

## **176.51 NEW ZONING DISTRICT CLASSIFICATIONS.**

### Agricultural and Rural Residential Districts

#### 1. AG Agricultural Holding District

A. The AG, Agricultural Holding District is intended to preserve existing agriculture and other non-intensive uses to prevent premature development and non-orderly encroachment of intensive urban uses; and to help guide urban growth into suitable areas. The AG is characterized by a very rural environment consisting of primarily commercial agricultural activities, and associated farmsteads. Density and intensity standards for this district are designed to ensure that development which requires even a minimum of urban services does not occur until such services are available. As such, the AG District shall either serve as a designation which preserves and protects agricultural activities, or as a holding zone which provides for an interim land use that will easily permit further development at the appropriate time. (35 Acre Minimum)

#### 2. RR-1 Rural Residential District

A. The RR-1, Rural Residential District is intended to preserve low density residential development which has been annexed into the City. The RR-1 is characterized by its semi-rural character including large single family lots surrounded by ample open-space and large setbacks. Lots are free from agricultural uses. Streets are not typically built to City Standards and maintain a rural cross section; some areas may be served with municipal sewer or water, but most do not. The RR-1 is a closed district, new zoning to the RR-1 would only be recommended in newly annexed areas (Minimum 3/4 Acre Lot)

Bulk Regulations 176.51-Table1 establishes bulk regulations for the residential districts. Section 176.35 specifies permitted encroachments in yards and setbacks applicable to accessory buildings and structures.

Permitted and Conditional Uses 176.51-Table 4 lists permitted, conditional uses, and permitted as accessory uses for the residential districts.

**176.51-Table 1**

<b>AGRICULTURAL AND RURAL RESIDENTIAL DISTRICT BULK REQUIREMENTS</b>		
<b>ft = feet</b> <b>sf = square feet</b> <b>du = dwelling unit</b>	<b>ZONING DISTRICT</b>	
	<b>AG</b>	<b>RR-1</b>
<b>Minimum Lot Area</b>	35 acres	1 acre (43,560 sf)
<b>Minimum Lot Width</b>	150 ft	150 ft
<b>Maximum Building Height</b>	35 ft or 2 1/2 stories, whichever is less	35 ft or 2 1/2 stories, whichever is less
<b>Minimum Front Yard<sup>1</sup></b>	50 ft	50 ft
<b>Minimum Side Yard (Interior)</b>	25 ft	25 ft
<b>Minimum Side Yard (Corner)</b>	50 ft	50 ft
<b>Minimum Rear Yard</b>	50 ft	50 ft
<b>Minimum Open Space</b>	--	--

<sup>1</sup> Where 50% or more of the street frontage of the block has existing principle building setbacks less than the front or corner side yard required by the zoning district, the required front yard or corner side yard may be reduced to the average of the existing front or exterior side yard setbacks on that street frontage of the block. Only front yard setbacks shall be used to compute the reduced front yard setback, only corner side yard setbacks shall be used to reduced corner side yard setback.

## Suburban Residential Districts

1. SR-E Suburban Residential Estate District
  - A. The SR-E, Suburban Residential Estate District is intended to accommodate low density single family residential development primarily occurring in the City. The SR-E District is characterized by its semi-rural character including large single family lots surround by ample open-space and large setbacks. SR-E District may include developments annexed into the City after development but are generally built to City Standards and do not maintain a rural cross-section; areas are generally served with municipal sewer and water. (Minimum 1/2 Acre Lot)
2. SR-1 Suburban Low-Density Single-Family Residential District.
  - A. The SR-1, Suburban Low Density Single-Family Residential District is intended and designed for lower density single-family areas of the City free from other uses except those which are both compatible with and convenient to the residents of such a district. (10,000 Minimum Lot)
3. SR-2 Suburban Medium-Density Single-Family Residential District.
  - A. The SR-2, Suburban Medium Density Single-Family Residential District is intended and designed for medium-density Single-Family areas free from other uses except those which are both compatible with and convenient to the residents of such a district. (8,000 Minimum Lot)
4. SR-3 Suburban Medium-Density Single-Family Residential District (Previously R- 2 District)
  - A. The SR-3, Suburban Medium Density Single-Family Residential District is intended and designed for medium-density Single-Family areas free from other uses except those which are both compatible with and convenient to the residents of such a district. (6,000 Minimum Lot)
5. SR-4 Suburban Two-Family Residential District.
  - A. The SR-4, Suburban Two-Family Residential District is intended and designed for certain medium density residential areas of the City free from other uses except those which are both compatible with and convenient to the residents of such a district. SR-4 District is characterized by two-family dwellings, typically developed within a condominium regime, but does not include zero lot line development. (8,000 Single Family / 10,000 Two-Family Attached Minimum Lot)

