

### **29.030 Single Family (R-1)**

#### **29.035 Standards**

(l) No accessory building, other than a garage shall be located within any yard other than the rear yard, except that single story accessory buildings may be permitted in the side yard with the approval of the Zoning Administrator only if there is a door on the same side of the single family dwelling that is accessible to living space. Side yard shed approval will also be based on a screening plan consisting of privacy fencing and or landscaping to minimize the impact to adjacent properties. Garages located in the rear yard must have capability of driveway access of hard surface driveway access meeting all setback requirements. The minimum width of access drive shall be no less than eight (8) feet with a 3 foot setback for a total width of 11 feet. Access can include the ability to drive through existing garage into the rear yard upon providing evidence that an eight-foot minimum width garage door has been installed along the rear of the garage and that access to rear door is not restricted by non-vehicular storage. If grass is unable to be maintained in the access drive, a driveway meeting the standards of 29.035(s) shall be installed to access the garage. Garages or accessory buildings not having driveway access capability shall be limited in door size to no more than six (6) five (5) feet in width to preclude storage of vehicles normally requiring driveway access. (Ord. No. 00-1836, amended 3-16-2000; Ord. No. 98-1705, amended 3-19-1998)

### **29.040 Single Family (R-1AA)**

#### **29.045 Standards**

(l) No accessory building, other than a garage shall be located within any yard other than the rear yard, except that single story accessory buildings may be permitted in the side yard with the approval of the Zoning Administrator only if there is a door on the same side of the single family dwelling that is accessible to living space. Side yard shed approval will also be based on a screening plan consisting of privacy fencing and or landscaping to minimize the impact to adjacent properties. Garages located in the rear yard must have capability of driveway access of hard surface driveway access meeting all setback requirements. The minimum width of access drive shall be no less than eight (8) feet with a 3 foot setback for a total width of 11 feet. Access can include the ability to drive through existing garage into the rear yard upon providing evidence that an eight-foot minimum width garage door has been installed along the rear of the garage and that access to rear door is not restricted by non-vehicular storage. If grass is unable to be maintained in the access drive, a driveway meeting the standards of 29.035(s) shall be installed to access the garage. Garages or accessory buildings not having driveway access capability shall be limited in door size to no more than six (6) five (5) feet in width to preclude storage of vehicles normally requiring driveway access. (Ord. No. 00-1836, amended 3-16-2000; Ord. No. 98-1705, amended 3-19-1998)

### **29.050 Single Family (R-1A)**

#### **29.055 Standards**

(m) No accessory building, other than a garage shall be located within any yard other than the rear yard, except that single story accessory buildings may be permitted in the side yard with the

approval of the Zoning Administrator only if there is a door on the same side of the single family dwelling that is accessible to living space. Side yard shed approval will also be based on a screening plan consisting of privacy fencing and or landscaping to minimize the impact to adjacent properties. Garages located in the rear yard must have capability of driveway access of hard surface driveway access meeting all setback requirements. The minimum width of access drive shall be no less than eight (8) feet with a 5 foot setback for a total width of 13 feet. Access can include the ability to drive through existing garage into the rear yard upon providing evidence that an eight-foot minimum width garage door has been installed along the rear of the garage and that access to rear door is not restricted by non-vehicular storage. If grass is unable to be maintained in the access drive, a driveway meeting the standards of 29.035(s) shall be installed to access the garage. Garages or accessory buildings not having driveway access capability shall be limited in door size to no more than six (6) five (5) feet in width to preclude storage of vehicles normally requiring driveway access. (Ord. No. 00-1836, amended 3-16-2000; Ord. No. 98-1705, amended 3-19-1998)

### **29.070 Two Family (R-2)**

#### **29.075 Standards**

(k) Conditional use permits (except a, ~~d, f, and g~~, ~~b, c, and e~~) shall have the following setbacks; front yard—Fifty (50) feet, side yard—Fifty (50) feet; rear yard—Fifty (50) feet.

### **30.00 – Neighborhood Commercial (B-1)**

#### **30.08 - Storage.**

(a) Refuse facilities, except for individual containers for public use, shall be located ~~only~~ in the side yards or rear yards when feasible. Refuse facilities may be located in the front yard subject to approval of the Zoning Administrator. Such facilities shall be constructed of masonry materials such as brick or textured block in colors compatible with the principal structure. Such facilities shall have solid gates.

### **30.10 – Community Commercial (B-2)**

#### **30.18 – Storage**

(a) Refuse facilities, except for individual containers for public use, shall be located only in the side yards or rear yards when feasible. Refuse facilities may be located in the front yard subject to approval of the Zoning Administrator. Such facilities shall be constructed of masonry materials such as brick or textured block in colors compatible with the principal structure. Such facilities shall have solid gates.

