

## TABLE OF CONTENTS

	<b>PAGE</b>
<b>ARTICLE 1</b>	<b>1-4</b>
1-1 TITLE .....	1
1-2 AUTHORITY .....	1
1-3 PURPOSE .....	1
1-4 ENFORCEMENT AND ADMINISTRATION .....	2
1-5 WAIVER OF ORDINANCE FOR CITY PROPERTY & USES .....	3
1-6 PENALTIES .....	3
1-7 DISCLAIMER OF LIABILITY .....	3
1-8 SEPARABILITY .....	3
1-9 CONFLICT WITH OTHER ORDINANCES .....	3
1-10 EFFECTIVE DATE .....	4
<b>ARTICLE 2 DEFINITIONS</b>	<b>5-17</b>
2-1 CONSTRUCTION OF TERMS .....	5
2-2 SELECTED DEFINITIONS .....	6
<b>ARTICLE 3 GENERAL ZONING REGULATIONS</b>	<b>18-24</b>
3-1 ESTABLISHMENT OF DISTRICTS .....	18
3-2 ZONING MAP AND DISTRICT BOUNDARIES .....	18
3-3 GENERAL PROHIBITION .....	20
3-4 USES NOT SPECIFICALLY LISTED .....	20
3-5 MEETING MINIMUM REQUIREMENTS .....	20
3-6 ACCESS REQUIRED .....	20

3-7	SPECIAL EXCEPTION TO HEIGHT LIMITS .....	20
3-8	ACCESSORY BUILDINGS .....	21
3-9	SATELLITE RECEIVING DISHES .....	22
3-10	LOT REGULATIONS AND REQUIREMENTS .....	23
3-11	EXISTING SPECIAL USES .....	24
3-12	FRONT SETBACKS IN BUILT-UP AREAS .....	24
3-13	SPECIAL EXCEPTIONS TO SETBACK REQUIREMENTS .....	24

**ARTICLE 4 REGULATIONS FOR SPECIFIC DISTRICTS** 25-67

4-1	GENERAL REGULATIONS AND RESTRICTIONS .....	26
4-2	AGRICULTURAL DISTRICTS-A .....	28
4-3	SINGLE-FAMILY RESIDENTIAL DISTRICT – R-1 .....	30
4-4	SINGLE-FAMILY RESIDENTIAL DISTRICT – R-2 .....	32
4-5	TWO FAMILY RESIDENTIAL DISTRICT – MR-3 .....	34
4-6	MULTIPLE-FAMILY RESIDENTIAL DISTRICT – MR-4 .....	36
4-7	MULTIPLE-FAMILY RESIDENTIAL DISTRICT – MR-5 .....	38
4-8	MANUFACTURED HOME PARK DISTRICT – MH .....	40
4-9	DOWNTOWN BUSINESS DISTRICT – BD .....	42
4-10	NEIGHBORHOOD BUSINESS DISTRICT – B-1 .....	45
4-11	COMMUNITY BUSINESS DISTRICT - B-2 .....	48
4-12	HIGHWAY BUSINESS DISTRICT – B-3 .....	50
4-13	WOOD RIVER BUSINESS PARK – WRBP .....	52
4-14	INDUSTRIAL DISTRICT – I .....	54
4-15	CONSERVATION/RECREATION DISTRICT – CR .....	56
4-16	FLOOD PLAIN OVERLAY DISTRICT – FP .....	58