6. SR-5 Suburban Three and Four-Family Residential District

A. The SR-5, Suburban Three and Four-Family Residential District is intended and designed for certain medium to high density residential areas of the City free from other uses except those which are both compatible with and convenient to the residents of such a district. SR-5 is characterized by three or four family dwellings, typically developed within a condominium regime. This district is designed to serve as a buffer between lower density residential districts and more intensive districts such as medium and high density suburban multiple-family residential or business districts. (12,000 Three-Family / 15,000 Four-Family Attached Minimum Lot)

Bulk Regulations 176.51-Table2 establishes bulk regulations for the residential districts. Section 176.35 specifies permitted encroachments in yards and setbacks applicable to accessory buildings and structures.

Permitted and Conditional Uses Table176.51-Table4 lists permitted, conditional uses, and permitted as accessory use for the residential districts.

**176.51-Table 2**

<b>SUBURBAN RESIDENTIAL DISTRICT BULK REQUIREMENTS</b>						
<b>ft = ft</b> <b>sf = square feet</b> <b>du = dwelling unit</b>	<b>ZONING DISTRICT</b>					
	<b>SR-E</b>	<b>SR-1</b>	<b>SR-2</b>	<b>SR-3 (Old R-2)</b>	<b>SR-4</b>	<b>SR-5</b>
<b>Minimum Lot Area</b>	1/2 acre (21,780 sf)	10,000 sf	8,000 sf	6,000 sf	Single Family: 8,000 sf Two Family: 10,000 sf	Three Family: 12,000 Four Family: 15,000
<b>Minimum Lot Width</b>	90 ft	80 ft	70 ft	60 ft	Single Family: 70 ft Two Family: 105 ft	Single Family: 70 ft Two Family: 105 ft Three Family: 120 - 140 ft Four Family: 150 ft - 175 ft
<b>Maximum Building Height</b>	40 ft or 2 1/2 stories, whichever is less	40 ft or 2 1/2 stories, whichever is less	35 ft or 2 1/2 stories, whichever is less	35 ft or 2 1/2 stories, whichever is less	35 ft or 2 1/2 stories, whichever is less	35 ft or 2 1/2 stories, whichever is less
<b>Minimum Front Yard<sup>1</sup></b>	40 ft	30 ft	25 ft	25 ft	25 ft	25 ft
<b>Minimum Side Yard (Interior)</b>	10 ft	7 ft	7 ft	7 ft	7 ft	7 ft
<b>Minimum Side Yard (Corner)</b>	20 ft	12 ft	12 ft	12 ft	12 ft	12 ft
<b>Minimum Rear Yard</b>	50 ft	35 ft	25 ft	25 ft	25 ft	25 ft
<b>Minimum Open Space</b>	--	--	--	--	30%	40%

<sup>1</sup> Where 50% or more of the street frontage of the block has existing principle building setbacks less than the front or corner side yard required by the zoning district, the required front yard or corner side yard may be reduced to the average of the existing front or exterior side yard setbacks on that street frontage of the block. Only front yard setbacks shall be used to compute the reduced front yard setback, only corner side yard setbacks shall be used to compute the reduced corner side yard setback.

## Traditional Residential Districts

1. TR-1 Traditional Low-Density Single-Family Residential District.
  - A. The TR-1, Traditional Low Density Single-Family Residential District is intended to stabilize and protect the characteristics of mature residential areas typically located near Uptown Marion or a part of the Original City. The district is designed for the preservation of low density single-family areas free from other uses except those which are both compatible with and convenient to the residents of such a district. (6,000 Minimum Lot)
2. TR-2 Traditional Medium-Density Single-Family Residential District.
  - A. The TR-2, Traditional Medium Density Single-Family Residential District is intended to stabilize and protect the characteristics of mature residential areas typically located near Uptown Marion or a part of the Original City. The district is designed for the preservation of medium density single-family areas free from other uses except those which are both compatible with and convenient to the residents of such a district. (5,000 Minimum Lot)
3. TR-3 Traditional Two-Family Residential District.
  - A. The TR-3, Traditional Two-Family Residential District is intended to stabilize and protect the characteristics of mature residential areas typically located near Uptown Marion or a part of the Original City. The district is designed for the preservation of medium density single and two-family Residential homes free from other uses except those which are both compatible with and convenient to the residents of such a district. Generally multiple family dwellings are converted large single-family homes. (5,000 Minimum Lot)
4. TR-4 Traditional Four-Family Residential District.
  - A. The TR-4, Traditional Four-Family Residential District is provided to accommodate those older established areas of the City which contain a mix of single to four family residential homes development near Uptown Marion or a part of the Original City. Generally multiple family dwellings are converted large single-family homes. (5,000 Minimum Lot)