(b) No outdoor storage of any materials is permitted except as provided for in Section 30.19. (Ord. No. 02-1948, amended 6-20-2002)

(c) Employee service vehicles with a maximum of 10,000 gvw, associated with a commercial retail business that is specifically mentioned in this zoning district, may be parked outside under conditions as approved by the Zoning Administrator. Vehicles associated with a commercial retail business specifically mentioned in this zoning district greater than 10,000 GVW may be parked in a loading area with at least one overhead door approved by the Zoning Administrator and meeting the requirements of 33.14 of the Zoning Code.

### **30.20 – Regional Commercial (B-3)**

#### **30.28 – Storage**

(a) Refuse facilities, except for individual containers for public use, shall be located only in the side yards or rear yards when feasible. Refuse facilities may be located in the front yard subject to approval of the Zoning Administrator. Such facilities shall be constructed of masonry materials such as brick or textured block in colors compatible with the principal structure. Such facilities shall have solid gates.

(b) No outdoor storage of any materials is permitted except as provided for in Section 30.29. (Ord. No. 02-1948, amended 6-20-2002)

(c) Employee service vehicles with a maximum of 10,000 gvw, associated with a commercial retail business that is specifically mentioned in this zoning district, may be parked outside under conditions as approved by the Zoning Administrator. Vehicles associated with a commercial retail business specifically mentioned in this zoning district greater than 10,000 GVW may be parked in a loading area with an overhead door approved by the Zoning Administrator and meeting the requirements of 33.14 of the Zoning Code.

### **30.30 - Office (B-4)**

#### **30.38 - Storage.**

(a) Refuse facilities, except for individual containers for public use, shall be located only in the side yards or rear yards when feasible. Refuse facilities may be located in the front yard subject to approval of the Zoning Administrator. Such facilities shall be constructed of masonry materials such as brick or textured block in colors compatible with the principal structure. Such facilities shall have solid gates.

### **30.40 – Regional Recreation (RR)**

#### **30.45 Storage Refuse Facilities**

(a) Refuse facilities, except for individual containers for public use, shall be located only in the side yards or rear yards when feasible. Refuse facilities may be located in the front yard subject to approval of the Zoning Administrator. Such facilities shall be constructed of masonry materials such as brick or textured block in colors compatible with the principal structure. Such facilities shall have solid gates.

### **30.50 – Planned Business District (PBD)**

#### 30.54 Standards

(i) *Refuse Enclosures*: Refuse facilities, except for individual containers for public use, shall be located only in the side yards or rear yards when feasible. Refuse facilities may be located in the front yard subject to approval of the Zoning Administrator. Such facilities shall be constructed of masonry materials such as brick or textured block in colors compatible with the principal structure. Such facilities shall have solid gates.

### **30.60 – Planned Business District – Airport (PBD-A)**

#### 30.62 Standards

(i) *Refuse Enclosures*. Refuse facilities, except for individual containers for public use, shall be located only in the side yards or rear yards when feasible. Refuse facilities may be located in the front yard subject to approval of the Zoning Administrator. Such facilities shall be constructed of masonry materials such as brick or textured block in colors compatible with the principal structure. Such facilities shall have solid gates.

### **30.70 – Planned Office District (POD)**

#### 30.74 Standards

(h) *Refuse Enclosures*. Refuse facilities, except for individual containers for public use, shall be located only in the side yards or rear yards when feasible. Refuse facilities may be located in the front yard subject to approval of the Zoning Administrator. Such facilities shall be constructed of masonry materials such as brick or textured block in colors compatible with the principal structure. Such facilities shall have solid gates.

### **30.80 – Town Commercial (B-5)**

#### 30.86 Standards

(h) *Refuse Enclosures*. Refuse facilities, except for individual containers for public use, shall be located only in the side yards or rear yards when feasible. Refuse facilities may be located in the front yard subject to approval of the Zoning Administrator. Such facilities shall be constructed of masonry materials such as brick or textured block in colors compatible with the principal structure. Such facilities shall have solid gates.

### **31.00 Light Industrial (I-1)**

#### 31.08 Storage/refuse facilities

(b) Refuse facilities, except for individual containers for public use, shall be located only in the side yards or rear yards when feasible. Refuse facilities may be located in the front yard subject to approval of the Zoning Administrator. Such facilities shall be constructed of masonry materials

such as brick or textured block in colors compatible with the principal structure. Such facilities shall have solid gates.

### **31.10 Light Industrial (I-1A)**

#### **31.18 Storage/refuse facilities**

(b) Refuse facilities, except for individual containers for public use, shall be located only in the side yards or rear yards when feasible. Refuse facilities may be located in the front yard subject to approval of the Zoning Administrator. Such facilities shall be constructed of masonry materials such as brick or textured block in colors compatible with the principal structure. Such facilities shall have solid gates.

