

USE DISTRICTS

User notes:**About this chapter:**

Chapter 3 identifies classifications for typical zoning districts and provides for the application of minimum district areas in order to regulate and restrict the uses and locations of buildings and to regulate the minimum required areas for yards, courts and open spaces.

This chapter also establishes requirements for jurisdictional zoning maps and minimum requirements for conditional-use areas, which include particular considerations as to their location to established or intended uses, or to the planned growth of the community.

SECTION 301—DISTRICT CLASSIFICATIONS

301.1 Classification. In order to classify, regulate and restrict the locations of *uses* and locations of *buildings* designated for specific areas; and to regulate and determine the areas of *yards*, *courts* and other *open spaces* within or surrounding such *buildings*, property is hereby classified into districts as prescribed in this chapter.

SECTION 302—MINIMUM AREAS FOR ZONING DISTRICTS

302.1 Minimum areas. The minimum areas that may constitute a separate or detached part of any of the following zoning districts on the zoning map or subsequent amendments to said zoning map shall be as shown in Table 302.1. Where a nonresidential district is directly across the *street* from or abuts the district with the same or less restrictive classification, the area of the land directly across the *street* or abutting the property may be included in the calculations in meeting the minimum district size requirements.

TABLE 302.1—MINIMUM AREAS FOR ZONING DISTRICTS

ZONING DISTRICT	MINIMUM AREA ^a OF THE DISTRICT
A, Division 1	No minimum
A, Division 2	[JURISDICTION TO INSERT NUMBER]
A, Division 3	[JURISDICTION TO INSERT NUMBER]
C, Division 1	[JURISDICTION TO INSERT NUMBER]
C, Division 2	[JURISDICTION TO INSERT NUMBER]
C, Division 3	[JURISDICTION TO INSERT NUMBER]
C, Division 4	[JURISDICTION TO INSERT NUMBER]
CR, Division 1	[JURISDICTION TO INSERT NUMBER]
CR, Division 2	[JURISDICTION TO INSERT NUMBER]
FI, Division 1	[JURISDICTION TO INSERT NUMBER]
FI, Division 2	[JURISDICTION TO INSERT NUMBER]
FI, Division 3	[JURISDICTION TO INSERT NUMBER]
R, Division 1	[JURISDICTION TO INSERT NUMBER]
R, Division 2	[JURISDICTION TO INSERT NUMBER]
R, Division 3	[JURISDICTION TO INSERT NUMBER]

For SI: 1 acre = 4047 m².

a. The adopting jurisdiction should fill in with appropriate land areas expressed in acres.

SECTION 303—ZONING MAP

303.1 General. The boundaries of each zoning district are to be indicated on the official zoning map as approved by the legislative authority. Said map and subsequent amendments thereto shall be considered to be a part of this code.

SECTION 304—ANNEXED TERRITORY

304.1 Classification. Any territory hereafter annexed shall automatically, upon such annexation, be classified as R, Division 1a, residential district, and be subject to all conditions and regulations applicable to property in such district.

SECTION 305—CONDITIONAL USES

305.1 General. The principal objective of this zoning code is to provide for an orderly arrangement of compatible *buildings* and land *uses*, and for the property location of all types of *uses* required for the social and economic welfare of the community. To accomplish this objective, each type and kind of *use* is classified as permitted in one or more of the various *use* districts established by this code. However, in addition to those *uses* specifically classified and permitted in each district, there are certain additional *uses* that it may be necessary to allow because of the unusual characteristics of the service they provide the public. These *conditional uses* require particular considerations as to their proper location to adjacent, established or intended *uses*, or to the planned growth of the community. The conditions controlling the locations and operation of such special *uses* are established by the applicable sections of this code.

AGRICULTURAL ZONES

User notes:**About this chapter:**

Chapter 4 identifies three divisions of agricultural zones including open space, agricultural uses and land used for public parks and similar uses. After the specific zoning areas are established, this chapter provides minimum bulk zoning regulations to establish lot area, structure-to-open-space density, lot dimensions, and setback and building height requirements.

SECTION 401—AGRICULTURAL ZONES DEFINED

401.1 Agricultural zone. Allowable agricultural (A) zone uses shall be:

Division 1. Any designated *open space* as set forth in this code.