## Multiple-Family Residential Districts

1. MR-1 Medium Density Multiple-Family Residential District.
  - A. The MR-1, Medium Density Multiple-Family Residential District is intended and designed for certain medium density residential areas of the City. The MR-1 is characterized by medium sized multifamily buildings on a single lot or a multifamily complex consisting of several multiple family buildings on a single lot. The maximum density in the MR-1 is 8 units per acre. The MR-1 also provides for

limited institutional uses that are compatible with surrounding residential neighborhoods.

2. MR-2 High Density Multiple-Family Residential Density.

A. The MR-2, High Density Multiple-Family Residential District is intended and designed for certain high-density residential areas of the City. The MR-2 is characterized by large multifamily buildings on a single lot or multifamily complex consisting of several multiple family buildings on a single lot. The maximum density in the MR-2 is 20 units per acre. The MR-2 also provides for limited institutional uses that are compatible with surrounding residential neighborhoods.

Bulk Regulations 176.51-Table3 establishes bulk regulations for the residential districts. Section 176.35 specifies permitted encroachments in yards and setbacks applicable to accessory buildings and structures.

Permitted and Conditional Uses Table176.51-Table4 lists permitted, conditional uses, and permitted as accessory use for the residential districts.

**176.51-Table 3**

<b>TRADITIONAL &amp; MULTI-FAMILY RESIDENTIAL DISTRICT BULK REQUIREMENTS</b>						
<b>ft = ft</b> <b>sf = square feet</b> <b>du = dwelling unit</b>	<b>ZONING DISTRICT</b>					
	<b>TR-1</b>	<b>TR-2</b>	<b>TR-3</b>	<b>TR-4</b>	<b>MR-1</b>	<b>MR-2</b>
<b>Minimum Lot Area</b>	6,000 sf	5,000 sf	5,000 sf	5,000 sf	8,000 sf	2 acres (87,120 ft)
<b>Minimum Lot Width</b>	60 ft	50 ft	50 ft	50 ft	100 ft	200 ft
<b>Maximum Building Height</b>	35 ft or 2 1/2 stories	35 ft or 2 1/2 stories	35 ft or 2 1/2 stories	35 ft or 2 1/2 stories	45 ft or 3 stories	45 ft or 3 stories <sup>1</sup>
<b>Minimum Front Yard<sup>2</sup></b>	15-20 ft	15-20 ft	15-20 ft	15-20 ft	25 ft	25 ft
<b>Minimum Side Yard (Interior)</b>	7 ft	5 ft	5 ft	5 ft	12 ft	12 ft
<b>Minimum Side Yard (Corner)</b>	12 ft	12 ft	12 ft	12 ft	12 ft	12 ft
<b>Minimum Rear Yard<sup>3</sup></b>	25 ft	25 ft	25 ft	25 ft	25 ft	25 ft
<b>Minimum Open Space</b>	--	--	--	40 %	40%	40%
<b>Landscape Required</b>	--	--	Yes	Yes	Yes	Yes

<sup>1</sup> Whichever is less, except that the maximum height may increase by one (1) foot for each one-half (1/2) foot that the front, rear and interior and corner side yard setbacks are increased over the required minimums up to a maximum of 100' in height with no limit on the number of stories.

<sup>2</sup> Where 50% or more of the street frontage of the block has existing principle building setbacks less than the front or corner side yard required by the zoning district, the required front yard or corner side yard may be reduced to the average of the existing front or exterior side yard setbacks on that street frontage of the block. Only front yard setbacks shall be used to compute the reduced front yard setback, only corner side yard setbacks shall be used to compute the reduced corner side yard setback. Shall only apply to the TR-1, TR-2, TR-3 and TR-4 zoning district.

<sup>3</sup> 25 ft or 20% of the depth of the lot, whichever amount is smaller, but in no event less than 15 ft shall only apply to the TR-1, TR-2, TR-3 and TR-4 zoning district.



