

## **SR Suburban Residential**

- A. PURPOSE AND INTENT. The purpose of the Suburban Residential (SR) district is to be characterized by single-family dwellings or duplexes situated on medium sized lots. Streets should include sidewalks and street trees and be designed to promote a walkable environment with short blocks. Where infill opportunities exist, buildings should be developed in keeping with surrounding buildings.
- B. SPECIFIED USES.
  - 1. Single-family detached.
  - 2. Duplex.
  - 3. Twin-House.
  - 4. Two-flat house.
  - 5. Public Playgrounds. *(removes the public parks overlay)*
  - 6. Foster Homes.
  - 7. Family Child Care home.
- C. PERMITTED USES WITH STANDARDS
  - 1. Accessory Dwelling Units. (CREATE STANDARDS)
  - 2. Bed and Breakfast establishment. (CREATE STANDARDS)
  - 3. Community living arrangement (one to eight residents). (CREATE STANDARDS)
  - 4. Family Day Care Home (four to eight children).
  - 5. Home Occupations. (STANDARDS)
  - 6. Garage sales, rummage sales, and owner made craft sales; provided that each occasion shall not take place for a period longer than 12 hours per day for a maximum of three consecutive days, and there shall be no more than four occasions per calendar year at any premises.
  - 7. Sale of produce grown on the premises.
  - 8. Tourist Rooming Houses. (CREATE STANDARDS)
- D. CONDITIONAL USES.
  - 1. Adult Family Home. (STANDARDS)
  - 2. Cemeteries (public and private).
  - 3. Churches.
  - 4. Communication Towers. (STANDARDS)
  - 5. Community Centers.
  - 6. Community Living arrangement (nine to 15 residents). (STANDARDS)
  - 7. Elementary and secondary schools, public parochial, and private.
  - 8. Intermediate day care home (nine to 15 children). (STANDARDS)
  - 9. Non-profit Clubs.
  - 10. Nursing Homes.
  - 11. Piers and wharfs.
  - 12. Retirement Homes.
  - 13. Utilities.
- E. PERMITTED ACCESSORY STRUCTURES.
  - 1. Storage sheds and garden sheds.

2. Detached garages and carports.
3. Private swimming pools.
4. Children's playground equipment and playhouses.
5. Other structures customarily incidental to the principal use or structure.

F. DIMENSIONAL REQUIREMENTS.

Lot Width Minimum:	50 feet
Lot Area:	8,000 square feet
Lot Coverage:	50%
Principal Building Yards:	
Street:	20 feet
Side:	8 feet
Rear:	25 feet
Building height:	two-stories

Infill developments should be developed in keeping with the character of the surrounding buildings. Dimensions for infill projects shall be determined by zoning administrator by using the average dimensions of surrounding buildings.

**MH Manufactured and Mobile Home Community District**

G. SPECIFIED USES.

1. None.

H. PERMITTED USES WITH STANDARDS

1. Manufactured and Mobile Home Communities. See Chapter 108 of City Ordinances.

I. CONDITIONAL USES.

1. None.

J. PERMITTED ACCESSORY STRUCTURES AND USES.

1. Storage sheds and garden sheds.
2. Detached garages and carports.
3. Private swimming pools.
4. Children's playground equipment and playhouses.
5. Other structures customarily incidental to the principal use or structure.

**MF Multi-Family Residential District**

- K. PURPOSE AND INTENT. The purpose of the Multi-Family (MR) district is established to protect certain areas of land, both developed and undeveloped, with peculiar characteristics, such as present high density dwelling units, proximity to commercial developments, or proximity to industrial developments, or proximity to major streets, and because of a probable, continued demand for such dwelling accommodations which are well-designed, pleasant places to live.

L. SPECIFIED USES.

8. Specified uses permitted in the SR District
9. Multi-family dwellings containing not more than 6 units.
10. On-site Parking (CHECK DEFINITION)

M. PERMITTED USES WITH STANDARDS

1. Accessory Dwelling Units. (CREATE STANDARDS)
2. Bed and Breakfast establishment. (CREATE STANDARDS)
3. Commercial Apartments.
4. Community living arrangements (one to eight residents). (CREATE STANDARDS)
5. Community Living arrangements (nine to 15 residents).
6. Family Day Care Home (four to eight children).
7. Garage sales, rummage sales, and owner made craft sales; provided that each occasion shall not take place for a period longer than 12 hours per day for a maximum of three consecutive days, and there shall be no more than four occasions per calendar year at any premises.
8. Home Occupations. (STANDARDS)
9. Multi-family dwellings containing not more than 16 units.
10. On-site parking. (check)
11. Sale of produce grown on the premises.
12. Tourist Rooming Houses. (CREATE STANDARDS)

