensure that the estate community character is maintained as long as the Residential Single-family-2 (RS-2) District designation is retained, regardless of how much development occurs within that area.

2. List of Allowable Land Uses (per Subchapter 23-2)

- a. **Land Uses Permitted by Right:** (per Section 23.202(2))
 - Single-Family Detached - 35 acre lot (per Section 23.403(1))
 - Single-Family Detached - 175,000 sf lot (per Section 23.403(2))
 - Single-Family Detached - 130,000 sf lot (per Section 23.403(3))
 - Single-Family Detached - 80,000 sf lot (per Section 23.403(4))
 - Single-Family Detached - 40,000 sf lot (per Section 23.403(5))
 - Single-Family Detached - 30,000 sf lot (per Section 23.403(6))
 - Single-Family Detached - 20,000 sf lot (per Section 23.403(7))
 - Selective Cutting (per Section 23.206(2)(f))
 - Passive Outdoor Public Recreational (per Section 23.206(3)(a))

- b. **Land Uses Permitted as Special Use:** (per Section 23.202(3))
 - Cultivation (per Section 23.206(2)(a))
 - Active Outdoor Public Recreational (per Section 23.206(3)(b))
 - Public Service and Utilities (per Section 23.206(3)(e))
 - Community Living Arrangement (1-8 residents) (per Section 23.206(3)(g))

- c. **Land Uses Permitted as Conditional Use:** (per Section 23.202(4))
 - Single-Family Detached - 10,500 sf lot in Compact Cluster (per Section 23.403(8))
 - Clear Cutting (per Section 23.206(2)(g))
 - Indoor Institutional (per Section 23.206(3)(c))
 - Outdoor Institutional (per Section 23.206(3)(d))
 - Community Living Arrangement (9-15 residents) (per Section 23.206(3)(h))
 - Bed and Breakfast Establishment (per Section 23.206(4)(l))

- d. Land Uses Permitted as Accessory Uses:** (per Section 23.202(5))
- 1) Land Uses Permitted by Right:
 - Farm Residence (per Section 23.206(8)(c))
 - Detached Private Residential Garage, Carport, or Utility Shed (per Section 23.206(8)(d))
 - Lawn Care (per Section 23.206(8)(p))
 - Family Day Care Home (4-8 children) (per Section 23.206(8)(u))
 - 2) Land Uses Permitted as Special Use:
 - On-Site Parking Lot (per Section 23.206(8)(b))
 - Private Residential Recreational Facility (per Section 23.206(8)(e))
 - Drainage Structure (per Section 23.206(8)(n))
 - Filling (per Section 23.206(8)(o))
 - Exterior Communication Devices (per Section 23.206(8)(r))
 - Home Occupation (per Section 23.206(8)(s))
 - On-Site Composting and Wood Piles (per Section 23.206(8)(t))
 - 3) Land Uses Permitted as Conditional Use:
 - Private Residential Kennel (per Section 23.206(8)(f))
- e. Land Uses Permitted as Temporary Uses:** (per Section 23.202(6))
- Contractor's Project Office (per Section 23.206(9)(a))
 - Contractor's On-Site Equipment Storage Facility (per Section 23.206(9)(b))
 - On-Site Real Estate Sales Office (per Section 23.206(9)(d))
 - Outdoor Assembly (Conditional use per Section 23.206(9)(g))
 - Limited Duration Special Activities and Events (per Section 23.206(9)(h)) (RC-319, 6/12/12)

3. Density and Intensity Requirements (per Subchapter 23-3)

- a. Residential Uses:** (per Table 23.304)
- 1) Conventional Development:

Maximum Gross Density (MGD):	2.00 du/acre
Minimum Lot Area (MLA):	20,000 sf
Minimum Site Area (MSA):	21,780 sf
 - 2) Compact Cluster Development:

Maximum Gross Density (MGD):	2.00 du/acre
Minimum Lot Area (MLA):	10,500 sf
Minimum Site Area (MSA):	5 acres
- b. Non-Residential Uses:** (per Table 23.305)
- 1) One Floor Buildings:

Minimum Landscape Surface Ratio (LSR):	.700
Maximum Floor Area Ratio (FAR):	.100
Minimum Lot Area (MLA):	3 acres
Maximum Building Size (MBS):	na

4. Bulk Requirements (per Subchapter 23-4)

a. **Residential Uses:** (Refer to Table 23.403)

b. **Non-Residential Uses:** (Refer to Table 23.404)

5. Landscaping Regulations (per Subchapter 23-6)

a. **Single-Family Residential and Agricultural Uses:** Not applicable

b. **Non-Residential Uses, Two-Family Uses, and Multi-Family Uses:**

1) 45 landscaping points per 100 linear feet of building foundation

2) 25 landscaping points per 1,000 square feet of gross floor area

3) 45 landscaping points per 100 linear feet of street frontage

4) 90 landscaping points per 10,000 square feet paved area/20 stalls

6. Performance Standards (see Subchapter 23-7)

7. Signage Regulations (see Subchapter 23-8)

(c) Residential Single-family-3 (RS-3) District

1. Description and Purpose

This district is intended to permit development which has a moderate density, suburban community character. Density and intensity standards for this district are designed to ensure that the Residential Single-family-3 (RS-3) District shall serve as a designation which preserves and protects the suburban residential community character of its area. A variety of residential development options are available in this district, with a Maximum Gross Density (MGD) of 3 dwelling units per gross acre.

Rationale: This district is used to provide for the permanent protection of a moderate density residential area for those who want to live in an suburban residential environment and who retain enough land with their residence, or in their development, to ensure that the suburban community character is maintained as long as the Residential Single-family-3 (RS-3) District designation is retained, regardless of how much development occurs within that area.

2. List of Allowable Land Uses (per Subchapter 23-2)

- a. **Land Uses Permitted by Right:** (per Section 23.202(2))
 - Single-Family Detached - 35 acre lot (per Section 23.403(1))
 - Single-Family Detached - 175,000 sf lot (per Section 23.403(2))
 - Single-Family Detached - 130,000 sf lot (per Section 23.403(3))
 - Single-Family Detached - 80,000 sf lot (per Section 23.403(4))
 - Single-Family Detached - 40,000 sf lot (per Section 23.403(5))
 - Single-Family Detached - 30,000 sf lot (per Section 23.403(6))
 - Single-Family Detached - 20,000 sf lot (per Section 23.403(7))
 - Single-Family Detached - 10,500 sf lot (per Section 23.403(8))
 - Selective Cutting (per Section 23.206(2)(f))
 - Passive Outdoor Public Recreational (per Section 23.206(3)(a))

- b. **Land Uses Permitted as Special Use:** (per Section 23.202(3))
 - Cultivation (per Section 23.206(2)(a))
 - Active Outdoor Public Recreational (per Section 23.206(3)(b))
 - Public Service and Utilities (per Section 23.206(3)(e))
 - Community Living Arrangement (1-8 residents) (per Section 23.206(3)(g))

- c. **Land Uses Permitted as Conditional Use:** (per Section 23.202(4))
 - Single-Family Detached - 8,000 sf lot in Moderate Cluster (per Section 23.403(9))
 - Clear Cutting (per Section 23.206(2)(g))
 - Indoor Institutional (per Section 23.206(3)(c))
 - Outdoor Institutional (per Section 23.206(3)(d))
 - Community Living Arrangement (9-15 residents) (per Section 23.206(3)(h))
 - Bed and Breakfast Establishment (per Section 23.206(4)(l))

d. Land Uses Permitted as Accessory Uses: (per Section 23.202(5))

- 1) Land Uses Permitted by Right:
 - Farm Residence (per Section 23.206(8)(c))
 - Detached Private Residential Garage, Carport, or Utility Shed (per Section 23.206(8)(d))
 - Lawn Care (per Section 23.206(8)(p))
 - Family Day Care Home (4-8 children) (per Section 23.206(8)(u))
- 2) Land Uses Permitted as Special Use:
 - On-Site Parking Lot (per Section 23.206(8)(b))
 - Private Residential Recreational Facility (per Section 23.206(8)(e))
 - Drainage Structure (per Section 23.206(8)(n))
 - Filling (per Section 23.206(8)(o))
 - Exterior Communication Devices (per Section 23.206(8)(r))
 - Home Occupation (per Section 23.206(8)(s))
 - On-Site Composting and Wood Piles (per Section 23.206(8)(t))
- 3) Land Uses Permitted as Conditional Use:

e. Land Uses Permitted as Temporary Uses: (per Section 23.202(6))

- Contractor's Project Office (per Section 23.206(9)(a))
- Contractor's On-Site Equipment Storage Facility (per Section 23.206(9)(b))
- On-Site Real Estate Sales Office (per Section 23.206(9)(d))
- Outdoor Assembly (Conditional use per Section 23.206(9)(g))
- Limited Duration Special Activities and Events (per Section 23.206(9)(h)) (RC-319, 6/12/12)

3. Density and Intensity Requirements (per Subchapter 23-3)

a. Residential Uses: (per Table 23.304)

- 1) Conventional Development:

Maximum Gross Density (MGD):	3.00 du/acre
Minimum Lot Area (MLA):	10,500 sf
Minimum Site Area (MSA):	14,520 sf
- 2) Moderate Cluster Development:

Maximum Gross Density (MGD):	3.00 du/acre
Minimum Lot Area (MLA):	8,000 sf
Minimum Site Area (MSA):	2 acres
- 3) Compact Cluster Development:

Maximum Gross Density (MGD):	3.00 du/acre
Minimum Lot Area (MLA):	7,200 sf
Minimum Site Area (MSA):	5 acres

b. Non-Residential Uses: (per Table 23.305)

- 1) One Floor Buildings:

Minimum Landscape Surface Ratio (LSR):	.550
Maximum Floor Area Ratio (FAR):	.150
Minimum Lot Area (MLA):	2 acres
Maximum Building Size (MBS):	na

4. Bulk Requirements (per Subchapter 23-4)

a. **Residential Uses:** (Refer to Table 23.403)

b. **Non-Residential Uses:** (Refer to Table 23.404)

5. Landscaping Regulations (per Subchapter 23-6)

a. **Single-Family Residential and Agricultural Uses:** Not applicable

b. **Non-Residential Uses, Two-Family Uses, and Multi-Family Uses:**

1) 40 landscaping points per 100 linear feet of building foundation

2) 20 landscaping points per 1,000 square feet of gross floor area

3) 40 landscaping points per 100 linear feet of street frontage

4) 80 landscaping points per 10,000 square feet paved area/20 stalls

6. Performance Standards (see Subchapter 23-7)

7. Signage Regulations (see Subchapter 23-8)

(d) Residential Single-family-5 (RS-5) District

1. Description and Purpose

This district is intended to permit development which has a moderate density, neighborhood community character. Density and intensity standards for this district are designed to ensure that the Residential Single-family-5 (RS-5) District shall serve as a designation which preserves and protects the neighborhood residential community character of its area. A variety of residential development options are available in this district, with a Maximum Gross Density (MGD) of 5 dwelling units per gross acre.

Rationale: This district is used to provide for the permanent protection of a moderate density residential area for those who want to live in an neighborhood residential environment and who retain enough land with their residence, or in their development, to ensure that the neighborhood community character is maintained as long as the Residential Single-family-5 (RS-5) District designation is retained, regardless of how much development occurs within that area.