**176.51-Table 4**

<b>Zoning Districts -- Permitted and Special Uses</b>															
<b>P = Permitted Use</b> <b>C = Conditional Use</b> <b>A = Permitted as Accessory Use</b>	AG	RR	SR-E	SR-1	SR-2	SR-3	SR-4	SR-5	TR-1	TR-2	TR-3	TR-4	MR-1	MR-2	Specific Use Standards
<b>RESIDENTIAL USES</b>															
Artist Live/Work Space															Y
Assisted Living Facility												C	C	C	
Dwelling Unit, Auxiliary (attached)	C	C	C	C	C	C			C	C	C	C			Y
Dwelling Unit, Auxiliary (detached)	C	C							C	C	C	C			Y
Dwelling, Efficiency/Micro															
Dwelling, One Unit	P	P	P	P	P	P	P	P	P	P	P	P			
Dwelling, Townhouse						P	P	P			P	P	P	P	
Dwelling, Two-unit (duplex)							P	P			P	P			
Dwelling, Three-unit (triplex)								P				P			
Dwelling, Four-unit								P				P			
Dwelling, Multi-Unit													P	P	
Dwelling, Upper level															
Family Home	P	P	P	P	P	P	P	P	P	P	P	P			
Group Home, Large	C	C	C	C	C	C	C	C	C	C		C	C	C	Y
Group Home, Small	P	P	P	P	P	P	P	P	P	P		P	P	P	Y
Independent Living Facility												P	P	P	



**176.51-Table 4**

<b>Zoning Districts -- Permitted and Special Uses</b>															
<b>P = Permitted Use C = Conditional Use A = Permitted as Accessory Use</b>	<b>AG</b>	<b>RR</b>	<b>SR-E</b>	<b>SR-1</b>	<b>SR-2</b>	<b>SR-3</b>	<b>SR-4</b>	<b>SR-5</b>	<b>TR-1</b>	<b>TR-2</b>	<b>TR-3</b>	<b>TR-4</b>	<b>MR-1</b>	<b>MR-2</b>	<b>Specific Use Standards</b>
<b>OTHER</b>															
Horse Stables, Private	P														
Parking Garage/Structure															
Parking Lot, Private	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Parking Lot, Public															
Transportation Operations Facility															
Communication Tower	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Chapter 176.40, Code of Ord.
Communication Antenna	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Chapter 176.40, Code of Ord.
Urban Agricultural	P														
Utility, Community/Regional	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Utility, Local	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Wind Turbine, Structure Mounted															Chapter 176.40, Code of Ord.
Wind Turbine, Tower Mounted															Chapter 176.40, Code of Ord.

## Business and Mixed-Use Districts

### 1. BL Local Business District

A. The purpose of the BL Local Business District is to provide locations for small-scale service and retail uses that primarily serve the convenience needs of residential neighborhoods. The BL District permits a mix of uses, but care must be taken to ensure that adequate access, parking and screening is provided so as not to negatively impact adjoining residential neighborhoods and building design should be compatible with residential properties.

### 2. BC Community Business District

A. The purpose of the BC Community Business District is to accommodate mid-size retail and service development along Strategic Regional Arterial corridors such as Tower Terrace Road and Marion Boulevard. Uses in the BC District have the potential to generate significant automobile traffic, and therefore care must be taken to properly design access and parking facilities. Since this district is located along the roads that serve as gateways into Marion, quality building architecture, landscaping and other site improvements are necessary to ensure this type of development enhances Marion's image.

### 3. BR Regional Business District

A. The purpose of the BR Regional Business District is to provide locations along Strategic Regional Arterial corridors for shopping centers and business uses that draw patrons from Marion's, surrounding communities and the broader region. The BR District consists primarily of large-scale development that has the potential to generate significant automobile traffic. It should be designed in a coordinated manner with an interconnected street network that is consistent with the City's Comprehensive Plan. Uncoordinated, piecemeal development of small parcels that do not fit into a larger context are discouraged in the BR District. Compatible land uses, access, traffic circulation, storm water management and natural features, all should be integrated into an overall development plan. Because this district is primarily at high-visibility locations, quality building architecture, landscaping and other site improvements are required to ensure superior aesthetic and functional quality.

Bulk Regulations 176.51-Table5 establishes bulk regulations for the residential districts. Section 176.35 specifies permitted encroachments in yards and setbacks applicable to accessory buildings and structures.

Permitted and Conditional Uses 176.51-Table6 lists permitted, conditional uses, and permitted as accessory uses for the residential districts.

