

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, look up the specific district use standards in Article 3 (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 (available at the City offices).
- Step 2:** Look up the zoning district's purpose and list of permitted uses in Article 3 (Land Use Table).
- Step 3:** Look up any specific conditions for a particular permitted land use in Article 5 (Use Standards).
- Step 4:** Look up minimum lot size, building height, yard requirements, and other dimensional standards for the zoning district in Article 4 (Dimensional Standards).

TO DEVELOP PROPERTY OR ESTABLISH A PARTICULAR USE:

- Step 1:** Go to Article 3 (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 5 (Use Standards).
- Step 2:** Go to Article 5 (Use Standards) to find design standards for the proposed use.
- Step 3:** Look up the appropriate zoning district in Article 4 (Dimensional Standards) for details on minimum lot size, required yards, and other district standards. You may also be referred to Articles 6 through 10 for general building form, parking, screening, lighting, and sign regulations.
- Step 4:** Go to Article 12 (Procedures and Standards), Section 12.01 (Site Plan Review) for details about the approval process. If the proposed use is identified as a "special use," then also look up Section 12.02 (Special Uses).

TO REQUEST A VARIANCE FROM THE ZONING STANDARDS THAT APPLY:

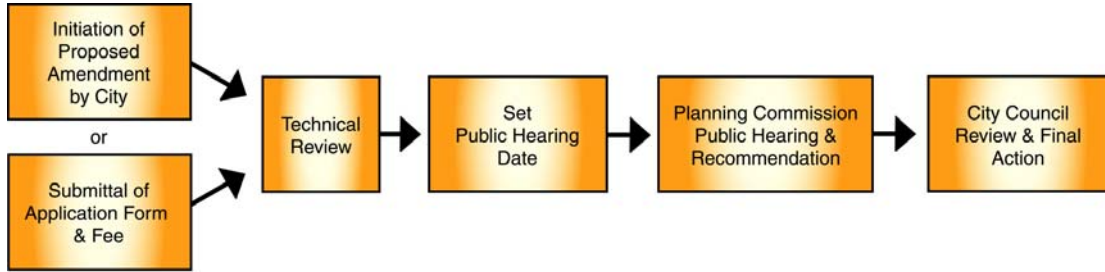
The Zoning Board of Appeals is authorized to grant variances from specific regulations of this Ordinance in cases of special hardship. See Article 18 (Zoning Board of Appeals) for more information.

IF YOU WANT TO...

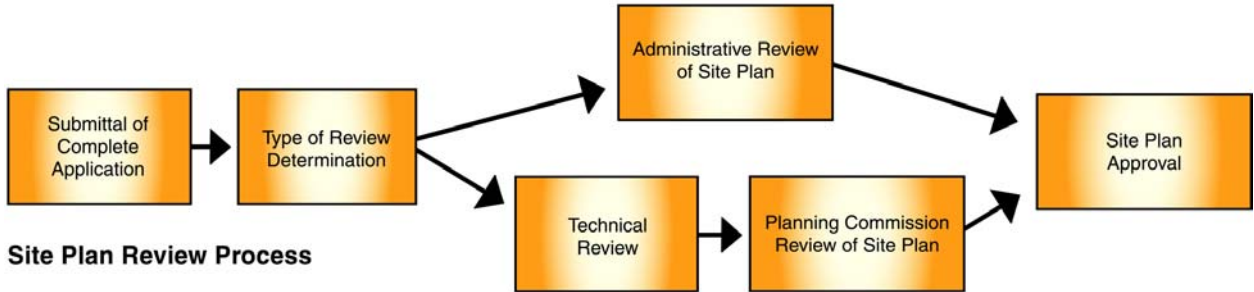
- ...BUILD A FENCE:** See Section 15.102 (Fences).
- ...INSTALL A SIGN:** See Article 9 (Signs).
- ...BUILD A GARAGE, SHED OR POOL:** See Section 15.101 (Accessory Structures).
- ...BUILD A DECK, PATIO OR PORCH:** See Article 4 (Dimensional Standards).

SELECTED ZONING ORDINANCE REVIEW PROCEDURES:

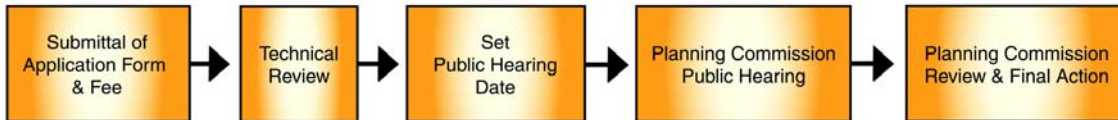
The following are some of the common types of development review and use approval procedures required under this Ordinance:



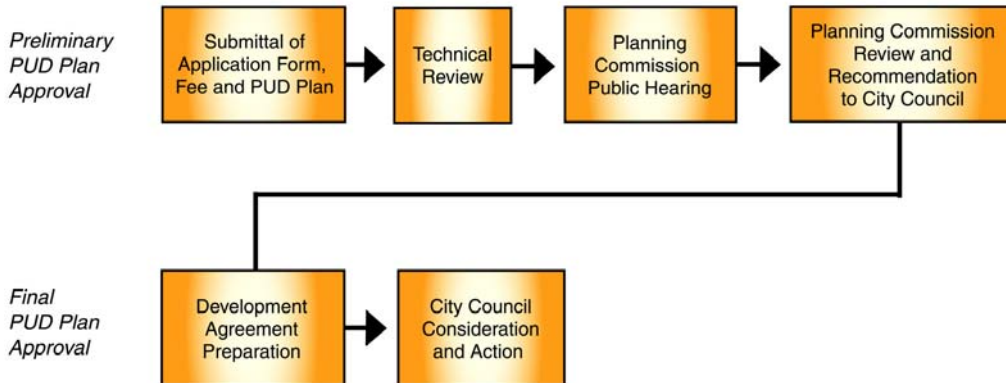
Amendments



Site Plan Review Process



Special Condition Use Review Procedure



Planned Unit Developments