

4.02 General Development Standards

- D. Accessory Buildings.** Accessory buildings shall be permitted in association with and on the same lot as a principal building and are subject to the following additional limitations:
1. **Generally.** All accessory structures shall meet the following:
 - a. No lot shall contain more than one (1) accessory building, in addition to any permitted Accessory Dwelling Unit, with the following exception
 - i. In the A-1 district, a greater number of accessory buildings may be permitted to support legitimate agricultural uses and/or on parcels larger than 2 acres.
 - b. Not erected in any required front or side yard.
 - c. Not erected closer than 5 feet to any other building.
 - d. The total amount of all accessory building(s) shall not cover more than 30% of the rear yard.
 - e. No additional street access will be provided on a residentially zoned lot unless located on a corner.
 2. **Small Sheds.** Accessory buildings 120 square feet or less and less than 10 feet tall shall be limited to one per lot, located behind the rear building line of the principal building, and be no closer than 5 feet from the rear or side property line.
 3. **Detached Building.** Accessory buildings over 120 square feet shall meet the following:
 - a. Located behind the front building line.
 - b. Be at least five feet from the rear or side lot line, except that any accessory building providing garage access off a rear alley may be located within three feet of the rear lot line.
 - c. Be no more than one and one-half stories, or no higher than the principal building, whichever is less.
 - d. Be limited to no more than 30% of the required rear yard.
 - e. Be constructed with materials, architectural details and style, and roof forms that are compatible with the principal structure. Any accessory building larger than 120 square feet not meeting this criteria shall meet the setback requirements for the principal structure

Table 4-2: Permitted Uses	A1	R1	R2	R3	R4	R5	B1	B2	B3	I1	I2
COMMUNICATIONS AND UTILITIES											
Public Utility Facility – Minor*	C	C	C	C	C	C	■	■	■	■	■
Public Utility Facility – Major*	C						C	C	C	C	C

B. Description of Uses. This subsection contains general descriptions associated with the use of land and buildings organized by categories and types and enabled by zoning districts in **Table 4-2**. Where a proposed use is not generally listed or appears to meet the description of more than one use type, the Director shall make an interpretation on the most relatively equivalent described use considering:

- (1) the similarity of the use in terms of scale, impact and operations to other described uses;
- (2) the typical building formats and site designs associated with the use from existing examples;
- (3) the potential contribution of the use and typical formats to the intent of the zoning district.

Any use that may not be interpreted as relatively equivalent to a use described in this section or the use table is not anticipated by these regulations and may only be allowed by a text amendment.

Communications and Utilities

The Communications and Utilities category is for buildings, structures, or other physical improvements that provide essential public services or support the communication/distribution of information.

Public Utility Facility – Minor. Utility services of a local nature, including, but not limited to, electrical, telecommunication outside plant cabinets or vaults, switching facilities and substations, regional pumping station, sewage lift station, water tanks, and similar facilities to provide the local area with electricity, water, and other utility services. May include Office – Limited in districts where that use is permitted as indicated in Table 4-2.

Public Utility Facility – Major. Utility services of a regional nature, including generating plants, telecommunication regeneration or building sized facilities, electrical switching facilities and primary substations, water and wastewater treatment plants, and similar facilities to provide the general public with electricity, natural gas, steam, water, sewage collection, or other similar service. May include General Office or Large Office where those uses are permitted as indicated in Table 4-2.

