

Title 13 Chapter 1

Zoning Code

Article A

Introduction

13-1-1	Authority
13-1-2	Title
13-1-3	General Purpose
13-1-4	Intent and Purposes in View
13-1-5	Abrogation and Greater Restrictions
13-1-6	Interpretation; Standard Industrial Classifications
13-1-7	Severability and Non-Liability
13-1-8	Repeal and Effective Date
13-1-9 through 13-1-19	Reserved for Future Use

Article B

General Provisions

13-1-20	Jurisdiction and General Provisions
13-1-21	Use Regulations
13-1-22	Site Regulations
13-1-23	Modifications; Height, Area and Setback Exceptions
13-1-24	Reduction or Joint Use. Parcels Not Served by Public Sewer or Water
13-1-25	Screens and Buffers
13-1-26	Filling Activities
13-1-27	Annexation of Territory
13-1-28	Extension of Utilities Outside Corporate Limits
13-1-29	Manufactured Homes
13-1-30	Manufactured Commercial Buildings
13-1-31 through 13-1-39	Reserved for Future Use

Article C

Zoning Districts

13-1-40	Zoning Districts Designated
13-1-41	Vacation of Streets; Annexations
13-1-42	Zoning Map; District Boundaries
13-1-43	Rules for Interpretation of District Boundaries
13-1-44	A-1 Agricultural/Holding District
13-1-45	R-1 Single-Family Residential District (Low Density)
13-1-46	R-2 Single-Family Residential District (Medium Density)
13-1-47	R-3 Two-Family Residential District

13-1-47.1	R-3-1 Zero Lot Line Two-Family Residential District
13-1-48	R-4 Multiple-Family Residential District
13-1-49	R-5 Mobile Home Park Residential District
13-1-50	R-6 Residential Estate District
13-1-51	B-1 General Commercial District
13-1-52	Reserved for Future Use
13-1-53	B-3 Highway Commercial District
13-1-54	I-1 General Industrial District
13-1-55	I-2 Industrial Park District
13-1-56	G-1 Institutional District
13-1-57	C-1 Conservancy District
13-1-58	Inter-1 Interchange Area Overlay District
13-1-59	MW Municipal Well Recharge Area Overlay District
13-1-60	AEO Adult Entertainment Overlay District
13-1-61	E-1 Mineral Extraction or Landfill Overlay District
13-1-62 through 13-1-69	Reserved for Future Use

**Article D Planned Unit Development (PUD)
District**

13-1-70	Purpose of the PUD District
13-1-71	Types of Planned Unit Developments
13-1-72	Physical Requirements for Planned Unit Developments
13-1-73	Signs
13-1-74	Off-Street Parking
13-1-75	Subsequent Land Division
13-1-76	Criteria for Approval
13-1-77	Procedural Requirements for a Planned Unit Development District
13-1-78	Basis for Approval of the Petition for Planned Unit Development
13-1-79	Recording and Implementation Plan
13-1-80 through 13-1-89	Reserved for Future Use

Article E Conditional Uses

13-1-90	Statement of Purpose – Conditional Uses
13-1-91	Authority of Plan Commission and Common Council; Requirements
13-1-92	Initiation of Conditional Use
13-1-93	Application for Conditional Use
13-1-94	Hearing on Application
13-1-95	Notice of Hearing on Application
13-1-96	Standards – Conditional Uses

13-1-202	Fences
13-1-203	Swimming Pools and Hot Tubs
13-1-204	Retaining Walls
13-1-205 through 13-1-219	Reserved for Future Use

Article L Mobile Home Parks

13-1-220	Intent – Where Mobile Home Parks Permitted
13-1-221	Definitions
13-1-222	Mobile Home Occupancy Permits
13-1-223	Minimum Number of Lots or Spaces
13-1-224	Permitted and Permissible Uses and Structures
13-1-225	Mobile Home Park Developer’s Permit
13-1-226	Standard Requirements for Mobile Home Parks, Additions or Extensions
13-1-227	Mobile Home Park Operator’s License
13-1-228	Operation of Mobile Home Parks; Responsibilities of Park Management
13-1-229	Responsibilities and Duties of Mobile Home Park Occupants
13-1-230	Additional Regulations on Mobile Homes and Mobile Home Parks
13-1-231	Compliance with Plumbing, Electrical and Building Ordinances
13-1-232	Standards for General Site Planning for Mobile Home Communities
13-1-233 through 13-1-239	Reserved for Future Use

Article M Administration

13-1-240	General Administrative System
13-1-241	Zoning Administrator
13-1-242	Role of Specific City Officials in Zoning Administration
13-1-243	Land Use Permit
13-1-244	Site Plan Approval
13-1-245	Violations and Penalties
13-1-246	Fees
13-1-247 through 13-1-259	Reserved for Future Use

Article N Changes and Amendments to the Zoning Code

13-1-260	Authority
13-1-261	Initiation of Changes and Amendments
13-1-262	Procedure for Changes and Amendments

13-1-263 Protest
13-1-264 through
13-1-279 Reserved for Future Use

Article O Appeals

13-1-280 Appeals to the Zoning Board of Appeals
13-1-281 Hearing of Appeals
13-1-282 Decisions of Zoning Board of Appeals
13-1-283 Variances
13-1-284 Review by Court of Record
13-1-285 through
13-1-299 Reserved for Future Use

Article P Definitions

13-1-300 Definitions