176.51-Table 5

<b>BUSINESS AND INDUSTRIAL DISTRICT BULK REQUIREMENTS</b>			
<b>ft = ft</b> <b>sf = square feet</b> <b>du = dwelling unit</b>	<b>ZONING DISTRICT</b>		
	<b>BL Local Bus</b>	<b>BC Community</b>	<b>BR Regional</b>
<b>Minimum Lot Area</b>	6,000 sf	1 acre (43,560 sf)	1 acre (43,560 sf)
<b>Minimum Lot Width</b>	60 ft	0 ft	0 ft
<b>Maximum Building Height</b>	2.5 stories 35 ft	3 stories 45 ft	3 stories <sup>1</sup> 45 ft
<b>Minimum Front Yard</b>	25 ft	20 ft	20 ft
<b>Minimum Side Yard (Interior)</b>	0 ft <sup>2</sup>	0 ft	15 ft
<b>Minimum Side Yard (Corner)</b>	12 ft	12 ft	15 ft
<b>Minimum Rear Yard</b>	0 ft <sup>3</sup>	0 ft	0 ft
<b>Minimum Open Space</b>	--	25% of first 3 acres and 10% of Balance	25% of first 3 acres and 10% of Balance
<b>Landscape Required</b>	Yes	Yes	Yes

<sup>1</sup> Except that the maximum height may increase by one (1) foot for each one-half (1/2) foot that the front, rear and side yard setbacks are increased over the required minimums, up to a maximum of 150 feet in height with no limit on the number of stories.

<sup>2</sup> Except when a lot abuts a Suburban Residential or Traditional Residential District, in which case there shall be a side yard setback of 7 ft.

<sup>3</sup> Except when a lot abuts a Suburban Residential or Traditional Residential District, in which case there shall be a rear yard setback of 25 ft or 20 percent for the lot depth, whichever amount is smaller, but in no event less than 15 ft.

**176.51-Table 6**

<b>Zoning Districts -- Permitted and Special Uses</b>				
<b>P = Permitted Use C = Conditional Use A = Permitted as Accessory Use</b>	<b>BL</b>	<b>BC</b>	<b>BR</b>	<b>Specific Use Standards</b>
<b>RESIDENTIAL USES</b>				
Artist Live/Work Space				Y
Assisted Living Facility		C		
Dwelling Unit, Auxiliary (attached)				Y
Dwelling Unit, Auxiliary (detached)				Y
Dwelling, Efficiency/Micro				
Dwelling, One Unit				
Dwelling, Townhouse				
Dwelling, Two-unit (duplex)				
Dwelling, Three-unit (triplex)				
Dwelling, Four-unit				
Dwelling, Multi-Unit				
Dwelling, Upper level	P	P		
Family Home				
Group Home, Large				Y
Group Home, Small				Y
Independent Living Facility				
<b>RETAIL AND SERVICE USES</b>				
Bank	P	P	P	
Bed and Breakfast				Y
Car Wash		C	P	Y
Coffee or Tea Room	P	P	P	
Day Care Center	P	P	P	
Delayed Deposit		P	P	Y
Drive-Thru Facility		C	P	Y
Financial Institution	P	P	P	
Firework Sales				
Funeral Home / Mortuary		P	P	
Gas Station		C	P	Y
Grocery				
Grocery - Neighborhood				
Heavy Retail and Service			P	
Home Improvement Center			P	

**176.51-Table 6**

<b>Zoning Districts -- Permitted and Special Uses</b>				
<b>P = Permitted Use C = Conditional Use A = Permitted as Accessory Use</b>	<b>BL</b>	<b>BC</b>	<b>BR</b>	<b>Specific Use Standards</b>
<b>RETAIL AND SERVICE USES</b>				
Hotel/Motel		C	P	
Kennel				Y
Medical Cannabidiol Dispensaries (Sales)				Y
Medical/Dental Clinic		P	P	
Medical/Dental Clinic, Not exceeding 2500 gross floor area.				
Microbrewery/Micro-Distillery/Micro-		P	P	
Motor Vehicle Rental			A	
Motor Vehicle Sales and Leasing			P	Y
Motor Vehicle Service and Repair, Major				Y
Motor Vehicle Service and Repair, Minor		P	P	Y
Office, Business and Professional	P	P	P	
Outdoor Sales, Permanent		CA	CA	Y
Outdoor Sales, Temporary	A	A	A	Y
Pawn Shop			CA	
Personal Services	P	P	P	
Personal Services, Limited				
Professional Training Center				
Restaurant	C	P	P	
Retail Sales Not exceeding 2,500 gross floor area				
Retail Sales Large		P	P	
Retail Sales, Medium		P	P	
Retail Sales, Small	P	P	P	
Retail Sales, Specialty	P	P	P	
Sexually Oriented Business			C	Chapter 127, Code of Ord.
Tattoo Parlor / Body Piercing Studio		C	P	
Tavern/Bar		C	P	
Veterinary Office/Animal Hospital		P	P	Y

