

CITY OF UMATILLA

TITLE 10

ZONING

CHAPTER 1

ZONING PURPOSE AND DEFINITIONS

10-2-2: LAND USE CLASSIFICATIONS:

For the purpose of this Title, the following districts are hereby established in the City. The terms "zone" and "zoning map" and "district" or "plan map designation" or "plan map" are used interchangeably.

PLAN DISTRICT DESIGNATIONS

(Within The City Limits)

Plan Designation	Abbreviation
Single-Family Residential	R-1
Medium Density Residential	R-2
Multi-Family Residential	R-3
Neighborhood Commercial	NC
General Commercial	GC
Downtown Commercial	DC
Light Industrial	M-1
Heavy Industrial	M-2
Community Services	CS
Flood Plain	FP

(Ord. 688, 6-15-1999)

10-2-5: DESIGNATION OF ANNEXED AREAS:

An area annexed to the City shall be assigned a plan designation that most closely corresponds with its Comprehensive Plan designation unless an amendment is undertaken under the requirements of this Title.

TABLE 10-2-1

**COMPREHENSIVE PLAN MAP AND CORRESPONDING
LAND USE DISTRICT DESIGNATION**

<u>Comprehensive Plan Map Designation</u>	<u>Plan Map Designation</u>
Residential	Single-Family Residential (R-1), Medium Density Residential (R-2), Multi-Family Residential (R-3)
Commercial	Neighborhood Commercial (NC), Downtown Commercial (DC), General Commercial (GC)
Industrial (Ord. 688, 6-15-1999)	Light Industrial (M-1), Heavy Industrial (M-2)

CHAPTER 3
RESIDENTIAL DISTRICTS
ARTICLE A. SINGLE-FAMILY RESIDENTIAL (R-1)

10-3A-1: PURPOSE:

The R-1 District is intended for low density, urban single-family residential uses. The R-1 District corresponds to the R-1 designation of the Comprehensive Plan. (Ord. 688, 6-15-1999)

10-3A-2: USES PERMITTED:

The following uses and their accessory uses are permitted in the R-1 District:

Accessory uses.

Family daycare providers and residential homes.

Home occupations subject to provisions of Section 10-11-1 of this Title.

One single-family detached dwelling structure or one manufactured home subject to provisions of Section 10-11-8 of this Title is permitted on each lot. (Ord. 688, 6-15-1999; amd. Ord. 692, 9-7-1999)

10-3A-3: CONDITIONAL USES PERMITTED:

The following primary uses and their accessory uses may be permitted when authorized in accordance with the requirements of Chapter 12 of this Title:

Community Services uses as provided by Chapter 6 of this Title. (Ord. 688, 6-15-1999)

10-3A-4: DEVELOPMENT STANDARDS:

DIMENSIONAL STANDARDS

Minimum lot area	8,000 square feet
Minimum lot width	50 feet
Minimum lot depth	90 feet
Minimum yard setbacks:	
Front and rear yard	25 feet total, with minimum yard, 10 feet
Side yard	5 feet
Side street yard	10 feet
Garage	18 feet from any street except an alley
Maximum building height	35 feet

(Ord. 688, 6-15-1999)

ARTICLE B. MEDIUM DENSITY RESIDENTIAL (R-2)

10-3B-1: PURPOSE:

The purpose of the R-2 District is to allow single-family detached and attached residences on smaller lots, two-family and multi-family housing at moderate density. Site review is required for most uses. The R-2 District corresponds to the R-2 designation of the Comprehensive Plan. (Ord. 688, 6-15-1999)

10-3B-2: USES PERMITTED:

The following uses and their accessory uses are permitted in the R-2 District:

Accessory uses.

Family daycare providers, residential homes, and residential facilities.

Home occupations subject to provisions of Section 10-11-1 of this Title.

Single-family detached residences, including manufactured homes on individual lots subject to provisions of Section 10-11-8 of this Title.

Two-family and multi-family housing. (Ord. 688, 6-15-1999; amd. Ord. 692, 9-7-1999)

10-3B-3: CONDITIONAL USES PERMITTED:

The following uses and their accessory uses may be permitted subject to the provisions of Chapter 12 of this Title:

Boarding house.

Community Services uses as provided by Chapter 6 of this Title.

Manufactured home parks.