2. List of Allowable Land Uses (per Subchapter 23-2)

- a. **Land Uses Permitted by Right:** (per Section 23.202(2))
 - Single-Family Detached - 35 acre lot (per Section 23.403(1))
 - Single-Family Detached - 175,000 sf lot (per Section 23.403(2))
 - Single-Family Detached - 130,000 sf lot (per Section 23.403(3))
 - Single-Family Detached - 80,000 sf lot (per Section 23.403(4))
 - Single-Family Detached - 40,000 sf lot (per Section 23.403(5))
 - Single-Family Detached - 30,000 sf lot (per Section 23.403(6))
 - Single-Family Detached - 20,000 sf lot (per Section 23.403(7))
 - Single-Family Detached - 10,500 sf lot (per Section 23.403(8))
 - Single-Family Detached - 8,000 sf lot (per Section 23.403(9))
 - Selective Cutting (per Section 23.206(2)(f))
 - Passive Outdoor Public Recreational (per Section 23.206(3)(a))

- b. **Land Uses Permitted as Special Use:** (per Section 23.202(3))
 - Cultivation (per Section 23.206(2)(a))
 - Active Outdoor Public Recreational (per Section 23.206(3)(b))
 - Public Service and Utilities (per Section 23.206(3)(e))
 - Community Living Arrangement (1-8 residents) (per Section 23.206(3)(g))

- c. **Land Uses Permitted as Conditional Use:** (per Section 23.202(4))
 - Two-Flat 4,000 sf per dwelling unit (per Section 23.403(11))
 - Clear Cutting (per Section 23.206(2)(g))
 - Indoor Institutional (per Section 23.206(3)(c))
 - Outdoor Institutional (per Section 23.206(3)(d))
 - Community Living Arrangement (9-15 residents) (per Section 23.206(3)(h))
 - Bed and Breakfast Establishment (per Section 23.206(4)(l))

d. Land Uses Permitted as Accessory Uses: (per Section 23.202(5))

- 1) Land Uses Permitted by Right:
 - Farm Residence (per Section 23.206(8)(c))
 - Detached Private Residential Garage, Carport, or Utility Shed (per Section 23.206(8)(d))
 - Lawn Care (per Section 23.206(8)(p))
 - Family Day Care Home (4-8 children) (per Section 23.206(8)(u))
- 2) Land Uses Permitted as Special Use:
 - On-Site Parking Lot (per Section 23.206(8)(b))
 - Private Residential Recreational Facility (per Section 23.206(8)(e))
 - Drainage Structure (per Section 23.206(8)(n))
 - Filling (per Section 23.206(8)(o))
 - Exterior Communication Devices (per Section 23.206(8)(r))
 - Home Occupation (per Section 23.206(8)(s))
 - On-Site Composting and Wood Piles (per Section 23.206(8)(t))
- 3) Land Uses Permitted as Conditional Use:

e. Land Uses Permitted as Temporary Uses: (per Section 23.202(6))

- Contractor's Project Office (per Section 23.206(9)(a))
- Contractor's On-Site Equipment Storage Facility (per Section 23.206(9)(b))
- On-Site Real Estate Sales Office (per Section 23.206(9)(d))
- Outdoor Assembly (Conditional use per Section 23.206(9)(g))
- Limited Duration Special Activities and Events (per Section 23.206(9)(h)) (RC-319, 6/12/12)

3. Density and Intensity Requirements (per Subchapter 23-3)

a. Residential Uses: (per Table 23.304)

- 1) Conventional Development:
 - Maximum Gross Density (MGD): 5.00 du/acre
 - Minimum Lot Area (MLA): 8,000 sf
 - Minimum Site Area (MSA): 8,712 sf
- 2) Moderate Cluster Development:
 - Maximum Gross Density (MGD): 5.00 du/acre
 - Minimum Lot Area (MLA): 7,200 sf
 - Minimum Site Area (MSA): 2 acres
- 3) Compact Cluster Development:
 - Maximum Gross Density (MGD): 5.00 du/acre
 - Minimum Lot Area (MLA): 5,000 sf
 - Minimum Site Area (MSA): 5 acres

b. Non-Residential Uses: (per Table 23.305)

- 1) One Floor Buildings:
 - Minimum Landscape Surface Ratio (LSR): .550
 - Maximum Floor Area Ratio (FAR): .150
 - Minimum Lot Area (MLA): 1 acre*
 - Maximum Building Size (MBS): na

4. Bulk Requirements (per Subchapter 23-4)

a. **Residential Uses:** (Refer to Table 23.403)

b. **Non-Residential Uses:** (Refer to Table 23.404)

5. Landscaping Regulations (per Subchapter 23-6)

a. **Single-Family Residential and Agricultural Uses:** Not applicable

b. **Non-Residential Uses, Two-Family Uses, and Multi-Family Uses:**

- 1) 40 landscaping points per 100 linear feet of building foundation
- 2) 20 landscaping points per 1,000 square feet of gross floor area
- 3) 40 landscaping points per 100 linear feet of street frontage
- 4) 80 landscaping points per 10,000 square feet paved area/20 stalls

6. Performance Standards (see Subchapter 23-7)

7. Signage Regulations (see Subchapter 23-8)

(e) Residential Mixed (RM-8) District

1. Description and Purpose

This district is intended to permit development which has a moderately high density community character which lies somewhere between suburban and urban. The land use standards for this district permit both single-family detached residential development and certain types of moderately high density single-family attached development permitted by right, and both moderately high density single-family attached development and certain types of multi-family development permitted as a conditional use, as well as a variety of related institutional land uses. Density and intensity standards for this district are designed to ensure that the Residential Mixed (RM-8) District shall serve as a designation which preserves and protects the moderately high density residential community character of its area. A variety of residential development options are available in this district, with a Maximum Gross Density (MGD) of 8 dwelling units per gross acre.

Rationale: This district is used to provide for the permanent protection of an area for those who want to live in a moderately high density residential environment and who retain enough land with their residence, or in their development, to ensure that the desired community character is maintained as long as the Residential Mixed (RM-8) District designation is retained, regardless of how much development occurs within that area. As such, this district is intended to provide the principal location for a wide range of single-family attached dwelling types, including twin houses, duplexes, atrium houses, and weak link townhouses.

2. List of Allowable Land Uses (per Subchapter 23-2)

a. Land Uses Permitted by Right: (per Section 23.202(2))

- Single-Family Detached - 35 acre lot (per Section 23.403(1))
- Single-Family Detached - 175,000 sf lot (per Section 23.403(2))
- Single-Family Detached - 130,000 sf lot (per Section 23.403(3))
- Single-Family Detached - 80,000 sf lot (per Section 23.403(4))
- Single-Family Detached - 40,000 sf lot (per Section 23.403(5))
- Single-Family Detached - 30,000 sf lot (per Section 23.403(6))
- Single-Family Detached - 20,000 sf lot (per Section 23.403(7))
- Duplex - 5,000 sf per du (per Section 23.403(10))
- Selective Cutting (per Section 23.206(2)(f))
- Passive Outdoor Public Recreational (per Section 23.206(3)(a))

b. Land Uses Permitted as Special Use: (per Section 23.202(3))

- Cultivation (per Section 23.206(2)(a))
- Active Outdoor Public Recreational (per Section 23.206(3)(b))
- Public Service and Utilities (per Section 23.206(3)(e))
- Community Living Arrangement (1-8 residents) (per Section 23.206(3)(g))
- Community Living Arrangement (9-15 residents) (per Section 23.206(3)(h))

- c. **Land Uses Permitted as Conditional Use:** (per Section 23.202(4))
 - Single-Family Detached - 10,500 sf lot (per Section 23.403(8))
 - Single-Family Detached - 8,000 sf lot (per Section 23.403(9))
 - Two-Flat - 4,000 sf per du (per Section 23.403(11))
 - Townhouse - 2,400 sf lot in Moderate Cluster (per Section 23.403(12))
 - Multiplex - 2,000 sf per du in Compact Cluster (per Section 23.403(13))
 - Mobile Home Development or Park - 5,000 sf lot (per Sections 23.206(1)(g) or (h) and per 23.403(16))
 - Clear Cutting (per Section 23.206(2)(g))
 - Indoor Institutional (per Section 23.206(3)(c))
 - Outdoor Institutional (per Section 23.206(3)(d))
 - Bed and Breakfast Establishment (per Section 23.206(4)(l))
 - Group Day Care Center (9+ children)(per Section 23.206(4)(m))

- d. **Land Uses Permitted as Accessory Uses:** (per Section 23.202(5))
 - 1) Land Uses Permitted by Right:
 - Farm Residence (per Section 23.206(8)(c))
 - Detached Private Residential Garage, Carport, or Utility Shed (per Section 23.206(8)(d))
 - Lawn Care (per Section 23.206(8)(p))
 - Family Day Care Home (4-8 children) (per Section 23.206(8)(u))
 - 2) Land Uses Permitted as Special Use:
 - On-Site Parking Lot (per Section 23.206(8)(b))
 - Private Residential Recreational Facility (per Section 23.206(8)(e))
 - Drainage Structure (per Section 23.206(8)(n))
 - Filling (per Section 23.206(8)(o))
 - Exterior Communication Devices (per Section 23.206(8)(r))
 - Home Occupation (per Section 23.206(8)(s))
 - On-Site Composting and Wood Piles (per Section 23.206(8)(t))
 - 3) Land Uses Permitted as Conditional Use:

- e. **Land Uses Permitted as Temporary Uses:** (per Section 23.202(6))
 - Contractor's Project Office (per Section 23.206(9)(a))
 - Contractor's On-Site Equipment Storage Facility (per Section 23.206(9)(b))
 - On-Site Real Estate Sales Office (per Section 23.206(9)(d))
 - Outdoor Assembly (Conditional use per Section 23.206(9)(g))
 - Limited Duration Special Activities and Events (per Section 23.206(9)(h)) (RC-319, 6/12/12)

3. Density and Intensity Requirements (per Subchapter 23-3)

- a. **Residential Uses:** (per Table 23.304)
 - 1) Conventional Development:

Maximum Gross Density (MGD):	8.00 du/acre
Minimum Lot Area (MLA):	4,000 sf
Minimum Site Area (MSA):	5,445 sf
 - 2) Moderate Cluster Development:

Maximum Gross Density (MGD):	8.00 du/acre
Minimum Lot Area (MLA):	2,400 sf
Minimum Site Area (MSA):	2 acres

- 3) Compact Cluster Development:
 - Maximum Gross Density (MGD): 8.00 du/acre
 - Minimum Lot Area (MLA): (2,000) sf
 - Minimum Site Area (MSA): 5 acres
- 4) Mobile Home Subdivision:
 - Maximum Gross Density (MGD): 8.00 du/acre
 - Minimum Lot Area (MLA): 5,000 sf
 - Minimum Site Area (MSA): 10 acres
- 5) Mobile Home Park:
 - Maximum Gross Density (MGD): 8.00 du/acre
 - Minimum Lot Area (MLA): 5,000 sf
 - Minimum Site Area (MSA): 10 acres

b. Non-Residential Uses: (per Table 23.305)

- 1) One Story Buildings:
 - Minimum Landscape Surface Ratio (LSR): .400
 - Maximum Floor Area Ratio (FAR): .200
 - Minimum Lot Area (MLA): 1 acre*
 - Maximum Building Size (MBS): na
- 2) Two Story Buildings:
 - Minimum Landscape Surface Ratio (LSR): .450
 - Maximum Floor Area Ratio (FAR): .220
 - Minimum Lot Area (MLA): 1 acre*
 - Maximum Building Size (MBS): na

4. Bulk Requirements (per Subchapter 23-4)

a. **Residential Uses:** (Refer to Table 23.403)

b. **Non-Residential Uses:** (Refer to Table 23.404)

5. Landscaping Regulations (per Subchapter 23-6)

a. **Single-Family Residential and Agricultural Uses:** Not applicable

b. **Non-Residential Uses, Two-Family Uses, and Multi-Family Uses:**

- 1) 45 landscaping points per 100 linear feet of building foundation
- 2) 20 landscaping points per 1,000 square feet of gross floor area
- 3) 45 landscaping points per 100 linear feet of street frontage
- 4) 90 landscaping points per 10,000 square feet paved area/20 stalls

6. Performance Standards (see Subchapter 23-7)

7. Signage Regulations (see Subchapter 23-8)

* 20,000 sf permitted with a conditional use permit and site plan for end use of property demonstrating full compliance with this Ordinance.

(f) Residential Multi-family (RM-12) District

1. Description and Purpose

This district is intended to permit development which has a high density, urban community character. The land use standards for this district permit single-family attached development permitted by right, and multi-family development permitted as a conditional use, as well as a variety of related institutional land uses. Density and intensity standards for this district are designed to ensure that the Residential Multi-family (RM-12) District shall serve as a designation which preserves and protects the urban residential community character of its area. A variety of residential development options are available in this district, with a Maximum Gross Density (MGD) of 12 dwelling units per gross acre.

Rationale: This district is used to provide for the permanent protection of an area for those who want to live in a high density residential environment and who retain enough land with their residence, or in their development, to ensure that the urban community character is maintained as long as the Residential Multi-family (RM-12) District designation is retained, regardless of how much development occurs within that area. As such, it is intended to provide the principal location for multi-family development, including multiplexes and apartments.