**176.51-Table 6**

<b>Zoning Districts -- Permitted and Special Uses</b>				
<b>P = Permitted Use C = Conditional Use A = Permitted as Accessory Use</b>	<b>BL</b>	<b>BC</b>	<b>BR</b>	<b>Specific Use Standards</b>
<b>INDUSTRIAL/STORAGE USES</b>				
Crematory Retort		A	A	
Junk/Salvage Yard				
Manufacturing, Heavy				
Manufacturing, Light				
Medical Cannabidiol Manufacturing				Y
Mini-Warehouse				
Motor Vehicle Storage, Permanent				Y
Motor Vehicle Storage, Temporary			P	Y
Outdoor Storage				
Recycling Facility				
Research and Development Use				
Warehouse/Distribution				
<b>CULTURAL, RELIGIOUS, RECREATIONAL AND ENTERTAINMENT USES</b>				
Art Gallery/Studio	P	P	P	
Carnival (as temporary use)		P	P	Y
Convent/Monastery				
Cultural Facility		P	P	
Golf Course				
Indoor Recreation and Amusement		P	P	
Live Entertainment		A	A	
Lodge or Private Club	P	P	P	
Outdoor Dining		P	P	
Outdoor Amusement			CA	
Outdoor Recreation		P	P	
Outdoor Entertainment, Temporary	A	A	A	
Park, Neighborhood	P			
Place of Worship	P	P	P	
Public Plaza	A	A	A	
Theater (Small/Large)		P	P	



**176.51-Table 6**

<b>Zoning Districts -- Permitted and Special Uses</b>				
<b>P = Permitted Use C = Conditional Use A = Permitted as Accessory Use</b>	<b>BL</b>	<b>BC</b>	<b>BR</b>	<b>Specific Use Standards</b>
<b>GOVERNMENTAL AND INSTITUTIONAL USES</b>				
Cemetery				
College/University		P	P	
Correctional Facility				
Emergency Medical Center			P	
Fairground			C	
Homeless Shelter				
Hospice				
Hospital			P	
Library				
Nursing Home				
Office, Government		P		
Post Office		P	P	
Police Firearms Training Range				
Public Service Facility		P	P	
School, Specialized Instructional	P	P	P	
School, Primary or Secondary				
<b>OTHER</b>				
Horse Stables, Private				
Parking Garage/Structure			A	
Parking Lot, Private	A	A	A	
Parking Lot, Public				
Transportation Operations Facility		C	P	
Communication Tower		C	C	Chapter 176.40, Code of Ord.
Communication Antenna	P	P	P	Chapter 176.40, Code of Ord.
Urban Agricultural				
Utility, Community/Regional	C	C	C	
Utility, Local	P	P	P	
Wind Turbine, Structure Mounted	A	A	A	Chapter 176.40, Code of Ord.
Wind Turbine, Tower Mounted		C	C	Chapter 176.40, Code of Ord.

## Office/Service and Manufacturing Districts

### 1. OS Office/Service District

A. The OS Office/Service District is designed to accommodate office and certain service and research uses that require a percentage of lower building coverage and larger setbacks than those types of office and service uses found within the commercial districts. The OS District is designed to provide an open, landscaped appearance along public streets and to provide a buffer area between residential uses and other commercial or industrial uses.

### 2. M-1 Light Manufacturing District

A. The purpose of the M-1 Light Manufacturing District is to accommodate a wide range of industries whose primary operations occur entirely within enclosed structures and which pose limited potential for environmental impacts on neighboring uses. While the emphasis is on industrial, manufacturing, and related uses, small-scale office and commercial uses intended to serve nearby industries and employees are permitted. The uses typically will include clean, non-objectionable industries whose operating characteristics are either confined completely within the property or result in limited secondary impacts in terms of traffic, air emissions, and hours of operation.

### 3. M-2 General Manufacturing District

A. The purpose of the M-2 General Manufacturing District is to accommodate a wide range of manufacturing, assembly, processing, and warehousing and office/research activities, both as individual users and in a business park setting. New development and redevelopment in this District shall focus on providing sufficient setbacks, and adequate landscaping and buffering from adjacent non-industrial uses and public rights-of-way. Outdoor storage and loading, and other outdoor activities, shall be adequately screened. Certain general industrial uses that may tend to be objectionable due to their odor, vibrations, smoke, glare, hear, noise, or similar characteristics are provided as conditional uses in this district.

