

## ***ZONING DISTRICTS AND DISTRICT PROVISIONS***

### **SECTION 150.20 ZONING DISTRICTS.**

1. **District Symbols.** The zoning districts are designed so as to assist in carrying out the intents and purposes of the Comprehensive Plan and are based upon the Comprehensive Plan which has the purpose of protecting the public health, safety, convenience and general welfare. For the purpose of this Chapter, the City is hereby divided into the following districts:
  - AG Agricultural District
  - R-1 One Family Residential District
  - R-2 One and Two Family Residential District
  - R-3 Low Density Multi-Family Residential District
  - R-4 Medium Density Multi-Family Residential District
  - R-5 High Density Multi-Family Residential District
  - R-6 Manufactured Home Park District
  - R-7 Elderly Housing District
  - C-1 Central Business District
  - C-2 Central Business District - Fringe
  - C-3 Highway Commercial District
  - I-1 Industrial District

### **SECTION 150.21 ZONING MAP.**

1. **Adopted.** The location and boundaries of the districts established by this Chapter shall be set forth on the Official Zoning Map which is hereby incorporated as part of this Code and which is on file with the Zoning Administrator. Regardless of the existence of printed copies of the Official Zoning Map which may from time to time be made or published, the Official Zoning Map located at City Hall shall be the final authority as to current zoning status of land.
2. **Boundary Lines.** The boundaries between districts are, unless otherwise indicated, either the center line of streets, alleys or railroad rights of way. These boundaries may also follow lot lines or other property lines as indicated on the Official Zoning Map and the center of streams, and shorelines of rivers and streams. If the boundary lines do not follow any of the above, the district boundary lines are established as drawn on the Zoning Map.
1. **Maintaining and Amending the Official Map.** It shall be the responsibility of the Zoning Administrator to maintain the Official Zoning Map. The Zoning Administrator shall make or cause to have made any corrections or amendments to said Map after all of the procedures outlined in this Ordinance for the making of such revisions or amendments have

been followed by the Planning Commission and the City Council. No changes of any nature shall be made on the Official Zoning Map except in conformity with this Ordinance. Any unauthorized changes made by any person shall be considered a violation of this Ordinance and punishable as provided in this Ordinance.

2. **Public, School, Church Lands.** Any construction, modification, or changes to buildings or land located in areas shown on the Official Zoning Map or otherwise used as parks, schools, churches, cemeteries, or public property shall be subject to City Council approval after review of the site and building plans and recommendation of the Planning Commission, if the Council requests such recommendation. Such properties shall convert to the zoning of the most restrictive of the adjoining zoning districts after discontinuance for park, school, church, cemetery or public use.

## SECTION 150.22 AGRICULTURAL DISTRICT (AG)

Purpose	Permitted Uses	Accessory Uses	Conditional Uses	Lot Size and Setbacks	Max Height
The purpose of this district is to allow for limited agricultural and single-family farm residences as a transitional district. It is designed specifically for areas within the City which may presently be used for agriculture but which will be converted to urban use in the future.	<ol style="list-style-type: none"> <li>1. Agricultural uses, excluding livestock.</li> <li>2. Existing conventional residences on lots of record. The intent of this permitted use is to allow agricultural residences already in existence, but not to encourage residential subdivisions and/or construction of additional residences in agricultural zoning districts.</li> <li>3. Public recreation areas, parks and open space.</li> </ol>	<ol style="list-style-type: none"> <li>1. Temporary or seasonal roadside stands with adequate off-street parking; not to exceed one stand per farm</li> <li>2. Customary accessory uses incidental to the permitted residential use including garages, storage buildings, screen houses, and play equipment.</li> <li>3. Satellite dishes no greater than one meter in diameter and non-commercial towers for private television antenna use.</li> </ol>	<ol style="list-style-type: none"> <li>1. Commercial Greenhouses</li> <li>2. Golf courses and clubhouses.</li> <li>3. Agricultural uses involving livestock (as interim use only).</li> <li>4. Structures for storage of agricultural machinery, fuel and agricultural products (as interim use only).</li> </ol>	<p><b>Lot Size:</b> 35 acres</p> <p><b>Front:</b> 70 feet</p> <p><b>Rear:</b></p> <p>Non-agricultural buildings: 50 feet</p> <p>Livestock buildings: 100 feet</p> <p>Accessory buildings: 9 feet</p> <p><b>Side:</b> Agricultural buildings: 100 feet</p> <p>Non-agricultural buildings: 15 feet</p> <p><b>Non-agricultural buildings,</b></p> <p><b>Corner:</b> 25 feet</p>	50 feet, except existing agricultural structures such as silos, etc