2. List of Allowable Land Uses (per Subchapter 23-2)

- a. **Land Uses Permitted by Right:** (per Section 23.202(2))
 - Selective Cutting (per Section 23.206(2)(f))
 - Passive Outdoor Public Recreational (per Section 23.206(3)(a))

- b. **Land Uses Permitted as Special Use:** (per Section 23.202(3))
 - Townhouse - 2,400 sf lot (per Section 23.403(12))
 - Cultivation (per Section 23.206(2)(a))
 - Active Outdoor Public Recreational (per Section 23.206(3)(b))
 - Public Service and Utilities (per Section 23.206(3)(e))
 - Community Living Arrangement (1-8 residents) (per Section 23.206(3)(g))
 - Community Living Arrangement (9-15 residents) (per Section 23.206(3)(h))

- c. **Land Uses Permitted as Conditional Use:** (per Section 23.202(4))
 - Two-Flat - 4,000 sf per du (per Section 23.403(11))
 - Multiplex - 2,000 sf per du in Moderate Cluster (per Section 23.403(13))
 - Apartment - 1,400 sf per du in Compact Cluster (per Section 23.403(14))
 - Institutional Residential (per Sections 23.206(3)(f) and 23.403(15))
 - Clear Cutting (per Section 23.206(2)(g))
 - Indoor Institutional (per Section 23.206(3)(c))
 - Outdoor Institutional (per Section 23.206(3)(d))
 - Community Living Arrangement (16+ residents) (per 23.206(3)(i))
 - Bed and Breakfast Establishment (per Section 23.206(4)(l))
 - Group Day Care Center (9+ children) (per Section 23.206(4)(m))
 - Boarding House (per Section 23.206(4)(o))

- d. Land Uses Permitted as Accessory Uses:** (per Section 23.202(5))
- 1) Land Uses Permitted by Right:
 - Farm Residence (per Section 23.206(8)(c))
 - Detached Private Residential Garage, Carport, or Utility Shed (per Section 23.206(8)(d))
 - Lawn Care (per Section 23.206(8)(p))
 - Family Day Care Home (4-8 children) (per Section 23.206(8)(u))
 - 2) Land Uses Permitted as Special Use:
 - On-Site Parking Lot (per Section 23.206(8)(b))
 - Private Residential Recreational Facility (per Section 23.206(8)(e))
 - Drainage Structure (per Section 23.206(8)(n))
 - Filling (per Section 23.206(8)(o))
 - Exterior Communication Devices (per Section 23.206(8)(r))
 - Home Occupation (per Section 23.206(8)(s))
 - On-Site Composting and Wood Piles (per Section 23.206(8)(t))
 - 3) Land Uses Permitted as Conditional Use:
- e. Land Uses Permitted as Temporary Uses:** (per Section 23.202(6))
- Contractor's Project Office (per Section 23.206(9)(a))
 - Contractor's On-Site Equipment Storage Facility (per Section 23.206(9)(b))
 - On-Site Real Estate Sales Office (per Section 23.206(9)(d))
 - Outdoor Assembly (Conditional use per Section 23.206(9)(g))
 - Limited Duration Special Activities and Events (per Section 23.206(9)(h)) (RC-319, 6/12/12)
- 3. Density and Intensity Requirements** (per Subchapter 23-3)
- a. Residential Uses:** (per Table 23.304)
- 1) Conventional Development:

Maximum Gross Density (MGD):	12.00 du/acre
Minimum Lot Area (MLA):	2,400 sf
Minimum Site Area (MSA):	3,630 sf
 - 2) Moderate Cluster Development:

Maximum Gross Density (MGD):	12.00 du/acre
Minimum Lot Area (MLA):	(2,000) sf
Minimum Site Area (MSA):	1 acre
 - 3) Compact Cluster Development (2+ bedrooms):

Maximum Gross Density (MGD):	12.00 du/acre
Minimum Lot Area (MLA):	(1,400) sf
Minimum Site Area (MSA):	2 acres
 - 4) Compact Cluster Development (1 bedroom):

Maximum Gross Density (MGD):	14.00 du/acre
Minimum Lot Area (MLA):	(1,400) sf
Minimum Site Area (MSA):	2 acres
 - 5) Compact Cluster Development (efficiency):

Maximum Gross Density (MGD):	16.00 du/acre
Minimum Lot Area (MLA):	(1,400) sf
Minimum Site Area (MSA):	2 acres

- 6) Institutional Residential Development:
 - Maximum Gross Density (MGD): 16.00 du/acre
 - Minimum Lot Area (MLA): (800) sf
 - Minimum Site Area (MSA): 2 acres

b. Non-Residential Uses: (per Table 23.305)

- 1) One Story Buildings:
 - Minimum Landscape Surface Ratio (LSR): .250
 - Maximum Floor Area Ratio (FAR): .250
 - Minimum Lot Area (MLA): 1 acre*
 - Maximum Building Size (MBS): na
- 2) Two Story Buildings:
 - Minimum Landscape Surface Ratio (LSR): .300
 - Maximum Floor Area Ratio (FAR): .275
 - Minimum Lot Area (MLA): 1 acre*
 - Maximum Building Size (MBS): na

4. Bulk Requirements (per Subchapter 23-4)

- a. **Residential Uses:** (Refer to Table 23.403)
- b. **Non-Residential Uses:** (Refer to Table 23.404)

5. Landscaping Regulations (per Subchapter 23-6)

- a. **Single-Family Residential and Agricultural Uses:** Not applicable
- b. **Non-Residential Uses, Two-Family Uses, and Multi-Family Uses:**
 - 1) 50 landscaping points per 100 linear feet of building foundation
 - 2) 20 landscaping points per 1,000 square feet of gross floor area
 - 3) 50 landscaping points per 100 linear feet of street frontage
 - 4) 100 landscaping points per 10,000 square feet paved area/20 stalls

6. Performance Standards (see Subchapter 23-7)

7. Signage Regulations (see Subchapter 23-8)

* 20,000 sf permitted with a conditional use permit and site plan for end use of property demonstrating full compliance with this Ordinance.

(3) Nonresidential Districts

(a) Office Neighborhood (ON) District

1. Description and Purpose

This district is intended to permit high-quality office and institutional land uses at an intensity compatible with the estate community character of older portions of the City predominately developed with large homes which are desirable to maintain, where traffic volumes and adjacent land uses dictate the transition of these areas to certain nonresidential uses. In certain instances attached and multi-family housing uses may be allowed. A relatively low Maximum Floor Area Ratio (FAR) and significant areas of landscaping are required in this district to ensure that this effect is achieved.

Rationale: This district is used to provide for the permanent protection of an area which preserves the original estate residential appearance, yet permits office and institutional land uses, and which ensures that the estate community character is maintained as long as the Office Neighborhood (ON) District designation is retained, regardless of how much development occurs within that area.

2. List of Allowable Land Uses (per Subchapter 23-2)

- a. **Land Uses Permitted by Right:** (per Section 23.202(2))
 - Single-Family Detached - 8,000 sf lot (per Section 23.403(9))
 - Selective Cutting (per Section 23.206(2)(f))
 - Passive Outdoor Public Recreational (per Section 23.206(3)(a))
 - Office (per Section 23.206(4)(a))
 - Personal or Professional Service (per Section 23.206(4)(b))

- b. **Land Uses Permitted as Special Use:** (per Section 23.202(3))
 - Cultivation (per Section 23.206(2)(a))
 - Active Outdoor Public Recreational (per Section 23.206(3)(b))
 - Public Service and Utilities (per Section 23.206(3)(e))
 - Minor Outdoor Commercial Entertainment (per Section 23.206(4)(i)) (RC-319, 6/12/12)

- c. **Land Uses Permitted as Conditional Use:** (per Section 23.202(4))
 - Duplex - 5,000 sf per du (per Section 23.403(10))
 - Two-Flat - 4,000 sf per du (per Section 23.403(11))
 - Townhouse - 2,400 sf lot (per Section 23.403(12))
 - Multiplex - 2,000 sf per du (per Section 23.403(13))
 - Apartment - 1,400 sf per du (per Section 23.403(14))
 - Indoor Institutional (per Section 23.206(3)(c)) (RC-319, 6/12/12)
 - Institutional Residential (per Sections 23.206(3)(f) and 23.403(15))
 - Clear Cutting (per Section 23.206(2)(g))
 - Outdoor Institutional (per Section 23.206(3)(d))
 - Community Living Arrangement (9-15 residents) (per Section 23.206(3)(h))
 - Community Living Arrangement (16+ residents) (per Section 23.206(3)(i))
 - Indoor Sales or Service (per Section 23.206(4)(c))

- In-Vehicle Sales or Service (per Section 23.206(4)(g))
- Indoor Commercial Entertainment (per Section 23.206(4)(h))
- Major Outdoor Commercial Entertainment (per Section 23.206(4)(ii)) (RC-319, 6/12/12)
- Commercial Indoor Lodging (per Section 23.206(4)(k))
- Bed and Breakfast Establishment (per Section 23.206(4)(l))
- Group Day Care Center (9+ children) (per Section 23.206(4)(m))
- Vacation Rental Home (per Section 23.206(4)(q)) (RC-382, 4/18/17)

d. Land Uses Permitted as Accessory Uses: (per Section 23.202(5))

- 1) Land Uses Permitted by Right:
 - Farm Residence (per Section 23.206(8)(c))
 - Detached Private Residential Garage, Carport, or Utility Shed (per Section 23.206(8)(d))
 - Company Cafeteria (per Section 23.206(8)(h))
 - Lawn Care (per Section 23.206(8)(p))
- 2) Land Uses Permitted as Special Use:
 - On-Site Parking Lot (per Section 23.206(8)(b))
 - Drainage Structure (per Section 23.206(8)(n))
 - Filling (per Section 23.206(8)(o))
 - Exterior Communication Devices (per Section 23.206(8)(r))
 - Home Occupation (per Section 23.206(8)(s))
 - On-Site Composting and Wood Piles (per Section 23.206(8)(t))
- 3) Land Uses Permitted as Conditional Use:
 - Company Provided On-Site Recreation (per Section 23.206(8)(i))
 - In-Vehicle Sales and Services (per Section 23.206(8)(k))
 - Commercial Apartment (per Section 23.206(8)(a)) (RC-317, 5/15/12)

e. Land Uses Permitted as Temporary Uses: (per Section 23.202(6))

- Contractor's Project Office (per Section 23.206(9)(a))
- Contractor's On-Site Equipment Storage Facility (per Section 23.206(9)(b))
- Relocatable Building (per Section 23.206(9)(c))
- On-Site Real Estate Sales Office (per Section 23.206(9)(d))
- Outdoor Assembly (Conditional use per Section 23.206(9)(g))
- Limited Duration Special Activities and Events (per Section 23.206(9)(h)) (RC-319, 6/12/12)

3. Density and Intensity Requirements (per Subchapter 23-3)

a. Residential Uses: (per Table 23.304)

- 1) Institutional:

Maximum Gross Density (MGD):	up to 50.00
Minimum Lot Area (MLA):	(800) sf
Minimum Site Area (MSA):	5 acres

b. Non-Residential Uses: (per Table 23.305)

- 1) One or Two Story Buildings:

Minimum Landscape Surface Ratio (LSR):	.500
Maximum Floor Area Ratio (FAR):	.250
Minimum Lot Area (MLA):	8,000 sf
Maximum Building Size (MBS):	na

4. **Bulk Requirements** (per Subchapter 23-4)

a. **Residential Uses:** (Refer to Table 23.403)

b. **Non-Residential Uses:** (Refer to Table 23.404)

5. **Landscaping Regulations** (per Subchapter 23-6)

a. **Single-Family Residential and Agricultural Uses:** Not applicable

b. **Non-Residential Uses, Two-Family Uses, and Multi-Family Uses:**

- 1) 45 landscaping points per 100 linear feet of building foundation
- 2) 20 landscaping points per 1,000 square feet of gross floor area
- 3) 45 landscaping points per 100 linear feet of street frontage
- 4) 95 landscaping points per 10,000 square feet paved area/20 stalls

c. **Restriction on Paving:** Except for paving of access drives, paving for parking and loading areas shall not be permitted between the principle structure on the site and street rights-of-way.

6. **Performance Standards** (see Subchapter 23-7)

7. **Signage Regulations** (see Subchapter 23-8)

(b) **Office Park (OP) District**

1. Description and Purpose

This district is intended to permit high-quality office and institutional land uses at an intensity compatible with the overall suburban community character of the City. A relatively low Maximum Floor Area Ratio (FAR) and significant areas of landscaping are required in this district to ensure that this effect is achieved. In order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street.

Rationale: This district is used to provide for the permanent protection of an area for those who desire a high quality office environment which maintains the attractiveness of the site and retains enough open land in their development to ensure that the suburban community character is maintained as long as the Office Park (OP) District designation is retained, regardless of how much development occurs within that area.

2. List of Allowable Land Uses (per Subchapter 23-2)

- a. **Land Uses Permitted by Right:** (per Section 23.202(2))
 - Selective Cutting (per Section 23.206(2)(f))
 - Passive Outdoor Public Recreation (per Section 23.206(3)(a))
 - Office (per Section 23.206(4)(a))
 - Personal or Professional Service (per Section 23.206(4)(b))

- b. **Land Uses Permitted as Special Use:** (per Section 23.202(3))
 - Cultivation (per Section 23.206(2)(a))
 - Active Outdoor Public Recreational (per Section 23.206(3)(b))
 - Public Service and Utilities (per Section 23.206(3)(e))
 - Minor Outdoor Commercial Entertainment (per Section 23.206(4)(i)) (RC-319, 6/12/12)

- c. **Land Uses Permitted as Conditional Use:** (per Section 23.202(4))
 - Institutional Residential (per Sections 23.206(3)(f) and 23.403(15))
 - Clear Cutting (per Section 23.206(2)(g))
 - Indoor Institutional (per Section 23.206(3)(c)) (RC-319, 6/12/12)
 - Outdoor Institutional (per Section 23.206(3)(d))
 - Community Living Arrangement (9-15 residents) (per Section 23.206(3)(h))
 - Community Living Arrangement (16+ residents) (per Section 23.206(3)(i))
 - Indoor Sales or Service (per Section 23.206(4)(c))
 - In-Vehicle Sales or Service (per Section 23.206(4)(g))
 - Indoor Commercial Entertainment (per Section 23.206(4)(h))
 - Major Outdoor Commercial Entertainment (per Section 23.206(4)(ii)) (RC-319, 6/12/12)
 - Commercial Indoor Lodging (per Section 23.206(4)(k))
 - Group Day Care Center (9+ children) (per Section 23.206(4)(m))
 - Airport/Heliport (per Section 23.206(6)(b))

d. Land Uses Permitted as Accessory Uses: (per Section 23.202(5))

