

Sec. 134-244. Intent and purpose in adopting the various districts

(a)Single-family residential (R-1). These R-1 districts are intended to be single-family residential areas with low population densities.

(b)Two-family residential (R-2). These R-2 districts are intended to serve the same needs as the R-1 districts, subject to the limitations, requirements and procedures specified for the single-family districts, plus the additional use of duplexes and two dwellings on one tract. Most of the areas designated R-2 are primarily rental property rather than single-owned properties.

(c)Multiple-family residential (R-3). These R-3 districts are intended to be high-density residential areas permitting single-family, two-family and multiple-family residences and also related uses in keeping with the residential character of the districts.

(d)Residential mixed use (R-4). These R-4 districts are intended to allow for a mix of residential development types utilizing single- or double-wide mobile or manufactured homes and/or conventional construction homes.

(e)Mobile home districts (RMH). These RMH districts are established for the purpose of providing mobile homes either in mobile home parks or on individual lots. They are intended to create an environment of a residential character designed to enhance living conditions and permitting only those uses, activities and services which are compatible with the residential environment.

(f)Residential office (R-O). These R-O districts are intended primarily for multiple-family residences and certain office uses of a nonretail nature which are not incompatible with single-family development. Although office uses are permitted to operate for profit, the area is not to be considered a business zone.

(g)Neighborhood business (B-1). These B-1 districts are intended to serve as a transitional district that allows for residential and low impact commercial development with small market areas intended to serve the immediate neighborhood. Properties with the B-1 designation should be located on local streets and be of such size and shape to allow for development with adequate ingress and egress, off-street parking and loading and other requirements and amenities. Further, the character of the B-1 development should be appropriate to the scale and character of the neighborhood to ensure compatibility with existing development.

(h)Community business (B-2). The B-2 community business district is intended primarily to meet the shopping and limited service needs of several neighborhoods or a substantial territory. Retail stores are intended to include convenience, fashion and durable goods. Typically, the maximum parcel size to be zoned for such a use shall be ten acres and should be located along collector or local roadways.

(i)Central business district (B-3). This B-3 district is included to serve the downtown shopping and office needs of a large community. At the present time, the city has no central business district within its jurisdiction. The B-3 zone is preserved for this use in case it is needed in the future.

(j)General business (B-4). The B-4 district serves as a dedicated commercial district prohibiting residential development activities and limiting the type and intensity of outside activities and display of goods. The intent of this district is to allow the outdoor display of finished goods offered for sale by retail establishments. It is not the intent of this district to allow for the storage of raw materials or unfinished goods. The B-4 general business district is intended to apply to arterial and collector streets

where business establishments primarily not of a neighborhood or community service-type may properly locate to serve large sections of the city and metropolitan area.

(k)Wholesale business (B-5). The B-5 wholesale business districts are intended to serve as intensive commercial areas that include retail, service, and storage uses including shopping centers allowing for certain repair and other services, storage and warehouse uses including outside storage of goods and raw materials, mini-warehouse (self-service storage facilities) with outdoor storage, sales of large or heavy machinery and equipment, and the storage of vehicles, boats and recreation vehicles. The B-5 districts are located along arterial and collector roadways and typically serve large sections of the city rather than nearby residential areas. In order to minimize conflict and protect the health, safety and well-being of the city residents, residential and institutional uses are not permitted in these B-5 districts.

(l)Light industrial (M-1). The M-1 light industrial district is intended primarily for the manufacture of small articles and nonobjectionable products not involving the use of any materials, processes or machinery likely to cause undesirable effects upon nearby or adjacent residential or business district, and the activities permitted in an M-1 district are intended to be such as may be compatible with such neighboring district under the yard and separation regulations; provided, however, that specific standards are established to ensure that all operations will meet these objectives. The M-1 districts are located along arterial or collector roadways or on properties with immediate access to rail or other adequate transportation facilities providing for the movement of goods. In order to minimize conflict and preserve the M-1 districts for their primary purposes, residential and institutional uses are not permitted therein.