## SECTION 150.23 ONE FAMILY RESIDENTIAL DISTRICT (R-1)

Purpose	Permitted Uses	Accessory Uses	Conditional Uses	Lots, Area and Width	Setbacks and Ratio	Max Height
This district is established to allow areas within the City of predominantly low density, single-family detached dwellings and to preserve the quiet single-family neighborhoods free from other uses except those which are both compatible with and convenient to residents of such districts.	<ol style="list-style-type: none"> <li>One-family dwelling units.</li> <li>Public recreation areas, parks and open space.</li> <li>Agricultural uses excluding livestock</li> <li>A state licensed residential facility or a housing with services establishment registered under chapter 144D serving 6 or fewer persons, a licensed daycare facility serving 12 or fewer persons, or a group family daycare facility licensed under Minnesota Rules, parts 9502.0315 to 9502.0445 to serve 14 or fewer children, except a residential facility whose primary purpose is to treat juveniles who have violated criminal statutes relating to sex offenses or have been adjudicated delinquent on the basis of conduct in violation of criminal statutes relating to sex offenses shall not be considered a permitted use, as required by MN Statutes Chapter 462.357, Subd. 7, as amended from time to time.</li> </ol>	<ol style="list-style-type: none"> <li>Customary accessory uses incidental to the permitted residential uses including garages, storage buildings, screen houses, and play equipment.</li> <li>Home occupations as defined and limited by this Zoning Ordinance.</li> <li>Private swimming pools which are operated for the enjoyment and convenience of the residents of the principal use and their guests, provided such facilities include a fence or approved pool cover that prohibit unauthorized entry. Fences are required to be not less than 4 feet and the bottom of the fence not more than 4 inches from the ground, with entry points equipped with gates or doors with self-latching devices of sufficient height to be inaccessible to small children. Pool covers are required all requirements of the ASTM Specifications F 1346.</li> <li>Satellite dishes no greater than one meter in diameter and non-commercial towers supporting private television antennas.</li> </ol>	<ol style="list-style-type: none"> <li>Churches and cemeteries</li> <li>Publicly owned facilities, including but not limited to city offices and state accredited schools.</li> <li>Solar Energy Systems and Solar Structures provided they will not cast shadows and obstruct solar access.</li> <li>Towers supporting amateur radio antennas when located in the rear yard.</li> <li>Towers supporting commercial antennas and conforming with the Tower provisions of this Ordinance and limited to the following: <ol style="list-style-type: none"> <li>Church sites, when camouflaged as steeples or bell towers.</li> <li>On government, school, and institutional buildings.</li> </ol> </li> <li>Golf courses and clubhouses.</li> </ol>	<p>Lot Size: 10,000 square feet, except lots platted before 1981 shall be at least 9,000 square feet and lots platted prior to 1969 shall be at least 7,100 square feet</p> <p>Lot Width: 75 feet, except lots platted before 1969 shall be at least 50 feet wide.</p>	<p><b>Front:</b> 30 feet  <b>Rear:</b> 20 feet, except lots platted before 1969 shall have a rear yard setback of 25% of lot depth.  <b>Side, internal lot:</b> 10 feet  <b>Side, corner lot:</b> 20 feet</p> <p>Detached residential garages or other accessory buildings located in the rear half of an internal lot shall be located no closer than 5 feet from side and rear property lines; dog kennels or dog houses shall be located only in the rear yard and no closer than 15 feet from side and rear property lines.</p> <p><b>Land to Building Ratio:</b> The lot area occupied by structures shall not exceed 35% of the total lot area, except lots platted before 1969 may have 50% lot coverage.</p>	<p>Maximum Height: 35 feet.</p> <p>Structures exceeding 30 feet in height, measured from the highest natural ground elevation in contact with the structure, shall require 5 additional feet to the required minimum side yard for each additional 10 feet of height.</p> <p>No accessory building may exceed the height of the principal building or 20 feet, whichever is less.</p>