- 1) Land Uses Permitted by Right:
 - Farm Residence (per Section 23.206(8)(c))
 - Detached Private Residential Garage, Carport, or Utility Shed (per Section 23.206(8)(d))
 - Company Cafeteria (per Section 23.206(8)(h))
 - Lawn Care (per Section 23.206(8)(p))
- 2) Land Uses Permitted as Special Use:
 - On-Site Parking Lot (per Section 23.206(8)(b))
 - Drainage Structure (per Section 23.206(8)(n))
 - Filling (per Section 23.206(8)(o))
 - Exterior Communication Devices (per Section 23.206(8)(r))
 - Home Occupation (per Section 23.206(8)(s))
 - On-Site Composting/ Wood Piles (per Section 23.206(8)(t))
- 3) Land Uses Permitted as Conditional Use:
 - Company Provided On-Site Recreation (per Section 23.206(8)(i))
 - In-Vehicle Sales and Services (per Section 23.206(8)(k))

e. Land Uses Permitted as Temporary Uses: (per Section 23.202(6))

- Contractor's Project Office (per Section 23.206(9)(a))
- Contractor's On-Site Equipment Storage (per Section 23.206(9)(b))
- Relocatable Building (per Section 23.206(9)(c))
- On-Site Real Estate Sales Office (per Section 23.206(9)(d))
- Outdoor Assembly (Conditional use per Section 23.206(9)(g))
- Limited Duration Special Activities and Events (per Section 23.206(9)(h)) (RC-319, 6/12/12)

3. Density and Intensity Requirements (per Subchapter 23-3)

a. Residential Uses: (per Table 23.304)

- 1) Institutional:
 - Maximum Gross Density (MGD): up to 50.00
 - Minimum Lot Area (MLA): (800) sf
 - Minimum Site Area (MSA): 5 acres

b. Non-Residential Uses: (per Table 23.305)

- 1) One Story Buildings:
 - Minimum Landscape Surface Ratio (LSR): .250
 - Maximum Floor Area Ratio (FAR): .250
 - Minimum Lot Area (MLA): 1 acre*
 - Maximum Building Size (MBS): na
- 2) Two Story Buildings:
 - Minimum Landscape Surface Ratio (LSR): .300
 - Maximum Floor Area Ratio (FAR): .275
 - Minimum Lot Area (MLA): 1 acre*
 - Maximum Building Size (MBS): na

3) Three Story Buildings:	
Minimum Landscape Surface Ratio (LSR):	.330
Maximum Floor Area Ratio (FAR):	.290
Minimum Lot Area (MLA):	2 acres
Maximum Building Size (MBS):	na
4) Four Story Buildings:	
Minimum Landscape Surface Ratio (LSR):	.350
Maximum Floor Area Ratio (FAR):	.300
Minimum Lot Area (MLA):	2 acres
Maximum Building Size (MBS):	na

4. Bulk Requirements (per Subchapter 23-4)

- a. **Residential Uses:** (Refer to Table 23.403)
- b. **Non-Residential Uses:** (Refer to Table 23.404)

5. Landscaping Regulations (per Subchapter 23-6)

- a. **Single-Family Residential and Agricultural Uses:** Not applicable
- b. **Non-Residential Uses, Two-Family Uses, and Multi-Family Uses:**
 - 1) 40 landscaping points per 100 linear ft. of building foundation
 - 2) 15 landscaping points per 1,000 square ft. of gross floor area
 - 3) 40 landscaping points per 100 linear feet of street frontage
 - 4) 80 landscaping points per 10,000 s.f. paved area/20 stalls

6. Performance Standards (see Subchapter 23-7)

7. Signage Regulations (see Subchapter 23-8)

* 20,000 sf permitted with a conditional use permit and site plan for end use of property demonstrating full compliance with this Ordinance.

(c) Business Neighborhood (BN) District

1. Description and Purpose

This district is intended to permit small scale commercial development which is compatible with the desired overall suburban community character of the area in general, and with adjacent residential development in particular. This is accomplished with relatively low maximum Floor Area Ratios (FARs). Significant areas of landscaping are required in this district to ensure that this effect is achieved. In order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street.

Rationale: This district is used to provide both convenience oriented goods and services and for the permanent protection of adjacent residential areas by permitting only a limited range of commercial activities. The desired suburban community character of the development is attained through the Floor Area Ratio (FAR) and Landscape Surface Area Ratio (LSR) requirements, and by restricting the Maximum Building Size (MBS) of all buildings within each instance of this District to 4,000 square feet. Together, these requirements ensure that the desired suburban community character is maintained as long as the Business Neighborhood (BN) District designation is retained, regardless of how much development occurs within that area.

2. List of Allowable Land Uses (per Subchapter 23-2)

- a. **Land Uses Permitted by Right:** (per Section 23.202(2))
 - Selective Cutting (per Section 23.206(2)(f))
 - Passive Outdoor Public Recreation (per Section 23.206(3)(a))
 - Office (per Section 23.206(4)(a))
 - Personal or Professional Service (per Section 23.206(4)(b))
 - Indoor Maintenance Service (per Section 23.206(4)(e))

- b. **Land Uses Permitted as Special Use:** (per Section 23.202(3))
 - Cultivation (per Section 23.206(2)(a))
 - Active Outdoor Public Recreational (per Section 23.206(3)(b))
 - Public Service and Utilities (per Section 23.206(3)(e))
 - Minor Outdoor Commercial Entertainment (per Section 23.206(4)(i)) (RC-319, 6/12/12)

- c. **Land Uses Permitted as Conditional Use:** (per Section 23.202(4))
 - Single-Family Detached - 8,000 sf lot in Moderate Cluster (per Section 23.403(9))
 - Clear Cutting (per Section 23.206(2)(g))
 - Indoor Institutional (per Section 23.206(3)(c)) (RC-319, 6/12/12)
 - Outdoor Institutional (per Section 23.206(3)(d))
 - Indoor Sales or Service (per Section 23.206(4)(c)) (RC-319, 6/12/12)
 - In-Vehicle Sales or Service (per Section 23.206(4)(g))
 - Indoor Commercial Entertainment (per Section 23.206(4)(h))
 - Major Outdoor Commercial Entertainment (per Section 23.206(4)(ii)) (RC-319, 6/12/12)
 - Bed and Breakfast Establishment (per Section 23.206(4)(l))
 - Group Day Care Center (9+ children) (per Section 23.206(4)(m))
 - Vacation Rental Home (per Section 23.206(4)(q)) (RC-382, 4/18/17)

- d. **Land Uses Permitted as Accessory Uses:** (per Section 23.202(5))
 - 1) Land Uses Permitted by Right:
 - Farm Residence (per Section 23.206(8)(c))
 - Detached Private Residential Garage, Carport, or Utility Shed (per Section 23.206(8)(d))
 - Lawn Care (per Section 23.206(8)(p))
 - 2) Land Uses Permitted as Special Use:
 - On-Site Parking Lot (per Section 23.206(8)(b))
 - Drainage Structure (per Section 23.206(8)(n))
 - Filling (per Section 23.206(8)(o))
 - Exterior Communication Devices (per Section 23.206(8)(r))
 - Home Occupation (per Section 23.206(8)(s))
 - On-Site Composting/ Wood Piles (per Section 23.206(8)(t))
 - 3) Land Uses Permitted as Conditional Use:
 - Commercial Apartment (per Section 23.206(8)(a))
 - In-Vehicle Sales and Services (per Section 23.206(8)(k))
 - Light Industrial Incidental to Indoor Sales (per Section 23.206(8)(m))

- e. **Land Uses Permitted as Temporary Uses:** (per Section 23.202(6))
 - Contractor's Project Office (per Section 23.206(9)(a))
 - Contractor's On-Site Equipment Storage (per Section 23.206(9)(b))
 - Relocatable Building (per Section 23.206(9)(c))
 - On-Site Real Estate Sales Office (per Section 23.206(9)(d))
 - General Temporary Outdoor Sales (per Section 23.206(9)(e))
 - Seasonal Outdoor Sales of Farm Products (per Section 23.206(9)(f))
 - Outdoor Assembly (Conditional use per Section 23.206(9)(g))
 - Limited Duration Special Activities and Events (per Section 23.206(9)(h)) (RC-319, 6/12/12)

3. Density and Intensity Requirements (per Subchapter 23-3)

- a. **Residential Uses:** (per Table 23.304)

- b. **Non-Residential Uses:** (per Table 23.305)
 - 1) One Story Buildings:

Minimum Landscape Surface Ratio (LSR):	.250
Maximum Floor Area Ratio (FAR):	.250
Minimum Lot Area (MLA):	8,000 sf
Maximum Building Size (MBS):	5,000 sf
 - 2) Two Story Buildings:

Minimum Landscape Surface Ratio (LSR):	.300
Maximum Floor Area Ratio (FAR):	.275
Minimum Lot Area (MLA):	8,000 sf
Maximum Building Size (MBS):	5,000 sf

4. Bulk Requirements (per Subchapter 23-4)

- a. **Residential Uses:** (Refer to Table 23.403)

- b. **Non-Residential Uses:** (Refer to Table 23.404)

5. Landscaping Regulations (per Subchapter 23-6)

a. **Single-Family Residential and Agricultural Uses:** Not applicable

b. **Non-Residential Uses, Two-Family Uses, and Multi-Family Uses:**

- 1) 40 landscaping points per 100 linear ft. of building foundation
- 2) 15 landscaping points per 1,000 square ft. of gross floor area
- 3) 40 landscaping points per 100 linear feet of street frontage
- 4) 80 landscaping points per 10,000 s.f. paved area/20 stalls

6. Performance Standards (see Subchapter 23-7)

7. Signage Regulations (see Subchapter 23-8)

(d) **Business Regional (BR) District**

1. Description and Purpose

This district is intended to permit large and small scale commercial development which is compatible with the desired overall suburban community character of the area in general. This is accomplished with relatively low maximum Floor Area Ratios (FARs). Significant areas of landscaping are required in this district to ensure that this effect is achieved. A wide range of office, retail, and lodging land uses are permitted within this district. In order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street.

Rationale: This district is intended to provide the principal zoning district for commercial development which occurs after the adoption of this Title. The standards of this district are designed to provide a clear distinction from the Business Local (BL) and Business Central (BC) Districts in terms of permitted intensity of development, treatment of outdoor sales, and required green space areas. The desired suburban community character of the development is attained through the Floor Area Ratio (FAR) and Landscape Surface Area Ratio (LSR) requirements. Together, these requirements ensure that the desired suburban community character is maintained as long as the Business Regional (BR) District designation is retained, regardless of how much development occurs within that area.

2. List of Allowable Land Uses (per Subchapter 23-2) (RC-155, 1/14/03)

- a. **Land Uses Permitted by Right:** (per Section 23.202(2))
 - Selective Cutting (per Section 23.206(2)(f))
 - Passive Outdoor Public Recreational (per Section 23.206(3)(a))

- b. **Land Uses Permitted as Special Use:** (per Section 23.202(3))
 - Cultivation (per Section 23.206(2)(a))
 - Active Outdoor Public Recreational (per Section 23.206(3)(b))
 - Public Service and Utilities (per Section 23.206(3)(e))
 - Minor Outdoor Commercial Entertainment (per Section 23.206(4)(i)) (RC-319, 6/12/12)

- c. **Land Uses Permitted as Conditional Use:** (per Section 23.202(4))
 - Institutional Residential (per Sections 23.403(15) and 23.206(3)(f))
 - Clear Cutting (per Section 23.206(2)(g))
 - Indoor Institutional (per Section 23.206(3)(c))
 - Outdoor Institutional (per Section 23.206(3)(d))
 - Community Living Arrangement (9-15 residents) (per Section 23.206(3)(h))
 - Community Living Arrangement (16+ residents) (per Section 23.206(3)(i))
 - Office (per Section 23.206(4)(a))
 - Personal or Professional Service (per Section 23.206(4)(b))
 - Indoor Sales or Service (per Section 23.206(4)(c))

- Outdoor Display (per Section 23.206(4)(d))
- Indoor Maintenance Service (per Section 23.206(4)(e))
- In-Vehicle Sales or Service (per Section 23.206(4)(g))
- Indoor Commercial Entertainment (per Section 23.206(4)(h))
- Major Outdoor Commercial Entertainment (per Section 23.206(4)(ii)) (RC-319, 6/12/12)
- Commercial Animal Boarding (per Section 23.206(4)(j))
- Commercial Indoor Lodging (per Section 23.206(4)(k))
- Bed and Breakfast Establishment (per Section 23.206(4)(l))
- Group Day Care Center (9+ children) (per Section 23.206(4)(m))

d. Land Uses Permitted as Accessory Uses: (per Section 23.202(5))

- 1) Land Uses Permitted by Right:
 - Farm Residence (per Section 23.206(8)(c))
 - Detached Private Residential Garage, Carport, or Utility Shed (per Section 23.206(8)(d))
 - Company Cafeteria (per Section 23.206(8)(h))
 - Lawn Care (per Section 23.206(8)(p))
- 2) Land Uses Permitted as Special Use:
 - On-Site Parking Lot (per Section 23.206(8)(b))
 - Drainage Structure (per Section 23.206(8)(n))
 - Filling (per Section 23.206(8)(o))
 - Exterior Communication Devices (per Section 23.206(8)(r))
 - Home Occupation (per Section 23.206(8)(s))
 - On-Site Composting/ Wood Piles (per Section 23.206(8)(t))
- 3) Land Uses Permitted as Conditional Use:
 - Commercial Apartment (per Section 23.206(8)(a))
 - Company Provided On-Site Recreation (per Section 23.206(8)(i))
 - Outdoor Display Incidental (per Section 23.206(8)(j))
 - In-Vehicle Sales and Services (per Section 23.206(8)(k))
 - Light Industrial Incidental to Indoor Sales (per Section 23.206(8)(m))

e. Land Uses Permitted as Temporary Uses: (per Section 23.202(6))