Office or clinic for a doctor, dentist or other practitioner of the healing arts, attorney, architect, engineer, surveyor or accountant. (Ord. 688, 6-15-1999)

10-3B-4: DEVELOPMENT STANDARDS:

- A. Density: One dwelling per three thousand five hundred (3,500) square feet.
- B. Landscaping: Except for lots intended for single-family detached dwellings, a minimum of fifteen percent (15%) of lot area shall be devoted to landscaping, exclusive of landscaping required for parking areas. The minimum dimension of any landscaped area shall be five feet (5').
- C. Open Space: At least two hundred (200) square feet of outdoor open area easily accessible from the interior of the dwelling shall be provided for each ground floor dwelling unit. Part of the required area may include a private screened patio.

DIMENSIONAL STANDARDS

Minimum lot area	5,000 square feet
Minimum lot width	50 feet
Minimum lot depth	90 feet
Minimum yard setbacks:	
Front and rear yard	10 feet
Side yard	5 feet
Side street yard	10 feet
Garage	18 feet from any street except an alley
Maximum building height	35 feet

10-3B-5: LIMITATIONS ON USE:

Uses other than single-family detached residences, accessory uses to single-family detached residences, and home occupations are subject to site plan review. (Ord. 688, 6-15-1999)

ARTICLE C. MULTI-FAMILY RESIDENTIAL (R-3)

10-3C-1: PURPOSE:

The purpose of the R-3 District is to provide for multi-family dwellings. Typical housing types include apartments, townhouses, condominiums, and cluster developments. Site review is required for most uses. The R-3 District corresponds to the R-3 designation of the Comprehensive Plan. (Ord. 688, 6-15-1999)

10-3C-2: USES PERMITTED:

The following uses and their accessory uses are permitted in the R-3 District:

Attached single-family residences.

Family daycare providers, residential homes and residential facilities.

Multi-family dwellings. (Ord. 688, 6-15-1999)

10-3C-3: CONDITIONAL USES PERMITTED:

The following uses and their accessory uses may be permitted subject to the provisions of Chapter 12 of this Title:

Boarding house.

Community Services uses as provided by Chapter 6 of this Title.

Office or clinic for a doctor, dentist or other practitioner of the healing arts, attorney, architect, engineer, surveyor or accountant. (Ord. 688, 6-15-1999)

10-3C-4: DEVELOPMENT STANDARDS:

- A. Density: One dwelling per two thousand (2,000) square feet.
- B. Landscaping: Except for lots intended for single-family dwellings, a minimum of fifteen percent (15%) of lot area shall be devoted to landscaping, exclusive of landscaping required for parking areas. The minimum dimension of any landscaped area shall be five feet (5').
- C. Open Space: At least two hundred (200) square feet of outdoor open area easily accessible from the interior of the dwelling shall be provided for each ground floor dwelling unit. Part of the required area may include a private screened patio.

DIMENSIONAL STANDARDS

Minimum lot area	5,000 square feet
Minimum lot width	50 feet
Minimum lot depth	90 feet
Minimum yard setbacks:	
Front and rear yard	12 feet
Side yard	8 feet
Side street yard	12 feet
Garage	18 feet from any street except an alley
Maximum building height	35 feet

(Ord. 688, 6-15-1999)

10-3C-5: LIMITATIONS ON USE:

All uses are subject to site review. (Ord. 688, 6-15-1999)

ARTICLE D. DOWNTOWN RESIDENTIAL (DR)

10-3D-1: PURPOSE:

The purpose of the downtown residential district is to accommodate higher density residential developments and office uses in the downtown area. Typical housing types include attached housing, apartments, townhouses, and condominiums. (Ord. 710, 5-7-2002)

10-3D-2: USES PERMITTED:

The following uses and their accessory uses are permitted in the DR district:

Attached single-family dwellings or multi-family dwellings.

Expansion of existing commercial businesses with frontage along 6th Street shall be permitted within the DR district provided that the entire expansion site is located within a distance of two hundred feet (200') of the 6th Street curb. Such expansion includes parking and service areas that directly support such businesses.

Family daycare provider, residential homes and residential facilities.

Professional, financial, business, medical, dental and professional service offices are permitted only if the entire site is located within a distance of three hundred fifty feet (350') of the 6th Street curb.

Single-family dwellings existing at the time of the adoption of this article. The owner of an occupied single-family dwelling may upgrade that dwelling provided said dwelling is used for the same purpose. (Ord. 722, 6-3-2003)

10-3D-3: CONDITIONAL USES PERMITTED:

Community service uses. (See standards and limitations on community services uses of this title.) (Ord. 710, 5-7-2002)

10-3D-4: DEVELOPMENT STANDARDS:

A. Density: For residential uses, the maximum allowable density shall be one dwelling unit per two thousand (2,000) square feet.