## SECTION 150.24 ONE AND TWO FAMILY RESIDENTIAL DISTRICT (R-2)

Purpose	Permitted Uses	Accessory Uses	Conditional Uses	Lots, Area and Width	Setbacks and Ratio	Max Height
This district is established to allow areas within the City of predominantly low density, single-family and two-family detached dwellings and to preserve the quiet single-family and two-family neighborhoods free from other uses except those which are both compatible with and convenient to residents of such districts.	<p>1. One-family and two-family dwelling units.</p> <p>2. Public recreation areas, parks and open space.</p> <p>3. Agricultural uses excluding livestock</p> <p>4. A state licensed residential facility or a housing with services establishment registered under chapter 144D serving 6 or fewer persons, a licensed daycare facility serving 12 or fewer persons, or a group family daycare facility licensed under Minnesota Rules, parts 9502.0315 to 9502.0445 to serve 14 or fewer children, except a residential facility whose primary purpose is to treat juveniles who have violated criminal statutes relating to sex offenses or have been adjudicated delinquent on the basis of conduct in violation of criminal statutes relating to sex offenses shall</p>	<p>1. Customary accessory uses incidental to the permitted residential uses including garages, storage buildings, screen houses, and play equipment.</p> <p>2. Home occupations as defined and limited by this Zoning Ordinance.</p> <p>3. Private swimming pools which are operated for the enjoyment and convenience of the residents of the principal use and their guests, provided such facilities include a fence or approved pool cover that prohibit unauthorized entry. Fences are required to be not less than 4 feet and the bottom of the fence not more than 4 inches from the ground, with entry points</p>	<p>1. Churches and cemeteries</p> <p>2. Publicly owned facilities, including but not limited to city offices and state accredited schools.</p> <p>3. Manufactured home park per M.S. 462.357, Subd 1b, subject to the City's zoning performance standards for manufactured home parks.</p> <p>4. A state licensed residential facility serving from 7 thru 16 persons or a licensed daycare facility serving from 13 thru 16 persons.</p> <p>5. Solar Energy Systems and Solar Structures provided they will not cast shadows and obstruct solar access.</p> <p>6. Towers supporting amateur radio antennas when located in the rear yard.</p> <p>7. Towers supporting commercial antennas and conforming with the Tower provisions of this Ordinance and limited to the following:</p> <p>a. Church sites, when camouflaged as steeples</p>	<p>Lot Size, One Family: 10,000 sq.ft., except lots platted before 1981 shall be at least 9,000 square feet and lots platted prior to 1969 shall be at least 7,100 square feet</p> <p>Lot Size, Two Family: 12,000 sq.ft.</p> <p>Lot Width, 75 feet except lots platted before 1969 shall be at least 50 feet wide.</p> <p>Lot Width, Two Family: 100 feet</p>	<p><b>Front:</b> 30 feet <b>Rear:</b> 20 feet, except lots platted before 1969 shall have a rear yard setback of 25% of lot depth. <b>Side, internal lot:</b> 10 feet <b>Side, corner lot:</b> 20 feet</p> <p>Detached residential garages or other accessory buildings located in the rear one-half of an internal lot shall be located no closer than 5 feet from side and rear property lines; dog kennels or dog houses shall be located only in the rear yard and no closer than 15 feet from side and rear property lines.</p> <p><b>Land to Building Ratio:</b> The lot area occupied by structures shall not exceed 35% of the total lot area, except lots platted before 1969 may have 50% lot coverage.</p>	<p>Maximum Height: 35 feet</p> <p>Structures exceeding 30 feet in height, measured from the highest natural ground elevation in contact with the structure, shall require 5 additional feet to the required minimum side yard for each additional 10 feet of height.</p> <p>No accessory building may exceed the height of the principal building, or 20 feet, whichever is less.</p>

	not be considered a permitted use, as required by MN Statutes Chapter 462.357, Subd. 7, as amended from time to time.	equipped with gates or doors with self-latching devices of sufficient height to be inaccessible to small children. Pool covers are required all requirements of the ASTM Specifications F 1346. 4. Satellite dishes no greater than one meter in diameter and non-commercial towers supporting private television antennas.	or bell towers. b. On government, school, and institutional buildings. 8. Golf courses and clubhouses.			
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**Section 150.25: RESERVED**

# SECTION 150.26 MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (R-4)

Purpose	Permitted Uses	Accessory Uses	Conditional Uses	Lots, Area, Width and Density	Setbacks and Ratio	Max Height
This district is established to allow areas within the City for medium density, residential developments (up to 8 units per acre), excluding uses which are not compatible with residential use but permitting certain non-residential uses which are of particular convenience to the residents of the district.	<p>1. Townhouses, condominiums and apartment buildings with up to 8 units per acre.</p> <p>2. Public recreation areas, parks and open space.</p>	<p>1. Customary accessory uses incidental to the permitted residential uses including garages, storage buildings, screen houses, recreational buildings, and play equipment.</p> <p>2. Private swimming pools which are operated for the enjoyment and convenience of the residents of the principal use and their guests, provided such facilities include a fence or approved pool cover that prohibit unauthorized entry. Fences are required to be not less than 4 feet and the bottom of the fence not more than 4 inches from the ground, with entry points equipped with gates or doors with self-latching devices of sufficient height to be inaccessible to small children. Pool covers are required all requirements of the ASTM Specifications F 1346.</p> <p>3. Non-commercial towers supporting private television antennas.</p>	<p>1. Nursing homes</p> <p>2. Churches and Cemeteries</p> <p>3. A state licensed residential facility serving from 7 thru 16 persons or a licensed daycare facility serving from 13 thru 16 persons.</p> <p>4. Publicly owned facilities, including but not limited to city offices and state accredited schools.</p> <p>5. Manufactured home park per M.S. 462.357, Subd 1b, subject to the City's zoning performance standards for manufactured home parks.</p> <p>6. Towers supporting amateur radio antennas when located in the rear yard.</p> <p>7. Towers supporting commercial antennas and conforming with the Tower provisions of this Ordinance and limited to the following:</p> <p>a. Church sites, when camouflaged as steeples or bell towers.</p> <p>b. On government, school, and institutional buildings.</p> <p>8. Golf courses and clubhouses.</p>	<p>A maximum density of eight (8) units per acre.</p>	<p>Principal Structure: 30 feet from exterior property line; 50 feet from any R-1 or R-2 district property, and 20 feet for building separation.</p> <p>Accessory Building: 30 feet adjacent to public street right-of-way or any R-1 or R-2 district property, and 10 feet from other exterior property lines</p> <p><b>Land to Building Ratio:</b> The lot area occupied by structures shall not exceed 35% of the total lot area.</p>	<p>Maximum Height: 40 feet</p> <p>Structures over 30 feet in height, measured from the highest natural ground elevation in contact with the structure, shall require 5 additional feet to the required minimum side yard for each additional 10 feet of height.</p> <p>No accessory building may exceed the height of the principal building or 20 feet, whichever is less.</p>