- Contractor's Project Office (per Section 23.206(9)(a))
- Contractor's On-Site Equipment Storage (per Section 23.206(9)(b))
- Relocatable Building (per Section 23.206(9)(c))
- On-Site Real Estate Sales Office (per Section 23.206(9)(d))
- General Temporary Outdoor Sales (per Section 23.206(9)(e))
- Seasonal Outdoor Sales of Farm Products (per Section 23.206(9)(f))
- Outdoor Assembly (Conditional use per Section 23.206(9)(g))
- Limited Duration Special Activities and Events (per Section 23.206(9)(h)) (RC-319, 6/12/12)

3. Density and Intensity Requirements (per Subchapter 23-3)

a. Residential Uses: (per Table 23.304)

b. Non-Residential Uses: (per Table 23.305)

- 1) One Story Buildings:
 - Minimum Landscape Surface Ratio (LSR): .250
 - Maximum Floor Area Ratio (FAR): .250
 - Minimum Lot Area (MLA): 1 acre*
 - Maximum Building Size (MBS): na

2) Two Story Buildings:	
Minimum Landscape Surface Ratio (LSR):	.300
Maximum Floor Area Ratio (FAR):	.275
Minimum Lot Area (MLA):	1 acre*
Maximum Building Size (MBS):	na
3) Three Story Buildings:	
Minimum Landscape Surface Ratio (LSR):	.330
Maximum Floor Area Ratio (FAR):	.290
Minimum Lot Area (MLA):	2 acres
Maximum Building Size (MBS):	na
4) Four Story Buildings:	
Minimum Landscape Surface Ratio (LSR):	.350
Maximum Floor Area Ratio (FAR):	.300
Minimum Lot Area (MLA):	2 acres
Maximum Building Size (MBS):	na

* 20,000 sf permitted with a conditional use permit and site plan for end use of property demonstrating full compliance with this Ordinance.

4. Bulk Requirements (per Subchapter 23-4)

a. **Residential Uses:** (Refer to Table 23.403)

b. **Non-Residential Uses:** (Refer to Table 23.404)

5. Landscaping Regulations (per Subchapter 23-6)

a. **Single-Family Residential and Agricultural Uses:** Not applicable

b. **Non-Residential Uses, Two-Family Uses, and Multi-Family Uses:**

- 1) 40 landscaping points per 100 linear ft. of building foundation
- 2) 10 landscaping points per 1,000 square ft. of gross floor area
- 3) 40 landscaping points per 100 linear feet of street frontage
- 4) 80 landscaping points per 10,000 s.f. paved area/20 stalls

6. Performance Standards (see Subchapter 23-7)

7. Signage Regulations (see Subchapter 23-8)

(e) Business Local (BL) District

1. Description and Purpose

This district is intended to permit both large and small scale commercial development at intensities which provide significant incentives for infill development and the continued economic viability of existing development. To accomplish this effect, maximum permitted Floor Area Ratios (FARs) are significantly higher and minimum required Green Space Ratios (GSRs) are substantially lower than those required in the Business Regional (BR) District. A wide range of office, retail, and lodging land uses are permitted within this district. In order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street.

Rationale: This district is intended to provide an alternative, primarily infill development, designation for commercial activity to the Business Regional (BR) District. Performance standards for the Business Local (BL) District are designed to ensure the long-term economic health of strip commercial development areas, existing as of the effective date of this Ordinance, by limiting the attraction of the Business Regional (BR) District to those and uses which can afford the relatively higher development costs and rents associated with development in that district.

2. List of Allowable Land Uses (per Subchapter 23-2)

- a. **Land Uses Permitted by Right:** (per Section 23.202(2))
 - Selective Cutting (per Section 23.206(2)(f))
 - Passive Outdoor Public Recreational (per Section 23.206(3)(a))
 - Office (per Section 23.206(4)(a))
 - Personal or Professional Service (per Section 23.206(4)(b))
 - Indoor Sales or Service (per Section 23.206(4)(c))
 - Indoor Maintenance Service (per Section 23.206(4)(e))

- b. **Land Uses Permitted as Special Use:** (per Section 23.202(3))
 - Cultivation (per Section 23.206(2)(a))
 - Active Outdoor Public Recreational (per Section 23.206(3)(b))
 - Public Service and Utilities (per Section 23.206(3)(e))
 - Minor Outdoor Commercial Entertainment (per Section 23.206(4)(i)) (RC-319, 6/12/12)
 - Off-Site Parking Lot (per Section 23.206(6)(a))

- c. **Land Uses Permitted as Conditional Use:** (per Section 23.202(4))
 - Institutional Residential (per Sections 23.403(15) and 23.206(3)(f))
 - Clear Cutting (per Section 23.206(2)(g))
 - Indoor Institutional (per Section 23.206(3)(c)) (RC-319, 6/12/12)
 - Outdoor Institutional (per Section 23.206(3)(d))
 - Community Living Arrangement (9-15 residents) (per Section 23.206(3)(h))
 - Community Living Arrangement (16+ residents) (per Section 23.206(3)(i))
 - Outdoor Display (per Section 23.206(4)(d))
 - In-Vehicle Sales or Service (per Section 23.206(4)(g))
 - Indoor Commercial Entertainment (per Section 23.206(4)(h))
 - Major Outdoor Commercial Entertainment (per Section 23.206(4)(ii)) (RC-319, 6/12/12)
 - Commercial Animal Boarding (per Section 23.206(4)(j))

Commercial Indoor Lodging (per Section 23.206(4)(k))
 Bed and Breakfast Establishment (per Section 23.206(4)(l))
 Group Day Care Center (9+ children) (per Section 23.206(4)(m))
 Vacation Rental Home (per Section 23.206(4)(q)) (RC-382, 4/18/17)
 Personal Storage Facility (per Section 23.206(5)(c))

d. Land Uses Permitted as Accessory Uses: (per Section 23.202(5))

- 1) Land Uses Permitted by Right:
 - Farm Residence (per Section 23.206(8)(c))
 - Detached Private Residential Garage, Carport, or Utility Shed (per Section 23.206(8)(d))
 - Company Cafeteria (per Section 23.206(8)(h))
 - Lawn Care (per Section 23.206(8)(p))
- 2) Land Uses Permitted as Special Use:
 - On-Site Parking Lot (per Section 23.206(8)(b))
 - Drainage Structure (per Section 23.206(8)(n))
 - Filling (per Section 23.206(8)(o))
 - Exterior Communication Devices (per Section 23.206(8)(r))
 - Home Occupation (per Section 23.206(8)(s))
 - On-Site Composting and Wood Piles (per Section 23.206(8)(t))
- 3) Land Uses Permitted as Conditional Use:
 - Commercial Apartment (per Section 23.206(8)(a))
 - Company Provided On-Site Recreation (per Section 23.206(8)(i))
 - Outdoor Display Incidental (per Section 23.206(8)(j))
 - In-Vehicle Sales and Services (per Section 23.206(8)(k))
 - Light Industrial Incidental to Indoor Sales (per Section 23.206(8)(m))

e. Land Uses Permitted as Temporary Uses: (per Section 23.202(6))

- Contractor's Project Office (per Section 23.206(9)(a))
- Contractor's On-Site Equipment Storage (per Section 23.206(9)(b))
- Relocatable Building (per Section 23.206(9)(c))
- On-Site Real Estate Sales Office (per Section 23.206(9)(d))
- General Temporary Outdoor Sales (per Section 23.206(9)(e))
- Seasonal Outdoor Sales of Farm Products (per Section 23.206(9)(f))
- Outdoor Assembly (Conditional use per Section 23.206(9)(g))
- Limited Duration Special Activities and Events (per Section 23.206(9)(h)) (RC-319, 6/12/12)

3. Density and Intensity Requirements (per Subchapter 23-3)

a. Residential Uses: (per Table 23.304)

b. Non-Residential Uses: (per Table 23.305)

- 1) One Story Buildings:
 - Minimum Landscape Surface Ratio (LSR): .100
 - Maximum Floor Area Ratio (FAR): .300
 - Minimum Lot Area (MLA): 8,000 sf
 - Maximum Building Size (MBS): na
- 2) Two Story Buildings:
 - Minimum Landscape Surface Ratio (LSR): .150
 - Maximum Floor Area Ratio (FAR): .350
 - Minimum Lot Area (MLA): 8,000 sf
 - Maximum Building Size (MBS): na

3) Three Story Buildings:	
Minimum Landscape Surface Ratio (LSR):	.180
Maximum Floor Area Ratio (FAR):	.375
Minimum Lot Area (MLA):	8,000 sf
Maximum Building Size (MBS):	na
4) Four Story Buildings:	
Minimum Landscape Surface Ratio (LSR):	.200
Maximum Floor Area Ratio (FAR):	.400
Minimum Lot Area (MLA):	8,000 sf
Maximum Building Size (MBS):	na

4. Bulk Requirements (per Subchapter 23-4)

- a. **Residential Uses:** (Refer to Table 23.403)
- b. **Non-Residential Uses:** (Refer to Table 23.404)

5. Landscaping Regulations (per Subchapter 23-6)

- a. **Single-Family Residential and Agricultural Uses:** Not applicable
- b. **Non-Residential Uses, Two-Family Uses, and Multi-Family Uses:**
 - 1) 20 landscaping points per 100 linear ft. of building foundation
 - 2) 5 landscaping points per 1,000 square ft. of gross floor area
 - 3) 20 landscaping points per 100 linear feet of street frontage
 - 4) 40 landscaping points per 10,000 s.f. paved area/20 stalls

6. Performance Standards (see Subchapter 23-7)

7. Signage Regulations (see Subchapter 23-8)

(f) **Business Central (BC) District**

1. Description and Purpose

This district is intended to permit both large and small scale "downtown" commercial/business development at an intensity which provides significant incentives for infill development, redevelopment, and the continued economic viability of existing development. To accomplish this effect, maximum Floor Area Ratios (FARs) permitted in this district are much higher than those allowed in the Business Regional (BR) and Business Local (BL) Districts. A wide range of office, retail, and lodging land uses are permitted within this district. In order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street. No requirements for on-site landscaping or parking are required in this district. This district is strictly limited to the central city locations.

Rationale: This district is intended to provide an alternative, primarily infill development, designation for commercial activity to the Business Regional (BR) and Business Local (BL) District are designed to assist in maintaining the long-term viability of the central city center.

2. List of Allowable Land Uses (per Subchapter 23-2)

- a. **Land Uses Permitted by Right:** (per Section 23.202(2))
 - Selective Cutting (per Section 23.206(2)(f))
 - Passive Outdoor Public Recreational (per Section 23.206(3)(a))
 - Personal or Professional Service (per Section 23.206(4)(b))
 - Indoor Sales or Service (per Section 23.206(4)(c))
 - Indoor Maintenance Service (per Section 23.206(4)(e))

- b. **Land Uses Permitted as Special Use:** (per Section 23.202(3))
 - Cultivation (per Section 23.206(2)(a))
 - Active Outdoor Public Recreational (per Section 23.206(3)(b))
 - Public Service and Utilities (per Section 23.206(3)(e))
 - Minor Outdoor Commercial Entertainment (per Section 23.206(4)(i)) (RC-319, 6/12/12)
 - Off-Site Parking Lot (per Section 23.206(6)(a))

- c. **Land Uses Permitted as Conditional Use:** (per Section 23.202(4))
 - Institutional Residential (per Sections 23.403(15) and 23.206(3)(f))
 - Clear Cutting (per Section 23.206(2)(g))
 - Indoor Institutional (per Section 23.206(3)(c)) (RC-319, 6/12/12)
 - Outdoor Institutional (per Section 23.206(3)(d))
 - Community Living Arrangement (1-8 residents) (per Section 23.206(3)(g))
 - Community Living Arrangement (9-15 residents) (per Section 23.206(3)(h))
 - Community Living Arrangement (16+ residents) (per Section 23.206(3)(i))
 - Office (per Section 23.206(4)(a)) (RC-319, 6/12/12)
 - In-Vehicle Sales or Service (per Section 23.206(4)(g))
 - Indoor Commercial Entertainment (per Section 23.206(4)(h))
 - Major Outdoor Commercial Entertainment (per Section 23.206(4)(ii)) (RC-319, 6/12/12)
 - Commercial Indoor Lodging (per Section 23.206(4)(k))
 - Bed and Breakfast Establishment (per Section 23.206(4)(l))
 - Group Day Care Center (9+ children) (per Section 23.206(4)(m))
 - Vacation Rental Home (per Section 23.206(4)(q)) (RC-382, 4/18/17)