B. Landscaping: A minimum of fifteen percent (15%) of lot area shall be devoted to landscaping, exclusive of landscaping required for parking areas. The minimum dimension of any landscaped area shall be five feet (5'). Landscaping shall be located between a structure and the fronting street, or as best provides a pleasant environment for pedestrians. Landscaping may include street furniture and pedestrian amenities, including public plazas and similar features.

C. Open Space: At least two hundred (200) square feet of outdoor open area easily assessable from the interior of the dwelling shall be provided for each ground floor dwelling unit. Part of the required area may include a private screened patio.

DIMENSIONAL STANDARDS

	<u>Freestanding Dwellings or Structures</u>	Attached Dwellings or Structures
Minimum lot area	5,000 square feet	2,000 square feet
Minimum lot width	50 feet	20 feet
Minimum lot depth	90 feet	90 feet
Minimum yard setbacks:		

Front and rear yards	12 feet	12 feet
Side yard	8 feet	0 feet
Side street yard	12 feet	12 feet
Garage	18 feet from any street except an alley	18 feet from any street except an alley
Maximum building height	35 feet	35 feet

- D. **Building Orientation:** Buildings shall have their primary entrances oriented toward the street. On corner lots, building entrances shall face the primary street or may face the corner.
- E. **Building Materials:** No special standards for building materials apply.
- F. **Parking:** Parking is not allowed in the front yard setback or in a side yard setback closer to the street than the adjacent building facade. Parking shall not be located between the building and the public street.
- G. **Garages And Carports:** Garages and carports shall be located so that the garage door or carport opening is set back further from a street than the facade of the building. Garage doors shall be recessed a minimum of two feet (2') from the building facade for any garage that fronts on a public street other than an alley.
- H. **Pedestrian Walkways:** For all multi-family dwellings, including attached single-family dwellings, pedestrian walkways shall be provided between buildings and the public right of way. When not connected to a public sidewalk, walkways between adjacent buildings shall be provided. All pedestrian walkways shall not be less than five feet (5') in width and constructed of concrete or other material easily distinguishable from vehicular pavements. (Ord. 710, 5-7-2002)

10-3D-5: LIMITATIONS ON USE:

- A. All uses, including expansion or change of any existing use or structure except for modification of a single-family residence, are subject to site review.
- B. If office and residential uses occupy a single structure or parcel of land, the total minimum number of required off street parking spaces shall be either the required number of spaces for the office use or the required number of spaces for the residential use, whichever is greater. (Ord. 710, 5-7-2002)

CHAPTER 4
COMMERCIAL DISTRICTS
ARTICLE A. NEIGHBORHOOD COMMERCIAL (NC)

10-4A-1: PURPOSE:

The Neighborhood Commercial District is intended to provide convenient locations for small-scale commercial developments offering goods and services purchased frequently and which can be sustained on a limited trade area. Such uses include convenience markets, personal services, repair shops, and similar businesses intended to serve an adjacent neighborhood. (Ord. 688, 6-15-1999)

10-4A-2: USES PERMITTED:

The following uses and their accessory uses are permitted in the NC District. Site review is required:

Apartments on the second floor or above, provided the ground floor is occupied by a commercial use.

Commercial uses which are conducted wholly within an enclosed building. Temporary outside displays, furniture, and promotional activities directly related and subordinate to the primary business are permitted; such use of a sidewalk or public right of way shall be authorized by the City Administrator. (Ord. 688, 6-15-1999)

10-4A-3: CONDITIONAL USES PERMITTED:

Community Services uses as provided by Chapter 6 of this Title. (Ord. 688, 6-15-1999)

10-4A-4: DEVELOPMENT STANDARDS:

- A. At least ten percent (10%) of the site shall be landscaped.
- B. Pedestrian amenities, such as benches, plazas, fountains, and sculptures, may replace required landscaped area.

DIMENSIONAL STANDARDS

Minimum lot area	5,000 square feet
Minimum lot width	50 feet
Maximum front yard or side	10 feet
Street yard setback	
Minimum yard setbacks:	
Front and rear yards	0 feet or 10 feet if adjacent to a residential district
Side yard	0 feet or 10 feet if adjacent to a residential district
Side street yard	0 feet or 10 feet if adjacent to a residential district
Parking spaces or parking area	10 feet
Maximum building height	35 feet
Maximum site coverage (building and impervious surface)	80 percent

(Ord. 688, 6-15-1999)

10-4A-5: LIMITATIONS ON USE:

- A. All uses are subject to site review.
- B. No drive-through windows shall be permitted in this District for any use.