N. CONDITIONAL USES.

1. Adult Family Home. (STANDARDS)
2. Community Living arrangements (16 or more residents).
3. Group day care center (nine or more children).
4. Bed and Breakfast establishment.
5. Communication Towers. (STANDARDS)
6. Community Centers.
7. Community Living arrangement (nine to 15 residents). (STANDARDS)
8. Intermediate day care home (nine to 15 children). (STANDARDS)
9. Multi-family dwellings more than 17 units.
10. Non-profit Clubs.
11. Nursing Homes.
12. Piers and wharfs.
13. Retirement Homes.
14. Utilities.

O. PERMITTED ACCESSORY STRUCTURES. – WHAT DOES THIS MEAN FOR MULTI-FAMILY

1. Storage sheds and garden sheds
2. Detached garages and carports.
3. Private swimming pools.
4. Children's playground equipment and playhouses.
5. Other structures customarily incidental to the principal use or structure.

P. DIMENSIONAL REQUIREMENTS.

1. One and two-family dwellings. Same as SR District.

2. Multi-family Dwellings
  - i) Lot frontage as setback: 80 feet minimum
  - ii) Lot area per unit: 4,000 square feet minimum
  - iii) Principal Building Yards:
    - (1) Street 30 feet
    - Side:
      - Up to 2 stories 18 feet minimum per side
      - Up to 3 stories 21 feet minimum per side
    - Rear: 45 feet
- Building height: three-stories
- Off-street parking: Minimum 1 ½ spaces per unit.

### **Neighborhood Business (NB) District**

- Q. PURPOSE AND INTENT. The purpose of the Neighborhood Business (NB) district is to provide goods and services which are needed on a frequent basis in commercial areas that are conveniently located to serve residential neighborhoods.
- R. SPECIFIED USES.
1. Specified uses permitted in SR District (subject to all provisions of SR district).
  2. Antique Shops.
  3. Bakeries.
  4. Beauty and barber shops.
  5. Bed and Breakfast establishment.
  6. Bowling Alleys.
  7. Business and professional offices.
  8. Butcher.
  9. Clinics.
  10. Commercial Apartments.
  11. Commercial Animal Boarding.
  12. Drug Stores.
  13. Florists.
  14. General merchandise Stores.
  15. Gift Shops.
  16. Grocery Stores.
  17. Hobby shops.
  18. Health or fitness centers.
  19. Laundromats.
  20. Office.
  21. Pool Halls.
  22. Restaurants.
  23. Roller Rinks.
  24. Sporting Goods Stores.
  25. Taverns.
  26. Training studios (dance, art, martial arts, etc.).

S. PERMITTED USES WITH STANDARDS

1. Commercial Animal Boarding.
2. Commercial Indoor Lodging. (Check definition)
3. Community living arrangement (one to eight residents). (CREATE STANDARDS)
4. Community Centers.
5. Family Day Care Home (four to eight children).
6. Home Occupations. (STANDARDS)
7. Garage sales, rummage sales, and owner made craft sales; provided that each occasion shall not take place for a period longer than 12 hours per day for a maximum of three consecutive days, and there shall be no more than four occasions per calendar year at any premises.
8. Non-profit Clubs.
9. Sale of produce grown on the premises.
10. Tourist Rooming Houses. (CREATE STANDARDS)

T. CONDITIONAL USES.

1. Cemeteries (public and private).
2. Churches.
3. Communication Towers. (STANDARDS)
4. Piers and wharfs.
5. Utilities.

U. PERMITTED ACCESSORY STRUCTURES.

1. Garages
2. Storage buildings.

V. DIMENSIONAL REQUIREMENTS.

Lot Area: To be determined by building placement on the site as well as the setback requirements below:

Principal Building Yards:

Street:	25 feet
Side:	10 feet
Rear:	30 feet

Building height: three-stories

Infill developments should be developed in keeping with the character of the surrounding buildings. Dimensions for infill projects shall be determined by zoning administrator by using the average dimensions of surrounding buildings.

## **Planned Business (PB) District**

W. PURPOSE AND INTENT. The purpose of the Planned Business (PB) district is to provide areas zoned for general commercial and service uses which are generally located along the major streets and highways of the City and which are generally meant to serve local, regional, and travelling population.