- d. **Land Uses Permitted as Accessory Uses:** (per Section 23.202(5))
 - 1) Land Uses Permitted by Right:
 - Farm Residence (per Section 23.206(8)(c))
 - Detached Private Residential Garage, Carport, or Utility Shed (per Section 23.206(8)(d))
 - Company Cafeteria (per Section 23.206(8)(h))
 - Lawn Care (per Section 23.206(8)(p))
 - 2) Land Uses Permitted as Special Use:
 - On-Site Parking Lot (per Section 23.206(8)(b))
 - Drainage Structure (per Section 23.206(8)(n))
 - Filling (per Section 23.206(8)(o))
 - Exterior Communication Devices (per Section 23.206(8)(r))
 - Home Occupation (per Section 23.206(8)(s))
 - On-Site Composting and Wood Piles (per Section 23.206(8)(t))
 - 3) Land Uses Permitted as Conditional Use:
 - Commercial Apartment (per Section 23.206(8)(a))
 - Company Provided On-Site Recreation (per Section 23.206(8)(i))
 - In-Vehicle Sales and Services (per Section 23.206(8)(k))
 - Light Industrial Incidental to Indoor Sales (per Section 23.206(8)(m))

- e. **Land Uses Permitted as Temporary Uses:** (per Section 23.202(6))
 - Contractor's Project Office (per Section 23.206(9)(a))
 - Contractor's On-Site Equipment Storage (per Section 23.206(9)(b))
 - Relocatable Building (per Section 23.206(9)(c))
 - On-Site Real Estate Sales Office (per Section 23.206(9)(d))
 - General Temporary Outdoor Sales (per Section 23.206(9)(e))
 - Seasonal Outdoor Sales of Farm Products (per Section 23.206(9)(f))
 - Outdoor Assembly (Conditional use per Section 23.206(9)(g))
 - Limited Duration Special Activities and Events (per Section 23.206(9)(h)) (RC-319, 6/12/12)

- f. **Land Uses which are Prohibited:** (RC-365, 4/12/16)
 - Adult novelty sales
 - Payday loan services
 - Smoking parlor
 - Vape shop sales or service

- g. **Land Uses which are Limited (where they individually or in combination consist of 25% or less of the cumulative customer-accessible shelf area and/or floor area):** (RC-365, 4/12/16)
 - Tobacco and smoking equipment sales or service
 - Tattoo or piercing service

3. Density and Intensity Requirements (per Subchapter 23-3)

a. **Residential Uses:** (per Table 23.304)

b. **Non-Residential Uses:** (per Table 23.305)

- 1) One Story Buildings:
 - Minimum Landscape Surface Ratio (LSR): .000
 - Maximum Floor Area Ratio (FAR): 1.000
 - Minimum Lot Area (MLA): 2,400 sf
 - Maximum Building Size (MBS): na

2) Two Story Buildings:	
Minimum Landscape Surface Ratio (LSR):	.000
Maximum Floor Area Ratio (FAR):	2.000
Minimum Lot Area (MLA):	2,400 sf
Maximum Building Size (MBS):	na
3) Three Story Buildings:	
Minimum Landscape Surface Ratio (LSR):	.100
Maximum Floor Area Ratio (FAR):	2.500
Minimum Lot Area (MLA):	2,400 sf
Maximum Building Size (MBS):	na
4) Four Story Buildings:	
Minimum Landscape Surface Ratio (LSR):	.200
Maximum Floor Area Ratio (FAR):	3.000
Minimum Lot Area (MLA):	2,400 sf
Maximum Building Size (MBS):	na

4. Bulk Requirements (per Subchapter 23-4)

a. **Residential Uses:** (Refer to Table 23.403)

b. **Non-Residential Uses:** (Refer to Table 23.404)

5. Landscaping Regulations (per Subchapter 23-6)

a. **Single-Family Residential and Agricultural Uses:** Not applicable

b. **Non-Residential Uses, Two-Family Uses, and Multi-Family Uses:**

- 1) 0 landscaping points per 100 linear ft. of building foundation
- 2) 0 landscaping points per 1,000 square ft. of gross floor area
- 3) 0 landscaping points per 100 linear feet of street frontage
- 4) 20 landscaping points per 10,000 s.f. paved area/20 stalls

6. Performance Standards (see Subchapter 23-7)

7. Signage Regulations (see Subchapter 23-8)

(g) Manufacturing Light (ML) District

1. Description and Purpose

This district is intended to permit both large and small scale, high quality industrial and office development at an intensity which is consistent with the overall desired suburban community character of the community. This district is also intended to provide for planned, moderate density residential developments in the area east of IH 43 and south of STH 50 and west of North Shore Road. Beyond a relatively low maximum Floor Area Ratio (FAR) and a relatively high minimum Green Space Ratio (GSR) and landscape requirements, the primary distinguishing feature of this district is that it is geared to indoor industrial activities which are not typically associated with high levels of noise, soot, odors and other potential nuisances for adjoining properties. In order to ensure a minimum of disruption to residential development, no non-residential development within this district shall take direct access to a local residential street or a collector street. (C-736, 4/8/97)

Rationale: This district is intended to provide a location for suburban intensity light industrial land uses such as assembly operations, storage and warehousing facilities, offices, and light manufacturing which are protected from potential nuisances associated with certain development permitted within the Heavy Industrial (MH) District. In addition, land uses shall comply with the minimum performance standards presented in Subchapter 23-7.

2. List of Allowable Land Uses (per Subchapter 23-2)

- a. **Land Uses Permitted by Right:** (per Section 23.202(2))
 - Selective Cutting (per Section 23.206(2)(f))
 - Passive Outdoor Public Recreational (per Section 23.206(3)(a))
 - Office (per Section 23.206(4)(a))
 - Indoor Maintenance Service (per Section 23.206(4)(e))
 - Indoor Storage or Wholesaling (per Section 23.206(5)(a))

- b. **Land Uses Permitted as Special Use:** (per Section 23.202(3)) (RC-92, 3/15/00)
 - Cultivation (per Section 23.206(2)(a))
 - Active Outdoor Public Recreational (per Section 23.206(3)(b))
 - Public Service and Utilities (per Section 23.206(3)(e))
 - Outdoor Display (per Section 23.206(4)(d)) (RC-44, 7/14/98)
 - Minor Outdoor Commercial Entertainment (per Section 23.206(4)(i)) (RC-319, 6/12/12)
 - Major Outdoor Commercial Entertainment (per Section 23.206(4)(ii)) (RC-319, 6/12/12)
 - Light Industrial (per Section 23.206(7)(a)) (RC-92, 3/15/00), (RC-319, 6/12/12)

- c. **Land Uses Permitted as Conditional Use:** (per Section 23.202(4))
 - Clear Cutting (per Section 23.206(2)(g))
 - Indoor Institutional (per Section 23.206(3)(c)) (RC-319, 6/12/12)
 - Outdoor Institutional (per Section 23.206(3)(d))
 - Personal or Professional Service (per Section 23.206(4)(b))
 - Indoor Sales or Service (per Section 23.206(4)(c))
 - Indoor Commercial Entertainment (per Section 23.206(4)(h))
 - Commercial Indoor Lodging (per Section 23.206(4)(k))

Group Day Care Center (9+ children) (per Section 23.206(4)(m))
 Outdoor Storage or Wholesaling (per Section 23.206(5)(b)) (RC-319, 6/12/12)
 Personal Storage Facility (per Section 23.206(5)(c))
 Airport/Heliport (per Section 23.206(6)(b))
 Distribution Center (per Section 23.206(6)(d))
 Communication Tower (per Section 23.206(7)(c)) (RC-319, 6/12/12)
 Single-Family Detached - 8,000 sf lot (per Section 23.403(9) (C-736, 4/8/97)
 Duplex - 5,000 sf per du (per Section 23.403(10) (C-736, 4/8/97)
 Townhouse - 2,400 sf lot (per Section 23.403(12) (C-736, 4/8/97)
 Multiplex - 2,000 sf per du in Moderate Cluster (per Section 23.403 (13) (C-736, 4/8/97)
 In-Vehicle Sales and Service (per Section 23.206(4)(g) (C-736, 4/8/97)

d. Land Uses Permitted as Accessory Uses: (per Section 23.202(5))

- 1) Land Uses Permitted by Right:
 - Farm Residence (per Section 23.206(8)(c))
 - Detached Private Residential Garage, Carport, or Utility Shed (per Section 23.206(8)(d))
 - Company Cafeteria (per Section 23.206(8)(h))
 - Lawn Care (per Section 23.206(8)(p))
- 2) Land Uses Permitted as Special Use:
 - On-Site Parking Lot (per Section 23.206(8)(b))
 - Indoor Sales Incident to Light Industrial Use (per Section 23.206(8)(l))
 - Drainage Structure (per Section 23.206(8)(n))
 - Filling (per Section 23.206(8)(o))
 - Exterior Communication Devices (per Section 23.206(8)(r))
 - Home Occupation (per Section 23.206(8)(s))
 - On-Site Composting and Wood Piles (per Section 23.206(8)(t))
- 3) Land Uses Permitted as Conditional Use:
 - Company Provided On-Site Recreation (per Section 23.206(8)(i))
 - Outdoor Display Incidental (per Section 23.206(8)(j))
 - In-Vehicle Sales and Services (per Section 23.206(8)(k))

e. Land Uses Permitted as Temporary Uses: (per Section 23.202(6))

Contractor's Project Office (per Section 23.206(9)(a))
 Contractor's On-Site Equipment Storage (per Section 23.206(9)(b))
 Relocatable Building (per Section 23.206(9)(c))
 On-Site Real Estate Sales Office (per Section 23.206(9)(d))
 General Temporary Outdoor Sales (per Section 23.206(9)(e) (RC-319, 6/12/12)
 Seasonal Outdoor Sales of Farm Products (per Section 23.206(9)(f))
 Outdoor Assembly (Conditional use per Section 23.206(9)(g))
 Limited Duration Special Activities and Events (per Section 23.206(9)(h)) (RC-319, 6/12/12)

3. Density and Intensity Requirements (per Subchapter 23-3)

a. Residential Uses: (per Table 23.304)

- 1) Conventional Development: (C-736, 4/8/97)

Maximum Gross Density (MGD):	5.2 du/acre
Minimum Lot Area (MLA):	2,000 sf
Minimum Site Area:	5 acres

b. Non-Residential Uses: (per Table 23.305)

1) One Story Buildings:	
Minimum Landscape Surface Ratio (LSR):	.250
Maximum Floor Area Ratio (FAR):	.500
Minimum Lot Area (MLA):	1 acre*
Maximum Building Size (MBS):	na
2) Two Story Buildings:	
Minimum Landscape Surface Ratio (LSR):	.300
Maximum Floor Area Ratio (FAR):	.550
Minimum Lot Area (MLA):	1 acre*
Maximum Building Size (MBS):	na
3) Three Story Buildings:	
Minimum Landscape Surface Ratio (LSR):	.330
Maximum Floor Area Ratio (FAR):	.575
Minimum Lot Area (MLA):	2 acres
Maximum Building Size (MBS):	na
4) Four Story Buildings:	
Minimum Landscape Surface Ratio (LSR):	.350
Maximum Floor Area Ratio (FAR):	.600
Minimum Lot Area (MLA):	2 acres
Maximum Building Size (MBS):	na

4. Bulk Requirements (per Subchapter 23-4)

a. **Residential Uses:** (Refer to Table 23.403)

b. **Non-Residential Uses:** (Refer to Table 23.404)

5. Landscaping Regulations (per Subchapter 23-6)

a. **Single-Family Residential and Agricultural Uses:** Not applicable

b. **Non-Residential Uses, Two-Family Uses, and Multi-Family Uses:**

- 1) 40 landscaping points per 100 linear ft. of building foundation
- 2) 10 landscaping points per 1,000 square ft. of gross floor area
- 3) 40 landscaping points per 100 linear feet of street frontage
- 4) 80 landscaping points per 10,000 s.f. paved area/20 stalls

6. Performance Standards (see Subchapter 23-7)

7. Signage Regulations (see Subchapter 23-8)

* 20,000 sf permitted with a conditional use permit and site plan for end use of property demonstrating full compliance with this Ordinance.

(h) **Manufacturing General (MG) District**

1. Description and Purpose

This district is intended to permit both large and small scale moderate quality industrial and office development at an intensity which is consistent with existing transition and urban intensity development. Beyond a relatively high maximum Floor Area Ratio (FAR) and a moderate minimum Green Space Ratio (GSR), the primary distinguishing feature of this district is that it is geared to industrial activities which are not typically associated with high levels of noise, soot, odors and other potential nuisances for adjoining properties. In order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street.

Rationale: This district is intended to provide a location for urban intensity light industrial land uses such as assembly operations, storage and warehousing facilities, offices, and light manufacturing which are protected from potential nuisances associated with certain development permitted within the Heavy Industrial (MH) District. In addition, uses shall comply with the minimum performance standards presented in Subchapter 23-7.