4.05 Specific Use Standards

- A. **Public Utility Facilities.** Where Public Utility Facilities are noted as a permitted or conditional use subject to additional standards (as indicated in Table 4-2), all of the following standards shall be met:
1. **Setback.** All buildings and structures shall have a minimum setback of 50 feet from residentially zoned property.
 2. **Height.** Public Utility Facilities may exceed the required height limit subject to the following conditions:
 - a. Building is set back one additional foot for each additional foot the building exceeds the height limit for the applicable zoning district.
 - b. Building is set back three additional feet for each additional foot the building exceeds the height limit for the applicable zoning district when adjacent to property residentially zoned parcels.
 - c. The maximum building height shall not exceed 20 feet over the maximum building height for the applicable zoning district.
 3. **Buffering.** Buffering shall adhere to the following requirements, as provided in Article 6:
 - a. Public Utility Facilities – Minor shall be subject to Level 2 buffering requirements.
 - b. Public Utility Facilities – Major shall be subject to Level 3 buffering requirements.
 4. **Fencing.** Fencing may be permitted provided all the following standards shall be met:
 - a. Fencing may be permitted around the perimeter of the facility as indicated on a site plan and required by Article 6 of these regulations.
 - b. Perimeter fencing shall be a minimum of six feet in height.
 - c. **Materials.**
 - i. Fencing adjacent to the public right-of-way shall be wrought iron or aluminum simulating wrought iron.
 - ii. All other fencing shall be per approved materials established in Article 5.03 and shall be designed to match the architecture of surrounding structures.
 - iii. Razor wire and barbed wire shall be permitted on perimeter fencing at the discretion of the Director.
 5. **Equipment and Accessory Regulations.** Where Public Utility Facilities (Minor or Major) require or include auxiliary power systems (such as backup generators, battery arrays, or fuel cells)

or storage tanks (such as diesel, gasoline, propane, or chemical tanks), the following additional standards apply:

a. Location and Siting

i. Setbacks

- a. All auxiliary power equipment, fuel tanks, or chemical storage units shall meet the same setback requirements as the principal utility structure unless otherwise specified.
- b. Generators, batteries, or other mechanical equipment shall not project into any required setback or buffer unless specifically approved in the site plan.

ii. Placement

- a. Equipment and tanks shall be located behind the principal building or facility to the maximum extent feasible.
- b. If located in a side yard, the applicant must demonstrate that other layout alternatives are not practicable and that all screening standards in subsection (2) are met.

b. Screening and Aesthetics

i. Screening Requirements

- a. All auxiliary power units and storage tanks shall be fully screened from view at the property line where abutting public streets or residential districts, through a combination of solid fencing or walls, landscaping, or berms.
- b. Fencing or walls shall be designed to be architecturally compatible with the principal facility (using similar materials, textures, or colors).

ii. Landscape Buffers

- a. If mechanical equipment or tanks exceed six (6) feet in height, additional landscaping and/or screening may be required around the enclosure, in addition to the requirements of Article 6, to soften the visual impact.

iii. Site surface

- a. Site shall be graded with material that is consistent with the adjoining neighborhood guidelines and uses.

c. Noise, Vibration, and Emissions

i. Generator Operation

- a. Routine testing of standby generators shall occur only during weekday daytime hours (e.g., 7 AM to 7 PM) unless an emergency dictates otherwise.
- b. Noise levels at the property line shall not exceed local decibel limits for mechanical equipment.

ii. Vibration and Exhaust

- a. Engines shall be installed with vibration-dampening technology and mufflers. Exhaust shall be directed away from neighboring properties to limit impacts.

d. Safety and Compliance

i. Spill Control/Containment

- a. Tanks shall have secondary containment structures sized to hold discharge as required by other municipal, state, and federal regulations.
 - b. No fueling or chemical transfer areas shall discharge onto unpaved surfaces or into storm drains without an approved spill protection plan.
- e. *Access, Maintenance, and Signage*
 - i. Equipment Access
 - a. The design shall ensure safe access for maintenance and fueling, without encroaching into parking areas, required internal drives, or public ROW.
 - ii. Maintenance
 - a. All auxiliary equipment and tanks shall be maintained in good working order, free from leaks, rust, and peeling paint, with all required hazard labels visible.
 - iii. Operational Plan
 - a. The City may require the applicant to submit an operational or emergency response plan describing fueling procedures, emergency shutoffs, and protocols for spill response, plus contact information for responsible parties.
 - iv. Additional Conditions
 - a. As part of site plan approval or conditional use permit review, the Planning Commission or Governing Body may impose other conditions or performance requirements based on the scale of the facility and potential impacts on surrounding areas (e.g., noise abatement walls, daylight-only fueling, or more stringent landscaping if near residential).