## Public Institutional and Recreation and Open Space District

### 1. PI Public Institutional District

A. The purpose of the PI District is to protect and maintain properties owned by the City, the School District, and public and private outdoor recreation. The development standards are intended to provide flexibility to the public and semi-public entities in the use of their land while protecting surrounding uses.

2. ROS Recreation and Open Space District

A. The purpose of the ROS District is to recognize and protect the environmental functions of certain natural and passive recreational areas, including large City greenways, parks, storm water management areas, golf courses and similar areas. Development within the district is limited in order to protect natural drainage ways and water retention areas, natural habitat for plant and animal life, steep slopes, woodlands and other resources beneficial to the community.

Bulk Regulations 176.51-Table7 establishes bulk regulations for the Office/Service, Manufacturing, Public Lands and Recreation and Open Space districts. Section 176.35 specifies permitted encroachments in yards and setbacks applicable to accessory buildings and structures.

Permitted and Conditional Uses 176.51-Table8 lists permitted, conditional uses, and permitted as accessory uses for the Office/Service, Manufacturing, Public Lands and Recreation and Open Space districts.

**176.51-Table 7**

<b>OFFICE, INDUSTRIAL, PUBLIC LANDS AND RECREATION AND OPEN SPACE BULK REQUIREMENTS</b>					
<b>ft = feet sf = square feet du = dwelling unit</b>	<b>ZONING DISTRICT</b>				
	<b>OS Office/Service</b>	<b>M-1 Conditional Industrial</b>	<b>M-2 Limited Industrial</b>	<b>PI Public Institutional</b>	<b>ROS Recreation and Open Space</b>
<b>Minimum Lot Area</b>	21,000 sf	--	--	--	--
<b>Minimum Lot Width</b>	None	None	None	None	--
<b>Maximum Building Height</b>	3 stories or 45 ft <sup>1</sup>	3 stories or 35 ft	3 stories or 45 ft <sup>1</sup>	3 stories or 45 ft <sup>1</sup>	--
<b>Minimum Front Yard</b>	25 ft	25 ft	25 ft	25 ft	--
<b>Minimum Side Yard (Interior)</b>	15 ft	0 ft	0 ft	25 ft	--
<b>Minimum Side Yard (Corner)</b>	15 ft	15 ft	15 ft	25 ft	--
<b>Minimum Rear Yard</b>	25 ft	0 ft	0 ft	25 ft	--
<b>Minimum Open Space</b>	25% of first 3 acres and 10% of Balance	--	--	40%	--
<b>Landscape Required</b>	Yes	Yes	Yes	Yes	--

<sup>1</sup> Maximum height may increase by one (1) foot for every one-half (1/2) foot that the front, rear and side yard setbacks are increased over the required minimums, up to a maximum of 150 feet in height with no limit on the number of stories.

176.51-Table 8

Zoning Districts -- Permitted and Special Uses						
P = Permitted Use C = Conditional Use A = Permitted as Accessory Use	OS	M-1	M-2	PI	ROS	Specific Use Standards
<b>RESIDENTIAL USES</b>						
Artist Live/Work Space		C				Y
Assisted Living Facility	P					
Dwelling Unit, Auxiliary (attached)						Y
Dwelling Unit, Auxiliary (detached)						Y
Dwelling, Efficiency/Micro						
Dwelling, One Unit						
Dwelling, Townhouse						
Dwelling, Two-unit (duplex)						
Dwelling, Three-unit (triplex)						
Dwelling, Four-unit						
Dwelling, Multi-Unit						
Dwelling, Upper level						
Family Home						
Group Home, Large						Y
Group Home, Small						Y
Independent Living Facility						
<b>RETAIL AND SERVICES USES</b>						
Bank	P					
Bed and Breakfast						Y
Car Wash		P	P			Y
Coffee or Tea Room						
Day Care Center	P			P		
Delayed Deposit						Y
Drive-Thru Facility	P					Y
Financial Institution	P					
Firework Sales		P	P			
Funeral Home / Mortuary	P					
Gas Station		P	P			Y
Grocery						
Grocery - Neighborhood						
Heavy Retail and Service		P	P			
Home Improvement Center						