- C. No automobile service, repair, or refueling stations shall be permitted.
- D. No single use shall have a gross floor area greater than seven thousand five hundred (7,500) square feet, except for a grocery store, which may not exceed twenty thousand (20,000) square feet.
- E. The total gross floor area of any building containing several uses shall not exceed twenty thousand (20,000) square feet, unless one of the uses is a grocery store.
- F. Hours of operation for all commercial establishments shall be limited to five o'clock (5:00) A.M. to ten o'clock (10:00) P.M. (Ord. 688, 6-15-1999)

ARTICLE B. DOWNTOWN COMMERCIAL (DC)

10-4B-1: PURPOSE:

The downtown commercial district is intended to provide a concentrated central business district centered on 6th Street (State Highway 730). Uses include a mix of civic, retail, service, office and residential uses, designed to be pedestrian friendly and encouraged to be close to and oriented toward fronting streets and sidewalks. Parking may be provided on a district wide basis and may include public street parking, rather than having each individual building or use provide parking. (Ord. 723, 6-17-2003)

10-4B-2: USES PERMITTED:

The following uses and their accessory uses are permitted in the DC district. Site review is required.

Commercial uses which are conducted wholly within an enclosed building. Outside displays, furniture, and promotional activities directly related and subordinate to the primary business such as sidewalk cafes and outdoor seating are permitted; however, use of a sidewalk or public right of way is subject to a permit issued by the city.

Residential uses provided the ground floor street frontage is occupied by commercial use. Temporary commercial uses including the sale of arts and crafts, produce, collectibles and other small retail sales may occur outside a wholly enclosed structure. This temporary use is intended to create a "farmers' market" atmosphere in the city on weekends. (Ord. 710, 5-7-2002)

10-4B-3: CONDITIONAL USES PERMITTED:

Community services uses. (See standards and limitations on community services uses of this title.)

Drive-through windows for any use. (Ord. 710, 5-7-2002)

10-4B-4: DEVELOPMENT STANDARDS:

A. Landscaping: Landscaping shall be provided as follows:

REQUIRED LANDSCAPING

<u>Site Size</u>	<u>Required Landscaped Area</u>
10,000 square feet or smaller	None
Greater than 10,000 square feet	5 percent of site area

B. Pedestrian Amenities: Pedestrian amenities, such as benches, plazas, fountains, and sculptures, may replace required landscaped area.

DIMENSIONAL STANDARDS

Minimum lot area:

Commercial uses	None
Residential uses	None; density shall comply with R3 district requirements
Minimum lot width	None

Maximum front or side street yard setback 10 feet

Minimum yard setbacks:

Front and rear yards	0 feet or 10 feet if adjacent to a residential district
Side yard	0 feet or 10 feet if adjacent to a residential district
Side street yard	0 feet or 10 feet if adjacent to a residential district

Parking spaces or parking area	10 feet
Maximum building height	35 feet
Maximum site coverage (building and impervious surface)	100 percent

- C. Building Orientation: Buildings shall have their primary entrances oriented toward the street. On corner lots, building entrances shall face the primary fronting street or the corner. New buildings located on the corner of 6th and "I" Streets shall be designed with building fronts, which include display windows, facing both 6th Street and "I" Street.
- D. Building Materials: No special standards for building materials apply.
- E. Parking: No off street parking is required.
- F. Parking Or Loading Areas Which Abut A Residential Zone: Parking or loading areas which abut a residential zone along a rear or side property line shall be separated from the property line by a twenty foot (20') wide landscaped area. Alternatively, a ten foot (10') wide landscaped area and a fence or wall at least four feet (4') in height may be used to buffer the residential property.
- G. Design Features: Awnings are permitted on commercial buildings fronting on 6th or "I" Street. Awnings shall not bisect transom windows. (Ord. 710, 5-7-2002)

10-4B-5: LIMITATIONS ON USE:

- A. All uses are subject to site review.
- B. No single use shall have a gross floor area greater than twelve thousand (12,000) square feet, except for a grocery store.
- C. The maximum front yard setback may be increased by ten feet (10') if the setback is occupied by an outdoor feature relating to the business or public amenity such as seating or artwork.
- D. Parking is not allowed in the front yard setback or in a side yard setback closer to the street than the adjacent building facade or a minimum of ten feet (10'). Parking shall not be located between a building and the public street.
- E. Drive-through windows shall be allowed only if ingress and egress is not directly from 6th Street (Highway 730). (Ord. 723, 6-17-2003)

ARTICLE C. GENERAL COMMERCIAL (GC)

10-4C-1: PURPOSE:

The General Commercial District provides areas for a full range of commercial uses, and is especially intended to accommodate those uses which require large sites and high visibility. General Commercial areas should be located along major travel routes and at major intersections, but not in the downtown. (Ord. 688, 6-15-1999)

10-4C-2: USES PERMITTED:

The following uses and their accessory uses are permitted in the GC District:

Apartments on the second floor or above, provided the ground floor is occupied by a commercial use.

Commercial uses that are not conducted wholly within an enclosed building, including uses that require outdoor storage or display of products such as lumberyards, motor vehicle sales lots, and plant nurseries.

Commercial uses which are conducted wholly within an enclosed building. Temporary outside displays and promotional activities directly related and subordinate to the primary business are acceptable. (Ord. 688, 6-15-1999)

10-4C-3: CONDITIONAL USES PERMITTED:

In a GC District, the following uses and their accessory uses may be permitted subject to the provisions of Chapter 12 of this Title:

Automobile service station.

Community Services uses as provided by Chapter 6 of this Title.

Recreational vehicle park. (Ord. 688, 6-15-1999)

10-4C-4: DEVELOPMENT STANDARDS:

- A. At least ten percent (10%) of the site shall be landscaped. Landscaping shall be used to promote an attractive and inviting appearance.
- B. Storage areas shall be screened from view with a six foot (6') high sight-obscuring fence or similar barrier of vegetation, masonry, or a combination of fence, vegetation, and barrier.
- C. Yard setbacks adjacent to a residential district may be reduced to zero if screening elements are provided that create a buffer for noise, lights and glare, dust, odor, and similar effects.

DIMENSIONAL STANDARDS

Minimum lot area	5,000 square feet
Minimum lot width	50 feet
Minimum yard setbacks:	
Front yard	10 feet
Side yard	0 feet or 20 feet if adjacent to a residential district
Side street yard	10 feet
Rear yard	0 feet or 20 feet if adjacent to a residential district
Parking area	10 feet
Maximum building height	35 feet
Maximum site coverage (building and impervious surface)	90 percent

10-4C-5: LIMITATIONS ON USE:

All uses are subject to site review, which shall determine the sufficiency of screening elements, landscaping location, and other design features. (Ord. 688, 6-15-1999)

ARTICLE D. DOWNTOWN TRANSITIONAL (DT)

10-4D-1: PURPOSE:

The purpose of the downtown transitional (DT) district is to provide a transition in uses between general commercial uses and downtown commercial uses. The district is primarily intended to accommodate downtown commercial uses, which are pedestrian friendly, oriented toward the fronting streets and sidewalks; however, the district is designed for greater flexibility by allowing certain general commercial activities as conditional uses. (Ord. 710, 5-7-2002)

10-4D-2: USES PERMITTED:

The following uses and their accessory uses are permitted in the DT district. Site review is required.

Downtown commercial uses, (subject to the standards and limitations on downtown commercial uses of this chapter).

Commercial uses which are conducted wholly within an enclosed building. Outside displays, furniture, and promotional activities directly related and subordinate to the primary business, such as sidewalk cafes and outdoor seating, are permitted; however, use of a sidewalk or public right of way is subject to a permit issued by the city. (Ord. 710, 5-7-2002)

10-4D-3: CONDITIONAL USES PERMITTED:

Community service uses. (See standards and limitations on community services uses of this title.)

General commercial uses (see subsection 10-12-2H of this title).

General commercial uses are permitted as conditional uses within the downtown transitional district provided that they comply with the standards and limitations for the downtown transitional district that are set forth in the following subsections. General commercial uses include:

- A. Commercial uses that are not conducted wholly within an enclosed building, including a use that requires outdoor storage or display of products, such as lumberyards, motor vehicle sales lots, and plant nurseries.
- B. Commercial uses that are conducted wholly within an enclosed building.
- C. Temporary outside displays and promotional activities directly related and subordinate to the primary business.
- D. Drive through windows for any use.

Residential uses, provided the ground floor street frontage is occupied by commercial use.