### **31.20 Heavy Industrial (I-2)**

#### **31.29 Storage/refuse facilities**

(b) Refuse facilities, except for individual containers for public use, shall be located only in the side yards or rear yards when feasible. Refuse facilities may be located in the front yard subject to approval of the Zoning Administrator. Such facilities shall be constructed of masonry materials such as brick or textured block in colors compatible with the principal structure. Such facilities shall have solid gates.

### **31.30 Heavy Industrial (I-2A)**

#### **31.39 Storage/refuse facilities**

(b) Refuse facilities, except for individual containers for public use, shall be located only in the side yards or rear yards when feasible. Refuse facilities may be located in the front yard subject to approval of the Zoning Administrator. Such facilities shall be constructed of masonry materials such as brick or textured block in colors compatible with the principal structure. Such facilities shall have solid gates.

### **33.08 Fences**

~~(f) (5) The required front yard of a corner lot shall not contain any fence which may cause danger to traffic on a street or public road, by obscuring the view. On corner lots, no fence greater than 30 inches in height shall be permitted within the intersection sight distance triangle.~~

### **33.13 Parking**

#### **(c) Access.**

- (1) Each required off-street parking space shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to parking spaces.

- (2) All off-street parking facilities shall be provided with appropriate means of vehicular access to a street, alley, or a driveway, in a manner which will least interfere with traffic movements.
- (3) All parking areas shall have vehicular access to it by a street or driveway, containing all-weather, hard-surfaced pavement. No driveway access across public property, or at the curb line of a private street, shall have a width exceeding twenty-four (24) feet for single family residential lots with less than seventy (70) feet of frontage, thirty (30) feet for lots with seventy (70) or more feet of frontage and multi-family developments, or thirty-six (36) feet for commercial/industrial, exclusive of curb returns. (Ord. No. 89-1163, amended 10-19-1989)

(i) Required Parking Spaces

(3) *Apartments*: 2 spaces per apartment unit other than studio apartments, a minimum of one of which must be underground. Studio units require one space per unit. Half of the parking spaces for studio apartments shall be underground.

(26) Senior Housing: 1.5 spaces per independent living apartment unit other than studio apartments. Studio apartments require one space per unit. Half of the parking spaces for independent living shall be underground. Parking for assisted living and memory care units shall be determined by Conditional Use Permit.

(27) (26) Supermarkets, discount houses, mail order outlets, retail stores and other stores with high customer volume: At least one (1) parking space for each two hundred (200) square feet of floor area.

(28) (27) Theaters: At least one (1) parking space for each four (4) seats in the theater.

(29) (28) Undertaking establishments and funeral homes: At least one (1) space for every twenty-eight (28) square feet of area devoted to funeral services or display area plus one (1) parking space per employee. (Ord. No. 03-1990, amended 8-21-2003)

(30) (29) Warehouse and storage establishments and freight terminals: At least one (1) off-street parking space for each two thousand (2,000) square feet of floor area or one (1) parking space for every two (2) employees, whichever is greater.

(31) (30) Other uses: Parking spaces on the same basis as required for the most similar use.

(j) *Residential (R-1, R-1A, R-1AA, R-1B, R-2, DF, RF) on-site parking requirements*. (Ord. No. 91-1243, added 1-17-1991; Ord. No. 01-1889, amended 1-18-2001)

- (1) Parking and storage shall be limited to operable vehicles registered and licensed to the occupants of the dwelling unit and their guests only.
- (2) Parking or storage of vehicles shall be permitted in the front and corner side yard on paved driveways only. Total combined area of paved driveways shall not exceed forty-five percent (45%) of the combined areas of the front yard and corner side yard, except that in no case shall the width of a paved driveway beyond the public right-of-way, exceed thirty-six (36) feet

for homes with garages thirty-six (36) feet in width or less or forty-five (45) feet for homes with garages in excess of 36 feet in width, with the exception that a paved driveway may extend ten (10) feet beyond the exterior side wall of the garage as long as required side yard setbacks are maintained, into the front yard, a maximum of ten (10) feet beyond the width of a garage for a length of not to exceed twenty (20) feet from the front face of the garage. (Ord. No. 05-2062, amended 10-20-2005)

### **33.14 Overhead doors and loading spaces.**

- (a) In connection with any building or structure, which requires the receipt or distribution of materials or merchandise by trucks or other similar vehicles, there shall be off-street loading spaces provided. These spaces shall be provided according to the following guidelines. The following standards apply to all loading spaces and overhead doors, regardless of purpose, excluding residential garages.

~~Overhead doors.~~ In connection with any building or structure there is often the need for passenger vehicle and/or trucks the ability to enter a building for the purposes not limited to loading, unloading, service, maintenance and general storage.