Division 2. Any agricultural use, including, but not limited to, dwellings, maintenance/storage *buildings* and other such uses necessary for the *principal use*.

Division 3. Any public *park* land or other similar recreational use, including, but not limited to, amusement rides, office *buildings*, retail *buildings* and dwellings necessary for the maintenance of the *principal use*.

SECTION 402—BULK REGULATIONS

402.1 General. The minimum area, setbacks, *density* and maximum height shall be as prescribed in Table 402.1.

TABLE 402.1—AGRICULTURAL (A) ZONE BULK REGULATIONS (in feet, unless noted otherwise)^a

ZONE DIVISION	MINIMUM LOT AREA (acres)	MAXIMUM DENSITY (units/acre)	LOT DIMENSIONS		SETBACK REQUIREMENTS			MAXIMUM BUILDING HEIGHT ^b
			Minimum lot width	Minimum lot depth	Minimum front yard	Minimum side yard	Minimum rear yard	
1	20	1 dwelling unit/20 acres	600	600	30	15	60	35
2	10	1 dwelling unit/10 acres	400	400	30	15	60	35
3	5	1 dwelling unit/5 acres	250	250	30	15	60	35

For SI: 1 foot = 304.8 mm, 1 acre = 4047 m².

a. Open spaces and parks can be of a reduced size, if approved.

b. Access storage structures, windmills and similar structures shall be permitted to exceed the maximum height where approved by the code official.

RESIDENTIAL ZONES

User notes:

About this chapter:

Chapter 5 identifies three divisions of residential zones including single-family, two-family and multiunit residential uses. Once the particular zones are established, provisions for the minimum bulk zoning regulations, such as lot area, structure-to-open-space density, lot dimensions, setback and building height requirements, are indicated. The objective of this chapter is to define residential uses for a jurisdiction to utilize in arranging compatible land uses in order to achieve the maximum social and economic benefit for the community.

SECTION 501—RESIDENTIAL ZONES DEFINED

501.1 Residential zone. Allowable residential (R) zone uses shall be:

Division 1. The following uses are permitted in an R, Division 1 zone:

Single-family dwellings, publicly owned and operated *parks, recreation* centers, swimming pools and playgrounds, police and fire department stations, public and governmental services, public libraries, schools and colleges (excluding colleges or trade schools operated for profit), public *parking lots, private garages, buildings* accessory to the above permitted uses (including *private garages, accessory dwelling units and accessory living quarters*), and temporary *buildings*.

Division 2. The following uses are permitted in an R, Division 2 zone:

Any use permitted in R, Division 1 zones and two-family dwellings.

Division 3. The following uses are permitted in an R, Division 3 zone:

All uses permitted in R, Division 2 zones, multiple-unit dwellings, such as *apartment houses, boarding houses, condominiums and congregate residences*.

SECTION 502—BULK REGULATIONS

502.1 General. The minimum area, setbacks, *density* and maximum height shall be as prescribed in Table 502.1.

TABLE 502.1—RESIDENTIAL (R) ZONE BULK REGULATIONS (in feet, unless noted otherwise)

DIVISION	MINIMUM LOT AREA/SITE (square feet)	MAXIMUM DENSITY (dwelling unit/acre)	LOT DIMENSIONS		SETBACK REQUIREMENTS			MAXIMUM BUILDING HEIGHT ^a
			Minimum lot width	Minimum lot depth	Minimum front yard	Minimum side yard	Minimum rear yard	
1 a b c d	35,000	1	125	150	25	10	30	35
	20,000	2	100	125	20	10	25	35
	10,000	4	75	100	20	5	25	35
	6,000	6	60	90	15	5	20	35
2 a b	10,000	4	60	70	20	5	20	35
	6,000	6	60	70	15	5	20	35
3 a b	6,000	8	60	70	15	5	20	35
	6,000	12	60	70	15	5	20	35

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m², 1 acre = 4047 m².

a. Accessory towers, satellite dishes and similar structures shall be permitted to exceed the listed heights where approved by the code official.