Temporary commercial uses including the sale of arts and crafts, produce, collectibles and other small retail sales may occur outside a wholly enclosed structure. This temporary use is intended to create a "farmer's market" atmosphere in the city on weekends. (Ord. 710, 5-7-2002)

10-4D-4: DEVELOPMENT STANDARDS:

- A. Landscaping: Landscaping shall be provided as follows:

REQUIRED LANDSCAPING

Site Size

5,000 square feet or smaller

5,001 to 10,000 square feet

Greater than 10,000 square feet

Required Landscaped Area

None

5 percent of site area

10 percent of site area

- B. Pedestrian Amenities: Pedestrian amenities, such as benches, plazas, fountains, and sculptures, may replace required landscaped area.

DIMENSIONAL STANDARDS

Minimum lot area	None
Minimum lot width	None
Maximum front or side street yard setback	10 feet
Minimum yard setbacks:	
Front and rear yards	0 feet or 10 feet if adjacent to a residential district
Side yard	0 feet or 10 feet if adjacent to a residential district
Side street yard	0 feet or 10 feet if adjacent to a residential district
Parking spaces or parking area	10 feet
Maximum building height	35 feet
Maximum site coverage (building and impervious surface)	100 percent

- C. **Building Orientation:** Buildings shall have their primary entrances oriented toward the street. On corner lots, building entrances shall face the primary fronting street or the corner.
- D. **Building Materials:** No special standards for building materials apply.
- E. **Parking:** Parking shall not be located in the front yard setback closer to the street than the adjacent building facade or a minimum of ten feet (10'). Parking shall not be located between a building and the public street.
- F. **Minimum Parking Requirement:** The minimum parking requirement shall be one-half (1/2) of the number of parking spaces specified for uses in chapter 9 of this title and parking spaces on the public street adjacent to a use may be counted to fulfill the parking requirement.
- G. **Screening And Buffering:** All outdoor storage areas or service areas, including recycling, garbage or waste disposal bins; and parking areas, but excluding areas used for outdoor sales, shall be screened to eliminate or reduce the visual impact of such areas from the public right of way. Screening and buffering must meet one of the following minimum standards:
1. A staggered row of evergreen trees or shrubs that will grow to form a continuous visual buffer at least five feet (5') in height within one year of planting.
 2. A combination of berm, having a slope less than forty percent (40%), and evergreen planting designed together to form a continuous visual buffer of at least five feet (5') in height within one year from installation.
 3. A masonry wall or sight obscuring fence of not less than five feet (5') in height combined with a landscaped area not less than five feet (5') in width.
 4. Alternative methods of screening and buffering visual impacts considered appropriate for the nature of the impacts may be approved by the city. (Ord. 710, 5-7-2002)

10-4D-5: LIMITATIONS ON USE:

- A. All uses are subject to site review.
- B. No single use shall have a gross floor area greater than twelve thousand (12,000) square feet, except for a grocery store.
- C. The maximum front yard setback may be increased by ten feet (10') if the setback is occupied by an outdoor feature relating to the business or public amenity such as seating or artwork.

CHAPTER 5
INDUSTRIAL DISTRICTS
ARTICLE A. LIGHT INDUSTRIAL (M-1)

10-5A-1: PURPOSE:

The Light Industrial District provides for a wide variety of manufacturing uses, with limited outdoor storage and display areas. All uses are subject to site review. (Ord. 688, 6-15-1999)

10-5A-2: USES PERMITTED:

In an M-1 District, the following uses and their accessory uses are permitted:

Establishments engaged in manufacturing, processing, packing, assembly, distribution, repair, finishing or refinishing, testing, fabrication, research and development, warehousing, and servicing activities. Up to one hundred percent (100%) of the total floor area may consist of these manufacturing and distribution uses.

Executive and administrative offices relating to the industrial use.

Retail outlets for products manufactured on-site, such as bread and related goods from a bakery. (Ord. 688, 6-15-1999)

10-5A-3: CONDITIONAL USES PERMITTED:

In an M-1 District, the following uses and their accessory uses may be permitted subject to the provisions of Chapter 12 of this Title:

Automobile service station - retail mini-market facility.

Community Services uses as provided by Chapter 6 of this Title.