# SECTION 150.27 HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (R-5)

Purpose	Permitted Uses	Accessory Uses	Conditional Uses	Lots, Area and Width/Density	Setbacks and Ratio	Max Height
This district is established to allow and preserve residential areas in the City ranging from medium to high density (up to 15 units per acre).	<p>1. Apartment buildings, condominiums and townhouses with up to 15 units per acre.</p> <p>2. Public recreation areas, parks and open space.</p>	<p>1. Customary accessory uses incidental to the permitted residential uses such as garages, storage buildings, play equipment, recreational rooms, apartment offices.</p> <p>2. Private swimming pools which are operated for the enjoyment and convenience of the residents of the principal use and their guests, provided such facilities include a fence or approved pool cover that prohibit unauthorized entry. Fences are required to be not less than 4 feet and the bottom of the fence not more than 4 inches from the ground, with entry points equipped with gates or doors with self-latching devices of sufficient height to be inaccessible to small children. Pool covers are required all requirements of the ASTM Specifications F 1346.</p> <p>3. Non-commercial towers supporting private television antennas.</p>	<p>1. Hospitals, clinics, nursing homes, and other buildings used for the treatment of human ailments</p> <p>2. Churches and Cemeteries</p> <p>3. A state licensed residential facility serving from 7 thru 16 persons or a licensed daycare facility serving from 13 thru 16 persons.</p> <p>4. Publicly owned facilities, including but not limited to city offices and state accredited schools.</p> <p>5. Manufactured home park per M.S. 462.357, Subd 1b, subject to the City's zoning performance standards for manufactured home parks.</p> <p>6. Towers supporting amateur radio antennas when located in the rear yard.</p> <p>7. Towers supporting commercial antennas and conforming with the Tower provisions of this Ordinance and limited to the following:</p> <p>a. Church sites, when camouflaged as steeples or bell towers.</p> <p>b. On government, school, and institutional buildings.</p> <p>8. Golf courses and clubhouses.</p>	<p>A maximum density of 15 units per acre.</p> <p>Lot Size: 20,000 square feet</p>	<p>Principal Structure: 30 feet from exterior property line; 50 feet from any R-1 or R-2 district property, and 20 feet for building separation.</p> <p>Accessory Building: 30 feet adjacent to public street right-of-way or any R-1 or R-2 district property, and 10 feet from other exterior property lines</p> <p><b>Land to Building Ratio:</b> The lot area occupied by structures shall not exceed 35% of the total lot area.</p>	<p>Maximum Height: 40 feet</p> <p>Structures over 30 feet in height, measured from the highest natural ground elevation in contact with the structure, shall require 5 additional feet to the required minimum side yard of each additional 10 feet of height.</p> <p>No accessory building may exceed the height of the principal building, or 20 feet, whichever is less.</p>

## SECTION 150.28 MANUFACTURED HOME PARK DISTRICT (R-6)

<b>Purpose</b>	<b>Park Plan and Performance Standards in R-6</b>
<p>This district is established to govern existing (pre 1-1-95) manufactured home parks in the City and to set standards for the expansion of those parks within existing R-6 Districts. New manufactured home parks shall be governed by the density and other requirements of the underlying residential zoning district in which they are located and shall further meet the performance standards for manufactured home parks outlined in this ordinance.</p>	<p>The pre 1-1-95 Zoning Code for Mobile Home Parks stated that Park Standards shall be established by the Council.</p> <p>The City's only manufactured/mobile home park, Eastview, received approval of its final phase in 1996, for not more than 305 units. Any expansion or modification of this existing Park must comply with the City's pre 1-1-95 performance standards for mobile home parks and with any prior approved site plans and/or agreements of the City and Eastview.</p>

**SECTION 150.29**
**ELDERLY HOUSING DISTRICT (R-7)**

Purpose	Permitted Uses	Accessory Uses	Conditional Uses	Lot Sizes, Setbacks and Ratio	Max Height
<p>This district is established because:</p> <ol style="list-style-type: none"> <li>1. The City Council has determined that there is a growing elderly population in Annandale and a need for housing this population;</li> <li>2. The City's previous zoning ordinance did not adequately address the need for housing and services for the growing elderly population in Annandale;</li> <li>3. The City's elderly population desire safe communities in which housing, services, and activities will be readily available;</li> <li>4. The City Council believes that establishing a separate zoning district may also help to promote increased services to the elderly due to concentrated service bases being located in specific areas of the City; and</li> <li>5. The City desires to keep its elderly population in the City and not cause them to move from the community because of inadequate services, activities, or housing.</li> </ol>	<p>Housing for Elderly Persons (see definitions) structures with less than 20 dwelling units or lodging rooms. Said structures may be townhouses or two family dwellings located on individual lots meeting the requirement of this District, or apartments, townhouses or lodging facilities located on one lot and meeting the requirements of this District.</p>	<ol style="list-style-type: none"> <li>1. The following uses provided they are contained within the principal structure and the total building area dedicated to all such uses in the structure is less than 10% of the total area of the structure: A) barber and beauty shops; B) chapels; C) drug and convenience stores; D) laundry drop off and self service laundry; E) indoor health clubs and recreation facilities; and F) management office.</li> <li>2. Customary accessory uses incidental to the permitted residential uses including garages, storage buildings, screen houses, recreational buildings, and play equipment</li> <li>3. Private swimming pools with fences that prohibit unauthorized entry.</li> <li>4. Non-commercial towers supporting private television antennas.</li> </ol>	<p>Housing for Elderly Persons structures having 20 or more dwelling units or lodging rooms.</p>	<p><b>Lot Area:</b> For apartments and lodging facilities: 13,000 square feet for the first 3 units (or lodging rooms, if applicable) and an additional 1,000 square feet required for each unit (room) after 3. For individual townhome and two family dwelling unit lots, each lot shall be a minimum of 10,000 square feet.</p> <p>Principal Structure: 30 feet from exterior property line; 50 feet from any R-1 or R-2 district property, and 20 feet for building separation.</p> <p>Accessory Building: 30 feet adjacent to public street right-of-way or any R-1 or R-2 district property, and 10 feet from other exterior property lines</p> <p><b>Land to Building Ratio:</b> The lot area occupied by structures shall not exceed 35% of the total lot area.</p>	<p><b>Maximum Height:</b> 40 feet Structures over 30 feet in height, measured from the highest natural ground elevation in contact with the structure, shall require 5 additional feet to the required minimum side yard of each additional 10 feet of height.</p> <p>No accessory building may exceed the height of the principal building or 20 feet, whichever is less.</p>