2. List of Allowable Land Uses (per Subchapter 23-2)

- a. **Land Uses Permitted by Right:** (per Section 23.202(2))
 - Selective Cutting (per Section 23.206(2)(f))
 - Passive Outdoor Public Recreational (per Section 23.206(3)(a))
 - Office (per Section 23.206(4)(a))
 - Indoor Maintenance Service (per Section 23.206(4)(e))
 - Indoor Storage or Wholesaling (per Section 23.206(5)(a))
- b. **Land Uses Permitted as Special Use:** (per Section 23.202(3)) (RC-92, 3/15/00)
 - Cultivation (per Section 23.206(2)(a))
 - Public Service and Utilities (per Section 23.206(3)(e))
 - Off-Site Parking Lot (per Section 23.206(6)(a))
 - Light Industrial (per Section 23.206(7)(a)) (RC-92, 3/15/00), (RC-319, 6/12/12)
- c. **Land Uses Permitted as Conditional Use:** (per Section 23.202(4))
 - Clear Cutting (per Section 23.206(2)(g))
 - Indoor Commercial Entertainment (per Section 23.206(4)(h)) (RC-319, 6/12/12)
 - Group Day Care Center (9+ children) (per Section 23.206(4)(m))
 - Outdoor Storage or Wholesaling (per Section 23.206(5)(b))
 - Personal Storage Facility (per Section 23.206(5)(c))
 - Recycling and Related Activities (per Section 23.206(5)(g)) (RC-331, 5/14/13)
 - Airport/Heliport (per Section 23.206(6)(b))
 - Distribution Center (per Section 23.206(6)(d)) (RC-364, 4/12/16)
 - Communication Tower (per Section 23.206(7)(c)) (RC-319, 6/12/12)

- d. **Land Uses Permitted as Accessory Uses:** (per Section 23.202(5))
- 1) Land Uses Permitted by Right:
 - Farm Residence (per Section 23.206(8)(c))
 - Detached Private Residential Garage, Carport, or Utility Shed (per Section 23.206(8)(d))
 - Company Cafeteria (per Section 23.206(8)(h))
 - Lawn Care (per Section 23.206(8)(p))
 - 2) Land Uses Permitted as Special Use:
 - On-Site Parking Lot (per Section 23.206(8)(b))
 - Indoor Sales Incidental to Light Industrial Use (per Section 23.206(8)(l))
 - Drainage Structure (per Section 23.206(8)(n))
 - Filling (per Section 23.206(8)(o))
 - Exterior Communication Devices (per Section 23.206(8)(r))
 - Home Occupation (per Section 23.206(8)(s))
 - On-Site Composting/ Wood Piles (per Section 23.206(8)(t))
 - 3) Land Uses Permitted as Conditional Use:
 - Company Provided On-Site Recreation (per Section 23.206(8)(i))
 - Outdoor Display Incidental (per Section 23.206(8)(j))
- e. **Land Uses Permitted as Temporary Uses:** (per Section 23.202(6))
- Contractor's Project Office (per Section 23.206(9)(a))
 - Contractor's On-Site Equipment Storage (per Section 23.206(9)(b))
 - Relocatable Building (per Section 23.206(9)(c))
 - On-Site Real Estate Sales Office (per Section 23.206(9)(d))
 - Seasonal Outdoor Sales of Farm Products (per Section 23.206(9)(f))
 - Outdoor Assembly (Conditional use per Section 23.206(9)(g))
 - Limited Duration Special Activities and Events (per Section 23.206(9)(h)) (RC-319, 6/12/12)

3. Density and Intensity Requirements (per Subchapter 23-3)

a. **Residential Uses:** (per Table 23.304)

b. **Non-Residential Uses:** (per Table 23.305)

- 1) One Story Buildings:

Minimum Landscape Surface Ratio (LSR):	.100
Maximum Floor Area Ratio (FAR):	.800
Minimum Lot Area (MLA):	10,000 sf
Maximum Building Size (MBS):	na
- 2) Two Story Buildings:

Minimum Landscape Surface Ratio (LSR):	.150
Maximum Floor Area Ratio (FAR):	.900
Minimum Lot Area (MLA):	10,000 sf
Maximum Building Size (MBS):	na
- 3) Three Story Buildings:

Minimum Landscape Surface Ratio (LSR):	.180
Maximum Floor Area Ratio (FAR):	.975
Minimum Lot Area (MLA):	10,000 sf
Maximum Building Size (MBS):	na

4) Four Story Buildings:	
Minimum Landscape Surface Ratio (LSR):	.200
Maximum Floor Area Ratio (FAR):	1.000
Minimum Lot Area (MLA):	10,000 sf
Maximum Building Size (MBS):	na

4. Bulk Requirements (per Subchapter 23-4)

- a. **Residential Uses:** (Refer to Table 23.403)
- b. **Non-Residential Uses:** (Refer to Table 23.404)

5. Landscaping Regulations (per Subchapter 23-6)

- a. **Single-Family Residential and Agricultural Uses:** Not applicable
- b. **Non-Residential Uses, Two-Family Uses, and Multi-Family Uses:**
 - 1) 20 landscaping points per 100 linear ft. of building foundation
 - 2) 5 landscaping points per 1,000 square ft. of gross floor area
 - 3) 20 landscaping points per 100 linear feet of street frontage
 - 4) 40 landscaping points per 10,000 s.f. paved area/20 stalls

6. Performance Standards (see Subchapter 23-7)

7. Signage Regulations (see Subchapter 23-8)

(i) **Manufacturing Heavy (MH) District**

1. Description and Purpose

This district is intended to permit both large and small scale industrial and office development at an intensity which provides ample incentive for infill development and redevelopment of industrial areas existing as of the effective date of this Ordinance. This district is designed to permit a very wide variety of industrial uses which may occur both indoors and outdoors, including certain land uses which are permitted in no other zoning district because of their potential to create nuisances for adjoining properties. In order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street.

Rationale: This district is intended to provide a location for both light and heavy industrial uses in a zoning district in which the potential for nuisance complaints from nearby properties is minimized. It must be emphasized that this is not a district where virtually any land use is permitted, as all uses shall comply with the minimum performance standards presented in Subchapter 23-7. In addition, certain land uses such as extraction, junkyards and salvage operations, and freight terminals are permitted within this district only upon the granting of a conditional use permit.

2. List of Allowable Land Uses (per Subchapter 23-2)

- a. **Land Uses Permitted by Right:** (per Section 23.202(2))
 - Selective Cutting (per Section 23.206(2)(f))
 - Passive Outdoor Public Recreational (per Section 23.206(3)(a))
 - Office (per Section 23.206(4)(a))
 - Indoor Maintenance Service (per Section 23.206(4)(e))
 - Indoor Storage or Wholesaling (per Section 23.206(5)(a))

- b. **Land Uses Permitted as Special Use:** (per Section 23.202(3))
 - Cultivation (per Section 23.206(2)(a))
 - Public Service and Utilities (per Section 23.206(3)(e))
 - Off-Site Parking Lot (per Section 23.206(6)(a))
 - Light Industrial (per Section 23.206(7)(a))
 - Manufacturing Heavy Industrial (per Section 23.206(7)(b))

- c. **Land Uses Permitted as Conditional Use:** (per Section 23.202(4))
 - Agricultural Services (per Section 23.206(2)(d))
 - Clear Cutting (per Section 23.206(2)(g))
 - Outdoor Maintenance Service (per Section 23.206(4)(f))
 - Sexually Oriented Land Uses (per Section 23.206(4)(p))
 - Outdoor Storage or Wholesaling (per Section 23.206(5)(b)) (RC-319, 6/12/12)
 - Junkyard or Salvage Yard (per Section 23.206(5)(d))
 - Waste Disposal Facility (per Section 23.206(5)(e))
 - Composting Operation (per Section 23.206(5)(f))
 - Recycling and Related Activities (per Section 23.206(5)(g)) (RC-331, 5/14/13)
 - Airport/Heliport (per Section 23.206(6)(b))
 - Freight Terminal (per Section 23.206(6)(c))
 - Distribution Center (per Section 23.206(6)(d)) (RC-364, 4/12/16)
 - Communication Tower (per Section 23.206(7)(c)) (RC-319, 6/12/12)

- d. **Land Uses Permitted as Accessory Uses:** (per Section 23.202(5))
 - 1) Land Uses Permitted by Right:
 - Farm Residence (per Section 23.206(8)(c))
 - Detached Private Residential Garage, Carport, or Utility Shed (per Section 23.206(8)(d))
 - Company Cafeteria (per Section 23.206(8)(h))
 - Lawn Care (per Section 23.206(8)(p))
 - 2) Land Uses Permitted as Special Use:
 - On-Site Parking Lot (per Section 23.206(8)(b))
 - Indoor Sales Incident to Light Industrial Use (per Section 23.206(8)(l))
 - Drainage Structure (per Section 23.206(8)(n))
 - Filling (per Section 23.206(8)(o))
 - Exterior Communication Devices (per Section 23.206(8)(r))
 - Home Occupation (per Section 23.206(8)(s))
 - On-Site Composting/ Wood Piles (per Section 23.206(8)(t))
 - 3) Land Uses Permitted as Conditional Use:
 - Company Provided On-Site Recreation (per Section 23.206(8)(i))

- e. **Land Uses Permitted as Temporary Uses:** (per Section 23.202(6))
 - Contractor's Project Office (per Section 23.206(9)(a))
 - Contractor's On-Site Equipment Storage (per Section 23.206(9)(b))
 - Relocatable Building (per Section 23.206(9)(c))
 - On-Site Real Estate Sales Office (per Section 23.206(9)(d))
 - Outdoor Assembly (Conditional use per Section 23.206(9)(g))
 - Limited Duration Special Activities and Events (per Section 23.206(9)(h)) (RC-319, 6/12/12)

3. Density and Intensity Requirements (per Subchapter 23-3)

a. **Residential Uses:** (per Table 23.304)

b. **Non-Residential Uses:** (per Table 23.305)

1) One Story Buildings:	
Minimum Landscape Surface Ratio (LSR):	.000
Maximum Floor Area Ratio (FAR):	.850
Minimum Lot Area (MLA):	10,000 sf
Maximum Building Size (MBS):	na
2) Two or More Story Buildings:	
Minimum Landscape Surface Ratio (LSR):	.000
Maximum Floor Area Ratio (FAR):	1.000
Minimum Lot Area (MLA):	10,000 sf
Maximum Building Size (MBS):	na

4. **Bulk Requirements** (per Subchapter 23-4)
 - a. **Residential Uses:** (Refer to Table 23.403)
 - b. **Non-Residential Uses:** (Refer to Table 23.404)
5. **Landscaping Regulations** (per Subchapter 23-6)
 - a. **Single-Family Residential and Agricultural Uses:** Not applicable
 - b. **Non-Residential Uses, Two-Family Uses, and Multi-Family Uses:**
 - 1) 0 landscaping points per 100 linear ft. of building foundation
 - 2) 0 landscaping points per 1,000 square ft. of gross floor area
 - 3) 0 landscaping points per 100 linear feet of street frontage
 - 4) 0 landscaping points per 10,000 s.f. paved area/20 stalls
6. **Performance Standards** (see Subchapter 23-7)
7. **Signage Regulations** (see Subchapter 23-8)

(j) **Institutional (I) District** (RC-80, 11/9/99)

1. Description and Purpose

This district is intended to provide for a variety of institutional land uses, while excluding other land uses. Institutional uses may also be allowed in other districts.

Rationale: This district is used to provide for institutional uses, precluding the potential for non-institutional development.

2. List of Allowable Land Uses (per Subchapter 23-2)

- a. **Land Uses Permitted by Right:** (per Section 23.202(2))
 - Selective Cutting (per Section 23.206(2)(f))
 - Passive Outdoor Public Recreational (per Section 23.206(3)(a))

- b. **Land Uses Permitted as Special Use:** (per Section 23.202(3))
 - Cultivation (per Section 23.206(2)(a)) (RC-319, 6/12/12)
 - Active Outdoor Public Recreational (per Section 23.206(3)(b))
 - Public Service and Utilities (per Section 23.206(3)(e))

- c. **Land Uses Permitted as Conditional Use:** (per Section 23.202(4))
 - Clear Cutting (per Section 23.206(2)(g))
 - Indoor Institutional (per Section 23.206(3)(c))
 - Outdoor Institutional (per Section 23.206(3)(d))
 - Institutional Residential (per Section 23.206(3)(f)) (RC-319, 6/12/12)
 - Community Living Arrangement (1-8 residents) (per Section 23.206(3)(g)) (RC-319, 6/12/12)
 - Community Living Arrangement (9-15 residents) (per Section 23.206(3)(h)) (RC-319, 6/12/12)
 - Community Living Arrangement (16+ residents) (per Section 23.206(3)(i)) (RC-319, 6/12/12)
 - Outdoor Display (per Section 23.206(4)(d)) (RC-319, 6/12/12)
 - Group Day Care Center (9+children) (per Section 23.206(4)(m))

- d. **Land Uses Permitted as Accessory Uses:** (per Section 23.202(5))
 - On-Site Parking Lot (Special Use per Section 23.206(8)(b))
 - Drainage Structure (Special Use per Section 23.206(8)(n))
 - Filling (Special Use per Section 23.206(8)(o))
 - Exterior Communication Devices (Special Use per Section 23.206(8)(r))
 - On-Site Composting and Wood Piles (Special Use per Section 23.206(8)(t))

- e. **Land Uses Permitted as Temporary Uses:** (per Section 23.202(6))
 - Contractor's Project Office (per Section 23.206(9)(a))
 - Contractor's On-Site Equipment Storage (per Section 23.206(9)(b))
 - Outdoor Assembly (Conditional Use per Section 23.206(9)(g))
 - Limited Duration Special Activities and Events (per Section 23.206(9)(h)) (RC-319, 6/12/12)

3. Density and Intensity Requirements (per Subchapter 23-3)

a. Non-residential Buildings

1) One Floor Buildings

Minimum Landscape Surface Ratio (LSR):	0.700
Maximum Floor Area Ratio (FAR):	0.100
Minimum Lot Area (MLA) permitted by right:	20,000 sf
Minimum Lot Area (MLA) permitted as conditional use:	5,000 sf

4. Bulk Requirements (per Subchapter 23-4)

- a. Bulk Requirements in this district shall be the same as for non-residential uses in the Office Neighborhood (ON) District.