176.51-Table 8

### Zoning Districts -- Permitted and Special Uses

<b>P = Permitted Use</b> <b>C = Conditional Use</b> <b>A = Permitted as Accessory Use</b>	OS	M-1	M-2	PI	ROS	Specific Use Standards
<b>RETAIL AND SERVICES USES</b>						
Hotel/Motel	P					
Kennel		P	P			Y
Medical Cannabidiol Dispensaries (Sales)						Y
Medical/Dental Clinic	P			P		
Medical/Dental Clinic, Not exceeding 2500 gross floor area.						
Microbrewery/Micro-Distillery/Micro-Winery						
Motor Vehicle Rental	P	P	P			
Motor Vehicle Sales and Leasing						Y
Motor Vehicle Service and Repair, Major		C	P			Y
Motor Vehicle Service and Repair, Minor		P	P			Y
Office, Business and Professional	P	P	P			
Outdoor Sales, Permanent		A	P			Y
Outdoor Sales, Temporary		A	A	A		Y
Pawn Shop						
Personal Services						
Personal Services, Limited	P					
Professional Training Center	P			P		
Restaurant						
Retail Sales Not exceeding 2,500 gross floor area						
Retail Sales Large						
Retail Sales, Medium						
Retail Sales, Small						
Retail Sales, Specialty						
Sexually Oriented Business						Chapter 127, Code of Ord.
Tattoo Parlor / Body Piercing Studio						
Tavern/Bar						
Veterinary Office/Animal Hospital	P	P	P			Y

176.51-Table 8

<b>Zoning Districts -- Permitted and Special Uses</b>						
<b>P = Permitted Use</b> <b>C = Conditional Use</b> <b>A = Permitted as Accessory Use</b>	<b>OS</b>	<b>M-1</b>	<b>M-2</b>	<b>PI</b>	<b>ROS</b>	<b>Specific Use Standards</b>
<b>INDUSTRIAL/STORAGE USES</b>						
Crematory Retort	A	P	P			
Junk/Salvage Yard			C			
Manufacturing, Heavy			C			
Manufacturing, Light		P	P			
Medical Cannabidiol Manufacturing		P	P			Y
Mini-Warehouse		P	P			
Motor Vehicle Storage, Permanent		P	P			Y
Motor Vehicle Storage, Temporary				A		Y
Outdoor Storage		A	A	A		
Recycling Facility			C			
Research and Development Use		P	P	P		
Warehouse/Distribution		P	P			
<b>CULTURAL, RELIGIOUS, RECREATIONAL AND ENTERTAINMENT USES</b>						
Art Gallery/Studio	P	P		A	A	
Carnival (as temporary use)				P	P	Y
Convent/Monastery				A		
Cultural Facility	P	P	P	P	P	
Golf Course				P	P	
Indoor Recreation and Amusement	P	C	P	P	A	
Live Entertainment				P	P	
Lodge or Private Club				P		
Outdoor Dining						
Outdoor Amusement				P	P	
Outdoor Recreation				P	P	
Outdoor Entertainment, Temporary		P	P	P	P	
Park, Neighborhood				P	P	
Place of Worship	P	C	C	C		
Public Plaza				P	P	
Theater (Small/Large)				P		

176.51-Table 8

Zoning Districts -- Permitted and Special Uses						
P = Permitted Use C = Conditional Use A = Permitted as Accessory Use	OS	M-1	M-2	PI	ROS	Specific Use Standards
<b>GOVERNMENTAL AND INSTITUTIONAL USES</b>						
Cemetery				P	P	
College/University	P			P		
Correctional Facility			C	P		
Emergency Medical Center				P		
Fairground				P	P	
Homeless Shelter				P		
Hospice	P			P		
Hospital	P			P		
Library				P		
Nursing Home	P			P		
Office, Government	P	P	P	P		
Post Office	P			P		
Police Firearms Training Range			C	P		
Public Service Facility		P	P	P		
School, Specialized Instructional	P	P	P	P		
School, Primary or Secondary				P		
<b>OTHER</b>						
Horse Stables, Private						
Parking Garage/Structure	A	A	A	P		
Parking Lot, Private	A	A	A	A	A	
Parking Lot, Public	P	P	P	P	A	
Transportation Operations Facility		C	P	P		
Communication Tower	P	P	P	P	C	Chapter 176.40, Code of Ord.
Communication Antenna	P	P	P	P	C	Chapter 176.40, Code of Ord..
Urban Agricultural	P	P	P	P	P	
Utility, Community/Regional	C	C	C	P	P	
Utility, Local	P	P	P	P	P	
Wind Turbine, Structure Mounted	A	A	A	C	C	Chapter 176.40, Code of Ord.
Wind Turbine, Tower Mounted	C	C	C	C	C	Chapter 176.40, Code of Ord.

(Ord. 18-22 – Nov. 18 Supp.)