## **SECTION 150.30 CENTRAL BUSINESS DISTRICT (C-1)**

**Purpose:** The purpose of this district is to encourage the continuation of a viable downtown area by allowing retail, service, office and entertainment facilities as well as public and semi-public uses. In addition, accessory residential uses shall be allowed above the commercial areas. This District is intended to implement the Downtown Plan and separates uses as established by each subdistrict.

**Review:** For new construction, the review process in Section 150.40 shall be followed. For minor modifications, an administrative site plan review shall be conducted by City Staff. If Staff finds that the proposal is not clearly consistent with the design standards herein, it may be forwarded to the City Council for consideration.

### **A. C-1A – DOWNTOWN CORE (CANOPY DISTRICT)**

**Purpose:** The purpose of the Downtown Core is to provide for a traditional, commercial Downtown area within the City. It is intended to be an area of higher intensity commercial uses such as entertainment uses, restaurants, and retail with a zero lot development style with smaller storefront building frontages along the street featuring the traditional awning theme. This subdistrict is intended to encourage the entrepreneurial spirit of the small businesses, restaurants, and stores.

#### **Permitted Uses:**

1. Retail establishments
2. Personal services
3. Professional services
4. Restaurant/Convenience Food Establishment
5. Bar/Tavern
6. Hotel/Bed & Breakfast
7. Banks/Financial Institutions
8. Post Office

#### **Accessory Uses:**

1. Uses incidental to the permitted use such as off-street parking and loading, storage buildings.
2. Apartments located above the ground floor.

#### **Conditional Uses:**

1. Commercial recreation (Indoor)
2. Brewery with taproom/Micro-distillery with cocktail room
3. Accessory dwelling units to hotels provided the unit meets all standards for a multi-family apartment. The dwelling may only be occupied by one family including the resident caretaker, is limited to one per building, shall not exceed 900 square feet in

size, and shall be an integral part of the facility without a separate direct external entrance that generally appears to be part of the hotel.

**Lot Area, Width, and Ratio:**

1. Lot area minimum: 2,000 square feet
2. Lot width minimum: 20 feet
3. Lot area coverage permitted: 100%

**Setbacks:**

1. Front setback minimum and maximum: 0 feet
2. Rear setback minimum: 0 feet
3. Internal side yard setback minimum and maximum: 0 feet
4. Corner side yard setback minimum: 0 feet

**Building Height:**

1. Maximum: 50 feet

**Building Standards:**

1. Awnings. Unless exempted by the Annandale Downtown Plan, all buildings within the C-1A shall have an awning on the front façade. This is a permitted encroachment into the public right-of-way. All new buildings in the C-1A shall include awnings which conform to the designs approved by the City Council.
  - a. Ownership. Awnings shall be owned by the property owners of the buildings to which they are attached. Cost of maintenance and repair shall be paid by the property owners of the buildings to which the awnings are attached.
  - b. Design. New awnings that need to be rebuilt or remodeled must conform to the guidelines of the design standards as approved in the Downtown Plan kept on file at City Hall. Any variation from these guidelines in design, material or color choice must be approved by the City Council.
    - i. Awnings shall have a slope of a 1:1 ratio.
    - ii. Awnings shall extend at least three feet into the right-of-way.
    - iii. Awnings shall have a maximum of two colors.
    - iv. Awnings must be a minimum of seven feet above the sidewalk.
    - v. Signage is not permitted on the front slope of an awning. Signage printed on the valance of the awning is permitted.
    - vi. Awnings shall cover a majority of the front façade of the building and be designed to cover the front windows and entry.

- c. All awnings must be constructed and maintained to prevent leaks.
  - d. Permits must be obtained before awnings are replaced or reconstructed.
- 2. Building Design. All new construction in the C-1A must conform with the approved design guidelines in the Downtown Plan.
  - a. Windows.
    - i. The first level of structure shall have a minimum of 60% windows and doors.
    - ii. Upper levels shall not exceed 50% glass.
    - iii. Windowsill height on the street level shall be no less than 12 inches and no greater than 36 inches.
  - b. Buildings shall be sided and faced and/or painted in such a way as to blend with the approved design guidelines. The use of ornamental brick, arches, rough textured siding and similar design characteristics should be encouraged.
  - c. Building materials shall be consistent, at minimum, with the standards found in Chapter 150.49 regarding commercial structures.
  - d. Accessory buildings are not permitted.

