

HOW TO USE THIS ORDINANCE

TO FIND OUT WHICH ZONING DISTRICT APPLIES TO YOUR PROPERTY:

Visit the City offices and find your property on the Official Zoning Map. For more information on the district, see Article 2 (Zoning Districts and Map) and Article 4 (Land Use Table).

IF YOU HAVE PROPERTY AND WANT TO KNOW WHAT RULES APPLY:

- Step 1:** Find your zoning district on the Official Zoning Map in the City Hall.
- Step 2:** Look up the zoning district's list of permitted uses in Article 4 (Land Use Table).
- Step 3:** Look up any specific conditions for a particular permitted land use in Article 6 (Design Standards for Specific Uses).
- Step 4:** Look up minimum lot size, building height, yard requirements, and other dimensional standards for the zoning district in Article 5 (Dimensional Standards).

TO DEVELOP PROPERTY OR ESTABLISH A PARTICULAR USE:

- Step 1:** Go to Article 4 (Land Use Table) to determine if the proposed use is permitted in the zoning district. The text will note whether there are supplemental design standards for this use in Article 6 (Design Standards for Specific Uses).
- Step 2:** Go to Article 6 (Design Standards for Specific Uses) to find design standards for the proposed use.
- Step 3:** Look up the appropriate zoning district in Article 5 (Dimensional Standards) for details on minimum lot size, required yards, and other district standards. See Articles 9 through 14 for general parking, screening, lighting, and sign regulations.
- Step 4:** Go to Article 18 (Site Plan Review) for details about the approval process. If the proposed use is identified as a "special condition use," then also look up Article 17 (Special Condition Uses).

TO REQUEST A VARIANCE FROM THE ZONING STANDARDS THAT APPLY:

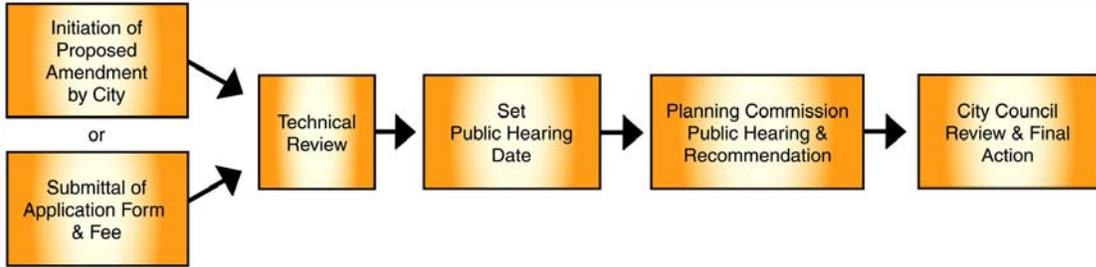
The Board of Zoning Appeals is authorized to grant variances from specific regulations of this Ordinance in cases of special hardship. See Article 24 (Board of Zoning Appeals) for more information.

IF YOU WANT TO...

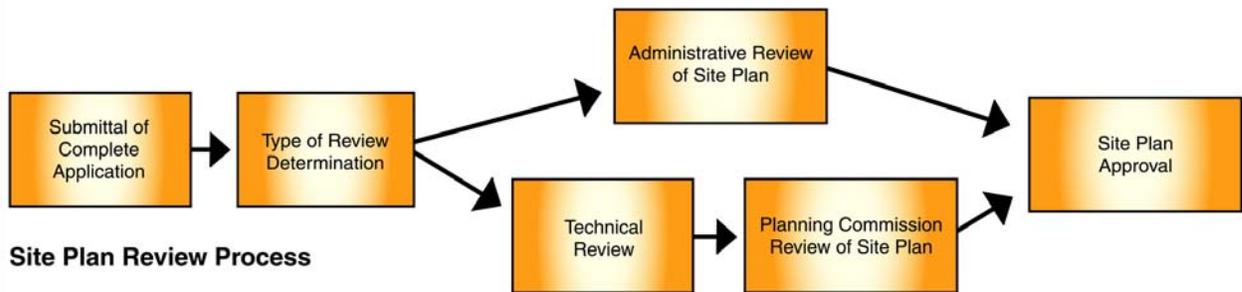
- ...INSTALL A SIGN:** See Article 9 (Signs).
- ...BUILD A FENCE OR DECK:** See Section 7.07 (Fences) or Section 7.08 (Decks).
- ...BUILD A GARAGE OR SHED:** See Section 7.02 (Accessory Structures).
- ...INSTALL A POOL:** See Section 7.03 (Swimming Pools, Hot Tubs, and Similar Facilities).
- ...CREATE OR ENLARGE A POND:** See Section 7.06 (Ponds).

SELECTED ZONING ORDINANCE REVIEW PROCEDURES:

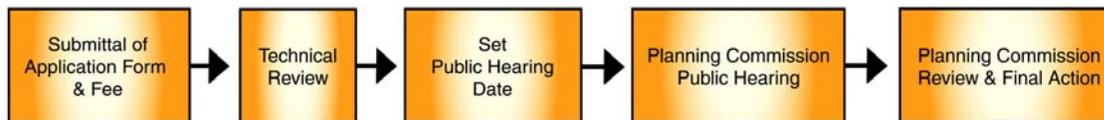
The following are some of the common types of development review and use approval procedures required under this Ordinance:



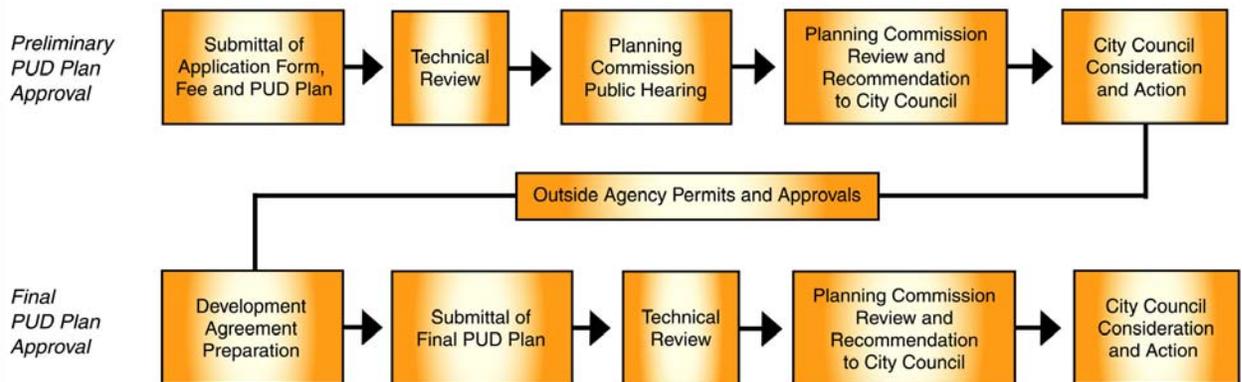
Amendments



Site Plan Review Process



Special Condition Use Review Procedure



Planned Unit Developments