Recreational vehicle park. (Ord. 688, 6-15-1999)

10-5A-4: DEVELOPMENT STANDARDS:

- A. Buffer Area: If a use in this District abuts or faces a residential district, a landscape area of twenty feet (20') along the entire frontage will be required on the side abutting or facing the adjacent district in order to provide a buffer area. Screening, landscaping or other conditions necessary to preserve the character of the adjacent district may be required to be established and maintained by the property owner. The setback may be reduced if appropriate and compensating screening measures are proposed and approved through site review.
- B. Storage: Materials shall be stored and grounds maintained in a manner that will not attract or aid the propagation of insects or rodents or otherwise create a health hazard. Outside storage in a required yard shall not exceed ten feet (10') in height. Storage area shall not exceed fifty percent (50%) of the site.
- C. Screening: Screening of storage or for other purposes shall consist of a sight-obscuring fence or landscaping, or other similar barrier. If screening is used to obstruct the view from adjacent residentially designated properties, the screening shall be of a material and design that is compatible with adjacent residences, shall be free of advertising, and shall be constructed according to plans submitted by the owner or his authorized agent and approved through site review.

DIMENSIONAL STANDARDS

Minimum lot area 5,000 square feet

Minimum lot width 50 feet

Minimum yard setbacks:

 Front yard 10 feet or 20 feet if adjacent to a residential district

Side yard	0 feet or 20 feet if adjacent to a residential district
Side street yard	10 feet or 20 feet if adjacent to a residential district
Rear yard	0 feet or 20 feet if adjacent to a residential district
Parking area	10 feet
Maximum building height	35 feet
Maximum site coverage (building and impervious surface)	60 percent

(Ord. 688, 6-15-1999)

10-5A-5: LIMITATIONS ON USE:

- A. All uses are subject to site review.
- B. A chain link fence that is made in part with barbed wire may be permitted for the purpose of security when it is not along a sidewalk or public right of way.
- C. Any fence allowed or required in an M-1 District more than six feet (6') in height shall comply with setbacks for structures.
- D. Loading areas shall not be located within a required yard setback. (Ord. 688, 6-15-1999)

ARTICLE B. HEAVY INDUSTRIAL (M-2)

10-5B-1: PURPOSE:

The Heavy Industrial District provides areas for industrial uses which are generally not compatible with residential development because of their operational characteristics, which can include noise and air pollution. The Heavy Industrial District is also intended for uses that may require extensive outdoor storage areas to conduct business activities or for product storage or display. The Heavy Industrial District is appropriate for areas near major transportation facilities and not adjacent to residential districts. (Ord. 688, 6-15-1999)

10-5B-2: USES PERMITTED:

Any use permitted in the Light Industrial District.

Establishments engaged in manufacturing, processing, and storage, such as, but not limited to, business engaged in the manufacture of concrete, brick and clay products, crushing or processing of rock, manufacture of acid, fertilizer, gas, and paper products, breweries, and similar businesses. Sand or gravel storage yard. (Ord. 688, 6-15-1999)

10-5B-3: CONDITIONAL USES PERMITTED:

Accessory dwelling (1 only) for the owner or operator of each existing permitted use.

Any use involving the handling or storage of hazardous chemicals or flammable liquids such as fireworks, blasting agents, explosives, corrosive liquids, flammable solids, high toxic materials, oxidizing materials, poisonous gases, radioactive materials, unstable chemicals, ammonium nitrate and liquefied petroleum gases.

Automobile service station - retail mini-market facility.

Automobile wrecking yard or junkyard, if located one thousand feet (1,000') or more from a residential district.

Commercial gravel pit, surface mining, rock crushing or asphalt plant.

Community Services uses as provided by Chapter 6 of this Title.

Recreational vehicle park. (Ord. 688, 6-15-1999)

10-5B-4: DEVELOPMENT STANDARDS:

- A. Buffer Area: If a use in this District abuts or faces a residential district, a landscape area of twenty feet (20') along the entire frontage will be required on the side abutting or facing the adjacent district in order to provide a buffer area. Screening, landscaping or other conditions necessary to preserve the character of the adjacent district may be required to be established and maintained by the property owner. The setback may be reduced if appropriate screening measures are proposed and approved through site review.
- B. Storage: Materials shall be stored and grounds maintained in a manner that will not attract or aid the propagation of insects or rodents or otherwise create a health hazard. Outside storage in a required yard shall not exceed ten feet (10') in height.
- C. Screening: Screening of storage or for other purposes shall consist of a sight-obscuring fence or landscaping, or other similar barrier. If screening is used to obstruct the view from adjacent residentially designated properties, the screening shall be of a material and design that is compatible with adjacent residences, shall be free of advertising, and shall be constructed according to plans submitted by the owner or his authorized agent and approved through site review.