## **B. C-1B – DOWNTOWN PERIPHERY**

**Purpose:** The purpose of the Downtown Periphery is to provide for commercial, civic, and institutional uses immediately adjacent to the Downtown Core.

### **Permitted Uses:**

- 1. Retail establishments
- 2. Personal services
- 3. Professional services
- 4. Restaurant/Convenience Food Establishment
- 5. Bar/Tavern
- 6. Hotel/Bed & Breakfast
- 7. Banks/Financial Institutions
- 8. Theater
- 9. Funeral homes
- 10. Repair services
- 11. Art studio
- 12. Commercial recreation (indoor)
- 13. Micro-brewery with taproom/Micro-distillery with cocktail room
- 14. Parking lots, public
- 15. Library
- 16. Post Office

**Accessory Uses:**

1. Uses incidental to the permitted use such as off-street parking and loading, storage buildings.
2. Apartments located above the ground floor.

**Conditional Uses:**

1. Banquet Hall
2. Churches
3. Community & Social Services
4. Daycare Centers
5. Government/Civic Offices
6. Accessory dwelling units to hotels provided the unit meets all standards for a multi-family apartment. The dwelling may only be occupied by one family including the resident caretaker, is limited to one per building, shall not exceed 900 square feet in size, and shall be an integral part of the facility without a separate direct external entrance that generally appears to be part of the hotel.
7. Drive-In Establishment/Drive Through Lane

**Lot Area, Width, and Ratio:**

1. Lot area minimum: 4,000 square feet
2. Lot width minimum: 40 feet
3. Lot area coverage permitted: 90%

**Setbacks:**

1. Front setback: maximum setback 0 feet for 50% of the lot width (front), minimum setback 0 feet
2. Rear setback: 0 feet
3. Internal side yard setback: 0 feet
4. Corner side yard setback minimum: 0 feet

**Building Height:**

1. Maximum: 50 feet

**Building Standards:**

1. Awnings. Awnings are a permitted encroachment into the public right-of-way. Any awning placed on a structure within the C-1B shall conform to the designs approved by the City Council. Awnings shall be owned by the property owners of the buildings to which they are attached and cost of maintenance and repair shall be paid by the property owners.
  - a. Design. New awnings that need to be rebuilt or remodeled must conform to the guidelines of the design standards as approved in the Downtown Plan kept on file at City Hall. Any variation from these guidelines in design, material or color choice must be approved by the City Council.
    - i. Awnings shall have a slope of a 1:1 ratio.
    - ii. Awnings shall have a maximum of two colors.
    - iii. Awnings must be a minimum of seven feet above a public sidewalk.
    - iv. Signage is not permitted on the front slope of an awning over a public right-of-way. Signage printed on the valance of the awning is permitted.
  - b. All awnings over a public way must be constructed and maintained to prevent leaks.
  - c. Permits must be obtained before awnings are replaced or reconstructed.
2. Building Design. All new construction in the C-1B must conform with the approved design guidelines in the Downtown Plan.
  - a. Windows.
    - i. The first level of the front facing façade of a structure shall have a minimum of 50% windows and doors.
    - ii. Upper levels shall not exceed 50% glass.
    - iii. Windowsill height on the street level of the front façade shall be no less than 12 inches and no greater than 36 inches.
  - b. Buildings shall be sided and faced and/or painted in such a way as to blend with the approved design guidelines. The use of ornamental brick, arches, rough textured siding and similar design characteristics should be encouraged.
  - c. Building materials shall be consistent, at minimum, with the standards found in Chapter 150.49 regarding commercial structures.

**C. C-1C – DOWNTOWN RESIDENTIAL**

**Purpose:** The Downtown Residential District is intended for the mix of commercial and residential uses near the Downtown Core.

**Permitted Uses:**

1. Single family houses
2. Duplexes/Twinhomes and Townhouses at a density no greater than 1 unit per 3,000 square feet
3. Retail establishments
4. Personal services
5. Professional services
6. Restaurant/Convenience Food Establishment



7. Hotel/Bed & Breakfast
8. Library
9. Post Office

**Accessory Uses:**

1. Uses incidental to the permitted use such as off-street parking and loading, storage buildings.
2. Apartments located above the ground floor of commercial structures.

**Conditional Uses:**

1. Banks/Financial Institutions
2. Bar/Tavern
3. Theater
4. Churches
5. Funeral homes
6. Government/Civic Offices
7. Community & Social Services
8. Art studio
9. Commercial recreation
10. Micro-brewery with taproom/Micro-distillery with cocktail room
11. Drive-in Establishment/Drive Through Lane
12. Day care center

**Lot Area, Width, and Ratio:**

1. Lot area minimum: 4,000 square feet
2. Lot width minimum: 40 feet
3. Lot area coverage permitted: 70% impervious surfaces

**Setbacks:**

1. Front setback: 15 feet
2. Rear setback: 10 feet
3. Internal side yard setback minimum and maximum: 5 feet
4. Corner side yard setback minimum: 10 feet

**Building Height:**

1. Maximum: 35 feet.

**Building Standards:** The building standards for the C-1C District shall be consistent with the standards in 150.48 for residential uses and 150.49 for commercial uses.