**ARTICLE 5 SIGN REGULATIONS**

68-87

5-1 PURPOSE ..... 68

5-2 INTERPRETATION ..... 68

5-3 CONSTRUCTION OF TERMS ..... 68

5-4 SELECTED DEFINITIONS ..... 69

5-5 CALCULATION OF SIGN DIMENSIONS ..... 71

5-6 PERMITTED SIGNS & SIGN AREA ALLOWANCE ..... 72

5-7 SIGNS NOT REQUIRING PERMITS ..... 79

5-8 GENERAL RESTRICTIONS ..... 81

5-9 RESTRICTIONS FOR INDIVIDUAL TYPES OF SIGNS ..... 82

5-10 STRUCTURAL & MAINTENANCE REQUIREMENTS ..... 83

5-11 STRICTLY PROHIBITED SIGNS ..... 84

5-12 APPLICATION FOR SIGN PERMIT ..... 85

5-13 MASTER AND COMMON SIGNAGE PLANS ..... 85

5-14 NON-CONFORMING SIGNS ..... 86

5-15 PERMIT FEES ..... 87

**ARTICLE 6 OFF-STREET PARKING & LOADING SPACE REQUIREMENTS 88-94**

6-1 PURPOSE ..... 88

6-2 EXISTING PARKING/LOADING FACILITES ..... 88

6-3 SUBMISSION OF PLOT PLAN ..... 88

6-4 USE OF PARKING FACILITIES ..... 88

6-5 PARKING AREA DESIGN STANDARDS ..... 88

6-6 DESIGN & LOCATION OF OFF-STREET LOADING FACIITIES ..... 90

6-7 COMPUTATION OF REQUIRED PARKING & LOADING SPACES .... 90

6-8 NUMBER OF PARKING AND LOADING SPACES REQUIRED ..... 91

<b>ARTICLE 7 SUPPLEMENTARY USE RESTRICTIONS</b>	95-131
7-1 PURPOSE .....	95
7-2 HOME OCCUPATIONS .....	95
7-3 DAY CARE CENTERS .....	96
7-4 FENCES, WALLS AND HEDGES .....	97
7-5 LIGHTING CONTROLS WITHIN ANY DISTRICT .....	98
7-6 SWIMMING POOLS .....	98
7-7 GREENHOUSES & PLANT NURSERIES .....	98
7-8 HOSPITALS AND SANITARIUMS .....	99
7-9 NURSING HOMES/CONVALESCENCE HOMES .....	99
7-10 USED CAR LOTS .....	99
7-11 KENNELS .....	99
7-12 RECREATIONAL VEHICLES .....	99
7-13 SANITARY LANDFILLS .....	100
7-14 SCHOOLS .....	100
7-15 AUTO REPAIR/SERVICE STATIONS, AUTO BODY SHOPS .....	100
7-16 GAS STATIONS .....	101
7-17 DRIVE-IN THEATERS .....	102
7-18 TRUCKS, TRAILERS, EQUIPMENT, AND MATERIAL .....	102
7-19 MODULAR HOMES, MANUFACTURED HOMES .....	102
7-20 UTILITY FACILITIES .....	103
7-21 SEDIMENTATION CONTROL AND STORM WATER RUN-OFF .....	105
7-22 SOLAR ENERGY SYSTEMS	106
7-23 BODY ART ESTABLISHMENTS	115
7-24 ALTERNATIVE NICOTINE PRODUCT RETAIL	127
<b>ARTICLE 8 PLANNED UNIT DEVELOPMENTS</b>	135-143
8-1 PURPOSE AND INTENT .....	135

8-2	DEVELOPMENT GUIDELINES AND REQUIREMENTS .....	135
8-3	PROCEDURAL REQUIREMENTS .....	137
8-4	FINAL DEVELOPMENT PLAN PROCEDURE AND REQUIREMENTS ....	141
 <b>ARTICLE 9 LAND SUBDIVISION CONTROL REGULATIONS</b>		 145-163
9-1	SCOPE .....	145
9-2	INTENT AND PURPOSE .....	145
9-3	GENERAL GUIDELINES .....	146
9-4	CONSTRUCTION OF TERMS .....	146
9-5	SELECTED DEFINITIONS .....	146
9-6	PROCEDURES FOR APPROVAL OF SUBDIVISION .....	149
9-7	PERFORMANCE STANDARDS .....	154
9-8	DESIGN & DEVELOPMENT .....	155
9-9	INFRASTRUCTURAL IMPROVEMENTS .....	158
9-10	VARIATIONS AND SPECIAL EXCEPTIONS .....	162
9-11	RECORDING OF THE SUBDIVISION .....	162
 <b>ARTICLE 10 NONCONFORMITIES</b>		 165-167
10-1	PURPOSE .....	165
10-2	NONCONFORMING LOTS .....	165
10-3	NONCONFORMING STRUCTURES .....	165
10-4	NONCONFORMING USES .....	167
10-5	NONCONFORMITIES UNDER PERMIT AUTHORITY .....	167

**ARTICLE 11 PLANNING AND ZONING ADMINISTRATOR** 169-172

11-1 PURPOSE ..... 169  
11-2 DUTIES ..... 169  
11-3 INITIAL CERTIFICATE OF ZONING COMPLIANCE ..... 170  
11-4 FINAL CERTIFICATE OF ZONING COMPLIANCE ..... 170  
11-5 CORRECTIVE ACTION ORDERS ..... 170  
11-6 EMERGENCY MEASURES..... 171  
11-7 COMPLAINTS ..... 171  
11-8 SCHEDULE OF FEES ..... 172

**ARTICLE 12 MATTERS ENTRUSTED TO THE ZONING BOARD OF APPEALS**  
173-178

12-1 ESTABLISHMENT OF THE BOARD OF ZONING APPEALS ..... 173  
12-2 MEMBERSHIP, APPOINTMENT, COMPENSATION ..... 173  
12-3 TERM OF OFFICE, VACANCIES..... 173  
12-4 AUTHORITY AND DUTIES ..... 173  
12-5 MEETINGS, QUORUM, VOTING ..... 174  
12-6 RECORDS ..... 174  
12-7 APPEALS ..... 174  
12-8 SPECIAL USE PERMITS ..... 175  
12-9 VARIANCES ..... 176  
12-10 EXPIRATION, REVOCATION OR APPEAL, VARIANCE, SPECIAL USE . 178

**ARTICLE 13 MATTERS ENTRUSTED TO THE PLANNING COMMISSION 179-181**

13-1 PLANNING COMMISSION ESTABLISHED .....	179
13-2 MEMBERSHIP, APPOINTMENT, COMPENSATION .....	179
13-3 TERM OF OFFICE, VACANCIES .....	179
13-4 AUTHORITY AND DUTIES .....	179
13-5 MEETINGS, QUORUM .....	180
13-6 RECORDS .....	180
13-7 AMENDMENTS .....	180