COMMERCIAL AND COMMERCIAL/RESIDENTIAL ZONES

User notes:**About this chapter:**

Chapter 6 identifies four divisions of commercial zones, which include minor automotive repair and automotive fuel dispensing facilities; light commercial and group care facilities; amusement centers including bowling alleys, golf driving ranges, miniature golf courses, ice skating rinks, pool and billiard halls; major automotive repair; manufacturing and commercial centers. This chapter also contains two divisions of commercial/residential zones that accommodate residential uses in light and medium commercial zones. Once the particular zones are established, this chapter provides specific minimum bulk zoning restrictions to include lot area, structure-to-open-space density, lot dimensions, and setback and building height requirements.

SECTION 601—COMMERCIAL AND COMMERCIAL/RESIDENTIAL ZONES DEFINED

601.1 Commercial and commercial/residential zones. Allowable commercial (C) zone and commercial/residential (CR) zone uses shall be:

C Zone

Division 1. The following uses are permitted in a C, Division 1 zone:

Minor automotive repair, automotive motor fuel dispensing facilities, automotive self-service motor fuel dispensing facilities, business or financial services, convenience and neighborhood commercial centers (excluding wholesale sales), family and group day care facilities, libraries, mortuary and funeral homes, public and governmental services, police and fire department stations, places of religious worship, public utility stations, and restaurants.

Division 2. The following uses are permitted in a C, Division 2 zone:

Any uses permitted in C, Division 1 zones, and light commercial (excluding wholesale sales), group care facilities, physical fitness centers, religious, cultural and fraternal activities, rehabilitation centers, and schools and colleges operated for profit (including commercial, vocational and trade schools).

Division 3. The following uses are permitted in a C, Division 3 zone:

Any uses permitted in C, Division 2 zones, and amusement centers (including bowling alleys, golf driving ranges, miniature golf courses, ice rinks, pool and billiard halls, and similar recreational uses), automotive sales, building material supply sales (wholesale and retail), cultural institutions (such as museums and art galleries), community commercial centers (including wholesale and retail sales), health and medical institutions (such as hospitals), hotels and motels (excluding other residential occupancies), commercial printing and publishing, taverns and cocktail lounges, indoor theaters, and self-storage warehouses.

Division 4. The following uses are permitted in a C, Division 4 zone:

Any uses permitted in C, Division 3 zones, and major automotive repair, commercial bakeries, regional commercial centers (including wholesale and retail sales), plastic products design, molding and assembly, small metal products design, casting, fabricating, and processing, manufacture and finishing, storage yards, and wood products manufacture and finishing.

CR Zone

Permitted (commercial/residential) (CR) zone uses shall be:

Division 1. The following uses are permitted in a CR, Division 1 zone:

Any use permitted in a C, Division 1 zone, and residential use permitted, except in the story or basement abutting street grade.

Division 2. The following uses are permitted in a CR, Division 2 zone:

Any use permitted in a C, Division 2 zone, and residential use permitted, except in the story or basement abutting street grade.

SECTION 602—BULK REGULATIONS

602.1 General. The minimum area, setbacks, density and maximum height shall be as prescribed in Table 602.1.

DIVISION	MINIMUM LOT AREA (square feet)	MAXIMUM DENSITY (units/acre)	LOT DIMENSIONS		SETBACK REQUIREMENTS			MAXIMUM BUILDING HEIGHT ^a
			Minimum lot width	Minimum lot depth	Minimum front yard	Minimum side yard	Minimum rear yard	
1	6,000	12	30	70	0	0	0	30

**TABLE 602.1—COMMERCIAL (C) AND COMMERCIAL/RESIDENTIAL (CR) ZONES BULK REGULATIONS
(in feet, unless noted otherwise)—continued**

DIVISION	MINIMUM LOT AREA (square feet)	MAXIMUM DENSITY (units/acre)	LOT DIMENSIONS		SETBACK REQUIREMENTS			MAXIMUM BUILDING HEIGHT ^a
			Minimum lot width	Minimum lot depth	Minimum front yard	Minimum side yard	Minimum rear yard	
2	Not Applicable	Not Applicable	30	70	0	0	0	40
3	Not Applicable	Not Applicable	75	100	0	0	0	50
4	Not Applicable	Not Applicable	75	100	0	0	0	50

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m², 1 acre = 4047 m².

a. Accessory towers, satellite dishes and similar structures shall be permitted to exceed the listed heights where approved by the code official.