(m)Heavy industrial (M-2). The M-2 district is intended primarily for those manufacturing activities which may unavoidably create some undesirable effects which are not properly associated with residential or business areas. The M-2 districts are located along arterial roadways or on properties with immediate access to rail or other adequate transportation facilities providing for the movement of goods. In order to minimize conflicts and to preserve and protect the character of the M-2 districts, certain residential and institutional uses are not permitted therein.

(n)Government use (GU). The GU governmental use district is intended to apply in those areas where the only activities conducted are those of the governmental agencies. Areas classified GU are shown on the official zoning map, but no restrictions are shown on the schedule of district regulations since any lawful government activity can be carried on in a GU district. Consistent with the city's comprehensive plan, the GU district is also the appropriate designation for all public schools and is a permissible zoning district under all residential and commercial future land use designations.

(o)Historic (H). The H historic district is established as an overall or overlay district which is designed to allow a relaxation, modification or augmentation of the applicable provisions of the underlying zoning district by the city commissioners where historic structures or areas or landmarks are involved.

(p)Planned development (PD, RPUD). It is the purpose of this PD or RPUD district to provide a method for landowners or developers to submit proposals for unique zoning district provisions for individual planned developments which are not provided for or allowed in the zoning districts established by this zoning code. The planned development provisions are intended to promote flexibility of design and permit-planned diversification and integration of uses and structures while, at the same time, retaining in the city commission the absolute authority to establish limitations and regulations thereon for the benefit of the public health, welfare and safety. By encouraging maximum flexibility in the proposals

which may be considered while, at the same time, retaining maximum control in the city commission over the approval or disapproval of such proposals, the planned development provisions are designed to:

- (1) Permit more efficient and economic uses of land;
- (2) Encourage a more compatible and harmonious development of contiguous lands;
- (3) Promote homeownership opportunities for all residents of the community;
- (4) Provide flexibility to meet changing needs, technologies, economics and consumer preferences;
- (5) Permit a more efficient use of bypassed lands;
- (6) Be totally controllable in terms of the impact on the proposed site and surrounding neighborhoods;
- (7) Encourage uses of land which reduce transportation needs and which conserve energy and natural resources;
- (8) Preserve to the greatest extent possible and utilize in a harmonious fashion existing landscape features and amenities;
- (9) Provide for more usable and suitably located recreational facilities than would otherwise be provided under conventional land development procedures;
- (10) Provide for more open spaces and scenic areas, either commonly owned or public owned, than would otherwise be provided under conventional land development procedures;
- (11) Lower development and building costs by permitting smaller networks of utilities and streets and the use of more economical building types and shared facilities;
- (12) Accomplish more desirable living and working environments than would be possible through the strict application of minimum requirements of the city's other zoning regulations;
- (13) Permit the combining and coordinating of architectural styles, building forms and building relationships within a planned development;
- (14) Provide an environment of stable character compatible with surrounding developments;
- (15) Permit specific limitations and requirements in excess of those included in other zoning districts, based on the unique characteristics of the individual site, where necessary to the public health, welfare or safety or for the protection or preservation of lands either internal or external to the planned development; and
- (16) Ensure the preservation and maintenance of common areas and open spaces.

(q)Agriculture (AG). The intent of the AG agriculture district is to provide designated areas for new or continued agricultural enterprises. These are activities which, by their nature, may require substantial buffering to either protect the agribusiness from surrounding land uses or to protect the adjoining land uses from adverse impacts associated with the agricultural use.

(r)Some activities not specifically shown as allowable uses in chapter 134, appendix A, Schedule 2. Uses permitted in residential districts and Schedule 3. Schedule of regulations; nonresidential, which may significantly impact neighboring parcels of land may only be approved through a special exception.

(Ord. No. 92-02, § 1(15-14), 4-30-1992; Ord. No. 2002-02, § 1, 7-16-2002; Ord. No. 2008-11, 6-3-2008; Ord. No. 2011-15, § 1, 8-16-2011; Ord. No. 2013-06, 5-21-2013)