### X. SPECIFIED USES.

27. Antique Shops.
28. Bakeries
29. Beauty and barber shops
30. Bowling Alleys
31. Business and professional offices
32. Butcher
33. Clinics
34. Drug Stores
35. Fairgrounds.
36. Florists.
37. General merchandise stores.
38. Gift shops.
39. Grocery stores.
40. Hobby shops.
41. Hotels.
42. Health or fitness centers.
43. Laundromats.
44. Mini golf
45. Motels.
46. Pool halls.
47. Restaurants without drive-through facilities.
48. Roller Rinks.
49. Sporting goods stores.
50. Small motor sales and/or services.
51. Taverns.
52. Theatres
53. Training studios (dance, art, martial arts, etc.).

### Y. PERMITTED USES WITH STANDARDS

1. Restaurants with drive-through facilities
2. Drive-up banks
3. Vehicle sales and rental.
4. Vehicle service and repair.

### Z. CONDITIONAL USES.

1. Cemeteries (public and private).
2. Churches.
3. Communication Towers. (STANDARDS)

4. Piers and wharfs.
5. Utilities.

AA. PERMITTED ACCESSORY STRUCTURES.

1. Garages
2. Storage buildings.

BB. DIMENSIONAL REQUIREMENTS.

Lot Area: To be determined by building placement on the site as well as the setback requirements below:

Lot Width: 100 feet.

Principal Building Yards:

Street:	25 feet
Side:	15 feet
Rear:	30 feet

Yards adjacent to residential districts: Setback as required above or 30 feet, whichever is larger.

Building height: two -stories

Infill developments should be developed in keeping with the character of the surrounding buildings. Dimensions for infill projects shall be determined by zoning administrator by using the average dimensions of surrounding buildings.

**General Business (GB) District**

CC. PURPOSE AND INTENT. The purpose of the General Business (GB) district is to provide areas zoned for a transition between the intensive business and high-density residential uses of the Central Business District and the lower density residential districts surrounding it, by allowing a mix of commercial, and residential, and institutional uses.

DD. SPECIFIED USES.

1. Specified uses permitted in SR District (subject to all provisions of SR district).
2. Antique Shops.
3. Bakeries.
4. Beauty and barber shops.
5. Bed and breakfast establishments.
6. Business and professional offices.
7. Drug Stores.
8. Florists.
9. General merchandise stores.
10. Hobby shops.
11. Health or fitness centers.
12. Training studios (dance, art, martial arts, etc.).
13. Vehicle service and repair.

EE. PERMITTED USES WITH STANDARDS

1. Automotive fuel sales.
2. Drive-up banks.
3. Group homes.

FF. CONDITIONAL USES.

1. Cemeteries (public and private).
2. Churches.
3. Communication Towers. (STANDARDS)
4. Piers and wharfs.
5. Utilities.

GG. PERMITTED ACCESSORY STRUCTURES.

1. Accessory uses and structures in the SR District.
2. Storage Buildings.

HH. DIMENSIONAL REQUIREMENTS.

Lot Area: All lots of record existing on or before January 1, 2022 shall be exempt from the area and width requirements. No new lot or parcel may be created after that date unless it conforms to the following requirements:

Minimum Area: 4,000 square feet

Minimum Width: 40 feet

Principal Building Yards:

Street, Side, and Rear: No minimum requirements; however, all required fire separation distances in accordance with applicable building codes, must be maintained.

Adjacent to Residential Districts: 20 feet from any side lot line adjacent to property in the SR districts. 40 feet from any rear lot line adjacent to property in the SR districts.

Building height: two-stories

Infill developments should be developed in keeping with the character of the surrounding buildings. Dimensions for infill projects shall be determined by zoning administrator by using the average dimensions of surrounding buildings.

**Central Business (CB) District**

II. PURPOSE AND INTENT. The purpose of the Central Business (CB) district is to provide areas zoned for general commercial sales and services located in the downtown area, with a mix of retail, service, office and limited residential uses. Further, the intent of the district is to provide uses which are easily accessible by walking and are compatible with available parking facilities.

JJ. SPECIFIED USES.

1. Specified uses permitted in NB District; however, residences not attached to business establishments (as enumerated below), are not permitted.

2. Assembly halls
3. Caterers.
4. Cleaning, pressing, and dyeing establishments.
5. Financial Institutions, not including drive-through facilities.
6. Furniture upholstery shops.
7. Hotels, apartment hotels, and motels.
8. Liquor stores.
9. Media offices, studios, pressrooms, printing and/or publishing operations.
10. Mercantile businesses; retail stores.
11. Movie Theatres.
12. Night clubs.
13. Pet shops.
14. Public and private parking lots.
15. Residences attached to business establishments; however, residential use of the ground floor is prohibited.