~~Commercial District.~~

(a)(1) Location:

- (1)(aa) Overhead doors and loading spaces shall attempt to be placed primarily in the designated rear yard, and secondarily in the designated side yard. When more than one (1) frontage exists, the Zoning Administrator shall determine the frontage with the least significant impact, at which an overhead door may be directed.
  - (2)(bb) An overhead door may be placed in the front yard and face a public right-of-way when approved by the Zoning Administrator. Screening/buffer may be required through berming, trees, and/or fencing as determined by the Zoning Administrator. additional screening/buffer is provided as outlined in the screening/buffer standards section. When more than one (1) frontage exists, the Zoning Administrator shall determine the frontage with the least significant impact which an overhead door may be directed.
  - (3) The only time a loading space may be located in the front yard is when there exists more than one (1) frontage on a public right-of-way and the loading space is located on the frontage determined by the Zoning Administrator to have the least significant impact. Additional landscaping and earth berming will be required as determined by the Zoning Administrator to reduce the visual impact of the loading space.
  - (4) When loading spaces are adjacent to a residential district, screening/buffer shall be provided through berming, trees, and/or fencing as determined by the Zoning Administrator.
  - (5) No above grade loading spaces shall be located facing a public right-of-way.
- (b)(2) Size: Overhead doors shall not be larger than ten -feet wide by twelve -feet high. If an overhead door is to exceed these dimensions a written statement explaining the reason shall be submitted to the Planning Department for review.

~~(3) Screening/Buffer Standards:~~ The intent of screening/buffer standards is to provide an emphasis on reducing the visual impact overhead doors may have when located facing right-of-ways or residential zoning districts. This screening/buffer may consist of a combination of fencing, and/or earth berming and landscaping. The quantity and quality of these materials will depend on the overhead door location and how the site is designed to accommodate these spaces. This screening/buffer plan shall be approved by the Planning Department.

~~(b) (4) Access:~~ Each required overhead door and loading space shall be designed with appropriate means of vehicular access to/from a street or drive aisle in a manner which will least interfere with traffic circulation. Overhead door access shall be subject to approval by the City Engineer.

~~(c) (5) Architecture:~~ Overhead doors and loading spaces should be designed to be compatible with the principal structure. Architectural techniques are encouraged to reduce the visual impacts an overhead door may have on adjacent properties or roadways.

~~(b) Loading spaces.~~ In connection with any building or structure, which requires the receipt or distribution of materials or merchandise by trucks or other similar vehicles, there shall be off-street loading spaces provided. These spaces shall be provided according to the following guidelines:

*Industrial Districts:*

~~(a) Location:~~

~~(1) All required loading spaces shall be located on the same lot as the use to be served and no portion of any vehicle shall, while occupying or servicing any loading space, project into a street or drive aisle.~~

~~(2) All required loading spaces shall be located primarily in the designated rear yard and secondarily in the designated side yard.~~

~~(3) When loading spaces are adjacent to a residential district, additional screening shall be used as outlined in the screening/buffer standards section.~~

~~(4) The only time a loading space may be located in the front yard is when there exists more than one (1) frontage on a public right-of-way, as determined by the Zoning Administrator, with the least impact. Additional landscaping and earth berming will be required as set forth in the screening/buffer standards to reduce the visual impact of the loading space.~~

~~(5) No above grade loading spaces shall be located facing a public right-of-way.~~

~~(b) Screening/Buffer Standards:~~ The intent of these screening/buffer standards is to provide an emphasis on reducing the visual impact loading spaces may have when located facing rights-of-ways or residential zoning districts. This screening/buffer may consist of a combination of fencing, and/or earth berming and landscaping. The quantity and quality of these materials will depend on the loading space location and how the site is designed to accommodate these spaces. This screening/buffer plan shall be approved by the Planning Department.

- ~~(c) Access: Each required off-street loading space shall be designed with appropriate means of vehicular access to/from a street in a manner which will least interfere with traffic circulation. These spaces shall be subject to approval by the City Engineer.~~
- ~~(d) Architecture: Loading spaces should be designed to be compatible with the principal structure. Architectural techniques are encouraged to reduce the visual impacts a loading space may have on adjacent properties or roadways.~~

### **34.07 – Permitted Signs – Permit Required**

#### **(c) Residential Districts**

(2) Churches, synagogues, temples and other public places, and residential subdivisions or multi-family complexes may have one (1) ~~non-illuminated~~ monument sign with a maximum area of thirty-six (36) square feet. Such signs shall not be located more than ten (10) feet above ground level.

(3) Churches, schools and similar public facilities in residential zoning districts may have an electronic readerboard provided the requirements of 34.07(a) (2) have been met and the sign is located adjacent to a collector or arterial road as designated in the City's Comprehensive Plan. ~~a Conditional Use Permit has been obtained. Sign compatibility with the neighborhood will be required for approval of the Conditional Use Permit. (Ord. No. 91-1253, amended 6-20-1991)~~