## SECTION 150.32 CENTRAL BUSINESS – FRINGE DISTRICT (C-2)

Purpose	Permitted Uses	Accessory Uses	Conditional Uses	Lots, Area and Width/Density	Setbacks	Max Height
The purpose of this district is to allow commercial uses complementary and adjacent to the downtown commercial uses and also allow for expansion of the Central Business District (CBD). The primary emphasis in this district shall be major retail facilities such as grocery stores, supermarkets, and shopping malls.	<ol style="list-style-type: none"> <li>1. Retail establishments such as groceries, hardware, drug, florist, clothing and furniture stores.</li> <li>2. Personal services such as laundry, barber and beauty shops, shoe repair shop, banks, exercise/recreational facilities, and photography studios.</li> <li>3. Professional services such as medical and dental clinics, architects and attorneys offices.</li> <li>4. Repair services such as jewelry, radio, and televisions repair shops.</li> <li>5. Publicly owned facilities such as city offices, post offices, fire stations and parking lots.</li> <li>6. Funeral homes, churches, chapels.</li> <li>7. Restaurants and hotels.</li> <li>8. Convenience Food Establishments.</li> <li>9. THC Product Retail Establishment, that the business premises is not located within 1,000 feet of a school, or</li> </ol>	<p>Uses incidental to the permitted uses such as off-street parking and loading and unloading areas and storage buildings</p> <p>Transient Merchant Stands as defined and limited by this Ordinance and only if possessing proper permit issued by the City.</p>	<ol style="list-style-type: none"> <li>1. On and Off Sale liquor establishments.</li> <li>2. Building and supply dealers.</li> <li>3. The sale of cars, pickups and recreational vehicles and equipment to include but not limited to docks, rafts, boats and trailers (not exceeding 20 feet in length), provided that no more than four conditional use permits shall be allowed to be in effect at any given time.</li> <li>4. Hospitals and other facilities for the treatment of human ailments.</li> <li>5. Towers that comply with the Tower provisions of this Ordinance.</li> <li>6. Automobile service stations, fuel stations, and car washes.</li> <li>7. Veterinary clinics and small animal hospitals.</li> <li>8. Rental of equipment and tools.</li> <li>9. Dance halls, theaters, roller skating rinks, and bowling alleys.</li> <li>10. Drive In Establishments.</li> <li>11. Licensed daycare facilities.</li> <li>12. Accessory dwelling units to hotel/motels provided the unit meets all standards for a multi-family apartment. The dwelling</li> </ol>	<p>Lot Area: 8,500 square feet</p> <p>Lot Width: 60 feet</p> <p>Not more than 35% of any lot shall be covered by any structure or combination of structures.</p>	<p>Front: 20 feet; 50 feet from any residentially zoned property</p> <p>Rear: 20 feet; 50 feet from any residentially zoned property</p> <p>Side, interior lot: 1/2 building height; 50 feet from any residentially zoned property</p> <p>Side, corner lot: 20 feet; 50 feet from any residentially zoned property</p> <p>Conditional uses shall have building setbacks of 35 feet from any street right of way or the specified setback, whichever is greater</p>	<p>Maximum Height: 40 feet</p> <p>No accessory building shall exceed the height of the principal building or 25 feet, whichever is less</p>

	<p>within 500 feet of a day care center, residential treatment facility, or an attraction within a public park that is regularly used by minors, including a playground or athletic field.</p>		<p>may only be occupied by one family including the resident caretaker, is limited to one per building, shall not exceed 900 square feet in size, and shall be an integral part of the facility without a separate direct external entrance that generally appears to be part of the hotel. (Ordinance 340, 3-3-14)</p> <p>13. Outdoor sales</p>			
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## SECTION 150.33 HIGHWAY COMMERCIAL DISTRICT (C-3)