5. Landscaping Regulations (per Subchapter 23-6)

a. Non-Residential Uses:

- 1) 45 landscaping points per 100 linear ft. of building foundation
- 2) 25 landscaping points per 1,000 square ft. of gross floor area
- 3) 45 landscaping points per 100 linear ft. of street frontage
- 4) 90 landscaping points per 10,000 square ft. paved area/20 stalls

6. Performance Standards (see Subchapter 23-7)

- a. Performance Standards in this district shall be the same as for non-residential uses in the Office Neighborhood (ON) District.

7. Signage Regulations (see Subchapter 23-8)

- a. Sign Regulations in this district shall be the same as for non-residential uses in the Office Neighborhood (ON) District.

(k) **Institutional Residential (IR) District** (RC-80, 11/9/99)

1. Description and Purpose

This district is intended to provide for a variety of institutional residential land uses, while excluding other land uses. Institutional residential uses may also be allowed in other districts.

Rationale: This district is used to provide for the permanent protection of an area for institutional residential uses, such as elderly housing, group homes, nursing homes, etc.

2. List of Allowable Land Uses (per Subchapter 23-2)

- a. **Land Uses Permitted by Right:** (per Section 23.202(2))
 - Selective Cutting (per Section 23.206(2)(f))
 - Passive Outdoor Public Recreational (per Section 23.206(3)(a))

- b. **Land Uses Permitted as Special Use:** (per Section 23.202(3))
 - Cultivation (per Section 23.206(2)(a)) (RC-319, 6/12/12)
 - Active Outdoor Public Recreational (per Section 23.206(3)(b))
 - Public Service and Utilities (per Section 23.206(3)(e))
 - Community Living Arrangement (1-8 residents) (per Section 23.206(3)(g))
 - Community Living Arrangement (9-15 residents) (per Section 23.206(3)(h))

- c. **Land Uses Permitted as Conditional Use:** (per Section 23.202(4))
 - Clear Cutting (per Section 23.206(2)(g))
 - Indoor Institutional (per Section 23.206(3)(c)) (RC-319, 6/12/12)
 - Outdoor Institutional (per Section 23.206(3)(d)) (RC-319, 6/12/12)
 - Community Living Arrangement (16+ residents) (per Section 23.206(3)(i))
 - Institutional Residential (per Section 23.206(3)(f) and 23.403(15))
 - Group Day Care Center (9+ children) (per Section 23.206(4)(m)) (RC-319, 6/12/12)

- d. **Land Uses Permitted as Accessory Uses:** (per Section 23.202(5))
 - On-Site Parking Lot (Special Use per Section 23.206(8)(b))
 - Drainage Structure (Special Use per Section 23.206(8)(n))
 - Filling (Special Use per Section 23.206(8)(o))
 - Exterior Communication Devices (Special Use per Section 23.206(8)(r))
 - On-Site Composting and Wood Piles (Special Use per Section 23.206(8)(t))

- e. **Land Uses Permitted as Temporary Uses:** (per Section 23.202(6))
 - Contractor's Project Office (per Section 23.206(9)(a))
 - Contractor's On-Site Equipment Storage (per Section 23.206(9)(b))
 - Outdoor Assembly (Conditional Use per Section 23.206(9)(g))
 - Limited Duration Special Activities and Events (per Section 23.206(9)(h)) (RC-319, 6/12/12)

3. Density and Intensity Requirements (per Subchapter 23-3)

a. Residential Uses

1) Institutional Residential Development	
Maximum Gross Density (MGD):	16.00 du/acre
Minimum Lot Area (MLA):	800 sf
Minimum Site Area (MLA) permitted by right:	20,000 sf
Minimum Site Area (MLA) permitted as cond. use:	5,000 sf

b. Non-residential Buildings

1) One Floor Buildings	
Minimum Landscape Surface Ratio (LSR):	0.250
Maximum Floor Area Ratio (FAR):	1.000
Minimum Lot Area (MLA) permitted by right:	20,000 sf
Minimum Lot Area (MLA) permitted as cond. use:	5,000 sf

4. Bulk Requirements (per Subchapter 23-4)

- a. Bulk Requirements in this district shall be the same as for multi-family residential uses in the Residential Multi-Family (RM-12) District.

5. Landscaping Regulations (per Subchapter 23-6)

- a. Residential and Non-Residential Uses:
- 1) 50 landscaping points per 100 linear ft. of building foundation
 - 2) 20 landscaping points per 1,000 sf of gross floor area
 - 3) 50 landscaping points per 100 linear ft. of street frontage
 - 4) 100 landscaping points per 10,000 sf paved area/20 stalls

6. Performance Standards (see Subchapter 23-7)

- a. Performance Standards in this district shall be the same as for multi-family residential uses in the Residential Multi-Family (RM-12) District.

7. Signage Regulations (see Subchapter 23-8)

- a. Sign Regulations in this district shall be the same as for multi-family residential uses in the Residential Multi-Family (RM-12) District.

(l) **Park and Recreation (PR) District** (RC-80, 11/9/99)

1. Description and Purpose

This district is intended to provide for a variety of park and recreation land uses excluding other land uses. Park and recreation land uses may also be allowed in other districts.

Rationale: This district is used to provide for park and recreation uses, precluding the potential for non-park development.

2. List of Allowable Land Uses (per Subchapter 23-2)

- a. **Land Uses Permitted by Right:** (per Section 23.202(2))
 - Selective Cutting (per Section 23.206(2)(f))
 - Passive Outdoor Public Recreational (per Section 23.206(3)(a))
- b. **Land Uses Permitted as Special Use:** (per Section 23.202(3))
 - Cultivation (per Section 23.206(2)(a)) (RC-319, 6/12/12)
 - Active Outdoor Public Recreational (per Section 23.206(3)(b))
 - Public Service and Utilities (per Section 23.206(3)(e)) (RC-319, 6/12/12)
- c. **Land Uses Permitted as Conditional Use:** (per Section 23.202(4))
 - Clear Cutting (per Section 23.206(2)(g))
 - Indoor Institutional (per Section 23.206(3)(c)) (RC-319, 6/12/12)
 - Outdoor Institutional (per Section 23.206(3)(d)) (RC-319, 6/12/12)
- d. **Land Uses Permitted as Accessory Uses:** (per Section 23.202(5))
 - On-Site Parking Lot (Special Use per Section 23.206(8)(b))
 - Drainage Structure (Special Use per Section 23.206(8)(n))
 - Filling (Special Use per Section 23.206(8)(o))
 - Exterior Communication Devices (Special Use per Section 23.206(8)(r))
 - On-Site Composting and Wood Piles (Special Use per Section 23.206(8)(t))
- e. **Land Uses Permitted as Temporary Uses:** (per Section 23.202(6)) (RC-319, 6/12/12)
 - Outdoor Assembly (Conditional Use per Section 23.206(9)(g)) (RC-319, 6/12/12)
 - Limited Duration Special Activities and Events (per Section 23.206(9)(h)) (RC-319, 6/12/12)

3. Density and Intensity Requirements (per Subchapter 23-3)

a. Non-residential Buildings

1) One Floor Buildings

Minimum Landscape Surface Ratio (LSR):	0.700
Maximum Floor Area Ratio (FAR):	0.100
Minimum Lot Area (MLA) permitted by right:	5,000 sf
Minimum Lot Area (MLA) permitted as cond. use:	1,000 sf

4. Bulk Requirements (per Subchapter 23-4)

- a. Bulk Requirements in this district shall be the same as for non-residential uses in the Office Neighborhood (ON) District.

5. Landscaping Regulations (per Subchapter 23-6)

- a. Non-Residential Uses:
 - 1) 45 landscaping points per 100 linear ft. of building foundation
 - 2) 25 landscaping points per 1,000 square ft. of gross floor area
 - 3) 45 landscaping points per 100 linear ft. of street frontage
 - 4) 90 landscaping points per 10,000 square ft. paved area/20 stalls

6. Performance Standards (see Subchapter 23-7)

- a. Performance Standards in this district shall be the same as for non-residential uses in the Office Neighborhood (ON) District.

7. Signage Regulations (see Subchapter 23-8)

- a. Sign Regulations in this district shall be the same as for non-residential uses in the Office Neighborhood (ON) District.

Section 22.106 Natural Resource Protection Overlay Zoning Districts

- (1) This Title employs overlay zoning districts to identify and regulate areas in which natural resource protection requirements apply. Each type of natural resource regulated by this Title is represented by an overlay zoning district bearing its name.
- (2) Natural Resource Protection Overlay Districts include:
 - Floodway Overlay District
 - Floodfringe Overlay District
 - Floodplain Overlay District
 - Shoreland-Wetland Overlay District
 - Lakeshore Overlay District
 - Drainageway Overlay District
 - Woodland Overlay District
 - Steep Slope/Ridgetop Overlay District
- (3) For specific Natural Resource Protection Overlay District regulations, see Subchapter 23-5

Section 22.107 Map of Natural Resource Protection Overlay Districts (RC-287, 3/9/10)

Natural Resource Protection Overlay Zoning Districts established by this Title are shown on Sheet 2 of the Official Zoning Map of the City of Delavan, which together with all the explanatory material thereon, is hereby made part of this Title. For specific Natural Resource Protection Overlay District designation criteria, see Subchapter 23-5.

- (1) Boundaries of these districts are hereby established as shown on the maps entitled "Zoning Map--City of Delavan, Wisconsin," effective date August 21, 1996, "Supplementary Floodland Zoning Map--City of Delavan, Wisconsin," dated August 30, 1983, and SEWRPC 1975 Corridor Composite Maps as updated by the most recently adopted SEWRPC Corridor Inventory maps, all maps which accompany and are herein made a part of this Title. This Title hereby incorporates herein any future changes or any later zoning maps that may be adopted by ordinance of the Common Council.
- (2) The district boundaries in all districts, except the Shoreland-Wetland Overlay District and the floodland districts shall be construed to follow: corporate limits; U.S. Public Land Survey lines; lot or property lines; centerlines of streets, highways, alleys, easements, and railroad rights-of-way or such lines extended.
- (3) Boundaries of the Floodway Overlay District (FW), the Floodplain Overlay District (FP), and the Floodfringe Overlay District (FF) shall be determined by use of the technical data contained in the Flood Insurance Study--City of Delavan, Walworth County, Wisconsin, published by the Federal Emergency Management Agency (FEMA) and dated October 2, 2009. The information contained in the flood insurance study is defined as listed in Section 2010. 23.503(1)(b).
- (4) Boundaries of the Shoreland-Wetland Overlay District are based on the Wisconsin Wetland Inventory Map for the City of Delavan, dated December 12, 1986, and stamped "FINAL", and include, but are not limited to, all shoreland wetlands, five acres or greater in area shown on that map.

Section 22.108 Downtown Design Overlay Zoning District

This district is intended to implement the urban design recommendations of the Downtown Summary Concept Design Handbook (adopted by the City of Delavan on October 28, 1991), by preserving and enhancing the historical quality of the downtown, and by attaining a consistent visually pleasing image for the downtown area. As emphasized by said Handbook, this district is designed to forward both aesthetic and economic objectives of the City by controlling the site design and appearance of development within the district in a manner which is consistent with sound land use, urban design, and economic revitalization principles. The application of these standards will ensure long-term progress and broad participation toward these principles. (See page 1 of said Handbook). Refer to Section 24.913 for the procedures applicable to proposal review in this overlay district.

Section 22.109 Historic Neighborhood Design Overlay Zoning District

Reserved.

Section 22.110 Entry Corridor Design Overlay Zoning District

Reserved.

Section 22.111 Community Gateway Design Overlay Zoning District

Reserved.

22.112 Planned Infill Development District

This district is intended to provide more incentives for redevelopment in areas of the community which are experiencing a lack of reinvestment. As emphasized by said Plan, this district is designed to forward both aesthetic and economic objectives of the City by controlling the site design and the appearance, density, or intensity of development within the district in a manner which is consistent with sound land use, urban design, and economic revitalization principles. The application of these standards will ensure long-term progress and broad participation toward these principles. Refer to Section 24.914 for the procedures applicable to proposal review in this overlay district.

Section 22.113 Wellhead Protection Overlay District

This district is intended to provide a means for regulating potentially adverse land use practices and adverse land development within the Wellhead Protection Overlay Zoning District. Please refer to Section 24.915 for the procedures applicable to land use activities within this overlay district. (RC-192, 11/9/04)