DIMENSIONAL STANDARDS

Minimum lot width	80 feet
Minimum lot depth	100 feet
Minimum yard setbacks:	
Front yard	10 feet or 20 feet if adjacent to a residential district
Side yard	0 feet or 20 feet if adjacent to a residential district
Side street yard	10 feet or 20 feet if adjacent to a residential district
Rear yard	0 feet or 20 feet if adjacent to a residential district
Parking area	10 feet
Maximum building height	35 feet
Maximum site coverage (building, storage area, and impervious surface)	100 percent

(Ord. 688, 6-15-1999)

10-5B-5: LIMITATIONS ON USE:

- A. Site Review: All uses are subject to site review.
- B. Fence Material: A chain link fence that is made in part with barbed wire may be permitted for the purpose of security when it is not along a sidewalk or public right of way.
- C. Fence Height: Any fence allowed or required in an M-2 District more than six feet (6') in height shall comply with setbacks for structures.
- D. Loading Areas: Loading areas shall not be located within a required yard setback.
- E. Nuisances: A use is prohibited which has been declared a nuisance by statute, by action of the City Council or by a court of competent jurisdiction.
- F. Health Hazards: Materials shall be stored and grounds shall be maintained in a manner that will not attract or aid the propagation of insects or rodents or otherwise create a health hazard. (Ord. 688, 6-15-1999)

CHAPTER 6 COMMUNITY SERVICES (CS)

10-6-1: COMMUNITY SERVICES USES:

The purpose of this Chapter is to provide a procedure and standards for the review of special uses which, by reason of their public convenience, necessity, unusual character, technical need or effect on the neighborhood, may be appropriate in any district but not suitable for listing within the other sections of this Title.

The following uses may be approved as Community Services uses:

Adult or senior center.

Boat moorage, marina, or houseboat moorage.

Building used for religious worship.

Cemetery, crematory, mausoleum, mortuary, or funeral home.

Childcare facility for thirteen (13) or more children.

Drug and alcohol treatment facility.

Elderly housing.

Helicopter landing facility.

Hospital and medical offices developed in conjunction with a hospital facility.

Public building or use, including, but not limited to, a City hall, post office, or library.

Public or private park, including a golf course, trail system, or similar recreational facility.

Public or private preschool or kindergarten, elementary school, middle school, high school, or college (schools that are customarily commercial rather than academic in nature such as business, dance, karate, and other similar schools shall not be considered a Community Services use).

Sewerage or drainage way system structures.

Utility facility, including generating facilities, substations, telephone switching stations, and other facilities required for the transmission of power or communications.

Water system structures. (Ord. 688, 6-15-1999)

10-6-2: PROCEDURE:

Community Services uses shall be considered a Type III review process.

- A. Application: All Community Services uses shall be reviewed as conditional uses according to the procedures and criteria of Chapters 12 and 14 of this Title. Plans shall be submitted for the site that identify the location of the use, building, parking area, landscaping, screening, and any other features on the site. The applicant shall submit a narrative that explains why the use is necessary for the community and why the particular site best serves the community. The narrative shall also consider impacts upon surrounding uses and possible mitigating measures, including, but not limited to, the location of parking, effects of off-site parking, traffic generation, street access points, buffering and screening, noise, illumination controls, structure height, hours of operation, crime prevention, design elements such as scale, structural design, form and materials, signage, and any other impacts unique to the specific use.

The approval of a Community Services use is for a specific use. Any change or expansion of an approved use shall be subject to the review procedures of this Chapter.

- B. Zoning Map: A Community Services use approval shall not be construed as an amendment to the Zoning Map, although the same may be depicted thereon by appropriate color designation, symbol or short title identification. (Ord. 688, 6-15-1999)

10-6-3: DEVELOPMENT STANDARDS:

Minimum yard setbacks:

- A. Residential Districts: In any residential district, setbacks shall be as follows:
 - Front yard, 30 feet.
 - Side yard or side street yard, 20 feet for one story building; 25 feet for 2 or more stories.
 - Rear yard, 25 feet.

- B. Other Districts: In any district other than a residential district, setbacks shall be as required in the district. A CS use adjacent to a residential district shall comply with setbacks in subsection A of this Section; a CS use adjacent to non-residentially designated land shall comply with setback requirements of the district.

- C. Site Review: Site review is required for all Community Services uses. (Ord. 688, 6-15-1999)