KK. PERMITTED USES WITH STANDARDS

1. Specified uses permitted with standards in NB District.
2. Outdoor eating and drinking areas or beer gardens, when attached to an approved indoor establishment, (standards).

LL. CONDITIONAL USES.

1. Cemeteries (public and private).
2. Churches.
3. Piers and wharfs.
4. Utilities.
5. Vehicle sales and rental.
6. Vehicle service and repair.

MM. PERMITTED ACCESSORY STRUCTURES.

1. Garages.

NN. DIMENSIONAL REQUIREMENTS.

Principal Building Yards:

Street:	No minimum requirements.
Side:	No minimum requirements.
Rear:	No minimum requirements.

Building height: four-stories (Type 5 construction or greater)

Infill developments should be developed in keeping with the character of the surrounding buildings. Dimensions for infill projects shall be determined by zoning administrator by using the average dimensions of surrounding buildings.

## General Industrial (GI) District

OO. PURPOSE AND INTENT. The purpose of the General Industrial (GI) is to provide for both intensive commercial uses and light industrial uses which are generally on a smaller scale and which generally have little if any emission, noise, or intensive production activity.

### PP. SPECIFIED USES.

16. Automotive machine shops.
17. Cold storage warehouses.
18. Food locker plants.
19. Commercial green houses.
20. Concrete batching plants (bulk).
21. Feed and seed businesses, excluding grinding and drying operations.
22. Laboratories.
23. Lumber yards.
24. Parking and storage of operable construction and trucking equipment.
25. Storage and sale of machinery and equipment.
26. Telecommunications centers.
27. Trade and contractor's offices.
28. Vehicle sales and rental.
29. Vehicle service and repair.
30. Similar uses: any use which is determined by the Zoning Administrator to be similar to one of the above enumerates uses, and which conforms to the intent of the zoning district.

### QQ. PERMITTED USES WITH STANDARDS.

1. Group day care center (nine or more children).
- 2.

### RR. CONDITIONAL USES.

1. Communication towers.
2. Leasing of parking lots or parking spaces for uses not associated with the property.
3. Recycling of cans, paper, plastics, or glass within a building.
4. Unclassified compatible uses.

### SS. PERMITTED ACCESSORY STRUCTURES.

1. Garages.
2. Storage buildings.

### TT. Dimensional Requirements

Lot Area: To be determined by building placement on the site as well as the setback requirements identified below:

Yards:	Street:	25 ft
	Sides:	15 ft

Rear: 30 ft

Yards adjacent to residential districts 30 ft

Building Height: 45 ft

### **Heavy Industrial (HI) District**

UU. PURPOSE AND INTENT. The purpose of the Heavy Industrial is to provide for districts which allow for more intensive manufacturing processes, which by their nature produce noise and emissions (meeting local, State and Federal standards), and/or generally (but not always) require greater bulk standards for buildings and appurtenant structures, and which generally exhibit a greater level of activity.

#### VV. SPECIFIED USES.

31. Specified uses permitted in GI District.
32. Bottling plants.
33. Breweries.
34. Commercial bakeries.
35. Commercial food processing.
36. Commercial warehousing.
37. Crematorium.
38. Dairy product plants.
39. Feed and seed operations, including grinding and drying operations.
40. Freight and trans-shipment yards and terminals.
41. General manufacturing and processing.
42. Petroleum product storage.
43. Printing and publishing.
44. Quarrying operations, including crushing and separating.
45. Wastewater treatment plants; water plants.
46. Similar uses: any use which is determined by the Zoning Administrator to be similar to one of the above enumerates uses, and which conforms to the intent of the zoning district.

#### WW. PERMITTED USES WITH STANDARDS

1. Composting operation.
2. Junkyard or salvage yard.
3. Offsite-site parking.
4. Outdoor storage or wholesaling.
5. Personal storage facility.
6. Trucking facility.

#### XX. CONDITIONAL USES.

1. Those Conditional uses permitted in GI District.
2. Airport/heliport.
3. Asphalt plants.
4. Communication tower.

5. RV waste disposal areas.
6. Incinerators, salvage yards, and transfer stations.
7. Sexually oriented land uses.
8. Unclassified compatible uses.

YY. Dimensional Requirements

Lot Area: To be determined by building placement on the site as well as the setback requirements identified below:

Yards: Street: 25 ft

Sides: 15 ft

Rear: 30 ft

Yards adjacent to residential districts 30 ft

Building Height: 45 ft