Purpose	Permitted Uses	Accessory Uses	Conditional Uses	Lots, Area, Width and Ratio	Setbacks	Max Height
This district is established to accommodate those types of businesses that require accessibility to highways to function successfully.	<p>1. Establishments oriented to tourists and highway motorists including:</p> <ul style="list-style-type: none"> <li>a. Drive-in establishments</li> <li>b. Restaurants</li> <li>c. Motels/Hotels.</li> </ul> <p>2. Retail establishments such as groceries, florists, hardware, drug, clothing and furniture stores.</p> <p>3. Personal services such as laundry, barber and beauty shops, shoe repair shop, banks, exercise/recreational facilities, and photography studios.</p> <p>4. Professional services such as medical and dental clinics, architects and attorneys offices.</p> <p>5. Repair services such as jewelry, radio, and televisions repair shops.</p> <p>6. Publicly owned facilities such as city offices, post offices, fire stations, and parking lots.</p> <p>7. Funeral homes, churches, chapels.</p> <p>8. Convenience Food Establishments.</p>	<p>Uses incidental to the permitted uses such as off-street parking and loading and unloading areas and storage buildings</p> <p>Transient Merchant Stands as defined and limited by this Ordinance and only if possessing proper permit issued by the City.</p>	<p>1. Building supply dealers.</p> <p>2. The sale of cars, pickups and recreational vehicles and equipment to include but not limited to docks, rafts, boats and trailers (not exceeding 20 feet in length).</p> <p>3. Mini-storage facilities serving multiple tenants with individual access to rental spaces.</p> <p>4. On and off sale liquor establishments.</p> <p>5. Equipment and tool rental.</p> <p>6. Towers that comply with the Tower provisions of this Ordinance.</p> <p>7. Automobile service stations, fuel stations and car washes.</p> <p>8. Veterinary clinics and small animal hospitals.</p> <p>9. Hospitals and other facilities for the treatment of human ailments.</p> <p>10. Dance halls, theaters, roller skating rinks, and bowling alleys.</p> <p>11. Farm implement dealers.</p> <p>12. Licensed daycare facilities.</p> <p>13. Accessory dwelling units to hotel/motels provided the unit meets all standards for a multi-family apartment. The dwelling may only be occupied by</p>	<p>Lot Area: 20,000 square feet</p> <p>Lot Width: 100 feet</p> <p><b>Land to Building Ratio:</b> The lot area occupied by structures shall not exceed 40% of the total lot area.</p>	<p>Front: 20 feet from service street; 50 feet from any residentially zoned property</p> <p>Rear: 20 feet; 50 feet from any residentially zoned property</p> <p>Side, interior: 1/2 building height; 50 feet from any residentially zoned property</p> <p>Side, corner lot: 20 feet; 50 feet from any residentially zoned property</p> <p>Conditional uses shall have building setbacks of 35 feet from street right of way or the specified setback, whichever is greater.</p>	<p>Maximum Height: 35 feet</p> <p>No accessory building shall exceed the height of the principal building</p>

			<p>one family including the resident caretaker, is limited to one per building, shall not exceed 900 square feet in size, and shall be an integral part of the facility without a separate direct external entrance that generally appears to be part of the hotel. (Ordinance 340. 3-3-14)</p> <p>14. Outdoor sales</p>			
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# SECTION 150.34 INDUSTRIAL DISTRICT (I-1)

Purpose	Permitted Uses	Accessory Uses	Conditional Uses	Lots, Area, Width and Ratio	Setbacks	Max Height
This district is established to allow and to preserve areas in the City for industrial uses.	<p>1. Manufacturing, compounding, processing, packaging or treatment of products such as candy, cosmetics, drugs, perfumes, pharmaceuticals, toiletries and food products except the rendering of fats and oils.</p> <p>2. The manufacture, compounding, assembly or treatment of articles or merchandise from the following previously prepared materials: aluminum, bone, brass, bronze, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, iron, leather, paper, plastics, precious or semi-precious metal or stones, shell, rubber, steel, tin, tobacco, wood (excluding saw mills), and tars and paint not involving a boiling process.</p> <p>3. Offices and Office Buildings</p>	<p>1. Uses incidental to the permitted uses, such as off-street parking and loading and unloading areas and storage buildings</p> <p>2. The retail sales component of Industrial uses itemized as Permitted Uses which also contain a retail sales component related to their Permitted Use.</p>	<p>1. Towers that comply with the Tower provisions of this Ordinance</p> <p>2. Adult Use Establishments with a minimum separation of 350 lineal feet from any other Adult Use Establishment and 1,000 lineal feet from any hotel, motel, nursing care home, housing for the elderly, day care facility, church, school, and any residentially zoned property.</p> <p>3. Motels/Hotels</p> <p>4. Industrial uses itemized as Permitted Uses which also contain child daycare facilities for the care of dependents of the industry's employees.</p> <p>5. Licensed daycare facilities.</p> <p>6. Mini-storage facilities serving multiple tenants with individual access to rental</p>	<p>Lot Area: 10,000 square feet Lot Width: 100 feet</p> <p><b>Land to Building Ratio:</b> The lot area occupied by structures shall not exceed 50% of the total lot area.</p>	<p>Front: 30 feet Rear: 20 feet; 50 feet from any residentially zoned property Side, interior lot: 15 feet; 50 feet from any residentially zoned property Side, corner lot: 25 feet; 50 feet from any residentially zoned property</p>	<p>Maximum Height: 40 feet</p> <p>No accessory building shall exceed the height of the principal building or 25 feet, whichever is less.</p>

	<p>4. Research Laboratories</p> <p>5. Wholesaling warehouses for non-hazardous materials.</p> <p>6. Printing facilities</p> <p>7. Contractor's shops, roofing, electrical, blacksmith, carpentry, glazing, heating, plumbing, painting, ventilating, welding, upholstering, fencing or business of a similar nature.</p> <p>8. Restaurants</p> <p>9. Convenience food establishments.</p>		<p>spaces.</p> <p>7. Accessory dwelling units to hotel/motels provided the unit meets all standards for a multi-family apartment. The dwelling may only be occupied by one family including the resident caretaker, is limited to one per building, shall not exceed 900 square feet in size, and shall be an integral part of the facility without a separate direct external entrance that generally appears to be part of the hotel. (Ordinance 340, 3-3-14)</p> <p>8. Exterior storage</p>			
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