

TABLE OF CONTENTS

ARTICLE I. TITLE, PURPOSE AND JURISDICTION	I-1
ARTICLE II. DEFINITIONS	II-1
Section 201. Word Usage.....	II-1
Section 202. Abbreviations	II-1
Section 203. Definitions.....	II-2
ARTICLE III. ESTABLISHMENT OF ZONING DISTRICTS.....	III-1
Section 301. Zoning Districts.....	III-1
Section 302. Map of Zoning Districts	III-1
Section 303. Interpretation of District Boundaries.....	III-1
Section 304. Statement of Purpose and Intent of Zoning Districts.....	III-2
304.01. Urban Core District (UC).....	III-2
304.02. College Edge Overlay District (CEOD).....	III-2
304.03. Urban Neighborhood East District (UNE)	III-2
304.04. Urban Neighborhood West District (UNW)	III-2
304.05. Urban Neighborhood South District (UNS).....	III-3
304.06. Neighborhood Conservation District (NC)	III-3
304.07. Development District Housing (DDH)	III-3
304.08. Medium Density Residential District (MDRD)	III-3
304.09. Neighborhood Redevelopment District (NRD)	III-4
304.10. Redevelopment District (RDD).....	III-4
304.11 Large Lot Residential District (LLRD).....	III-4
304.12. Rural District (R)	III-4
304.13. Limited Development District (LDD).....	III-4
304.14. Comprehensive Development District (CDD)	III-5
304.15. Corridor Redevelopment District (CRD)	III-5
304.16. South College Corridor District (SCCD)	III-5
304.17. Industrial District (I)	III-6
304.18. Planned Development District (PDD).....	III-6
304.19. Conservation Overlay District (COD)	III-6
304.20. Holding District (HD)	III-6
ARTICLE IV. GENERAL REGULATIONS	IV-1
Section 401. Use Regulations.....	IV-1
Section 402. Use Categories Defined.....	IV-1
Section 403. Agricultural Uses.....	IV-1
Section 404. Residential Uses	IV-1
Section 405. Recreational, Institutional, and Special Residential Uses.....	IV-1
Section 406. Commercial Uses	IV-2
Section 407. Industrial Uses.....	IV-3
Section 408. Uses Permitted by Right, Uses Permitted with Conditional Use Permits, and Uses Not Permitted	IV-4
Table 4-1. Table of Permitted Uses.....	IV-5
Section 409. Zoning District Performance Standards	IV-30
Section 410. Compliance.....	IV-30
Section 411. Performance Standards.....	IV-30
Table 4-2. Performance Standards for Residential Uses by District	IV-32
Table 4-3. Standards for Nonresidential Uses by District	IV-33

Section 412. Natural Resource Protection Standards	IV-36
Section 413. Stream Buffer	IV-36
Table 4.31. Stream Buffer Width Based on Drainage Area	IV-37
Table 4.32. Stream Buffer Description and Permitted Uses.....	IV-37
Section 414. Reclamation of Undeveloped Land	IV-40
Section 415. Floodplains	IV-41
Section 416. Steep Slopes	IV-41
Section 417. Open Space.....	IV-41
Section 418. Land Use Intensity Classifications, Bufferyards, and Structure Height	IV-43
Section 419. Land Use Intensity Class Standards	IV-44
Table 4-4. Land Use Intensity Class Standards.....	IV-45
Section 420. Bufferyards.....	IV-47
Section 421. Determination of Buffer Width	IV-49
Table 4-5. Buffer Width Requirements for Adjacent Land Uses by Land Use Intensity Class	IV-50
Table 4-6. Buffer Width Requirements for Adjacent Vacant Land by Zoning District	IV-50
Table 4-7. Buffer Width Requirements Adjacent to Streets.....	IV-51
Section 422. General Landscaping Requirements.....	IV-51
Table 4-8. Tree Inches per Acre.....	IV-55
Figure 4-1. Off-Street Parking Landscape Example	IV-56
Figure 4-2. Fencing Options.....	IV-57
Figure 4-3. Fencing Options-For Illustration Purposes Only	IV-58
Section 423. Tree Preservation Credit.....	IV-59
Section 424. Specimen Trees or Stands of Trees	IV-59
Section 425. Tree Protection	IV-60
Section 426. Plant Materials.....	IV-60
Section 427. Minimum Planting Areas	IV-61
Section 428. Landscape Plan Submission Requirements	IV-61
Section 429. Corridor Overlay Area Regulations.....	IV-63
Section 430. Transportation Impact Report.....	IV-65
Section 431. Clear View of Intersection Streets.....	IV-65
Section 432. Traffic Management	IV-65

ARTICLE V. DETAILED USE REGULATIONS V-1

Section 501. Standards Applicable to Certain Uses	V-1
Section 502. Residential Use Regulations.....	V-8
Table 5-1. Lot Area, Setbacks, Maximum ISR and Parking Requirements for Conventional Subdivisions	V-9
Table 5-2. Lot Area, Setbacks, Bulk Regulations & Parking Requirements for Neighborhood Conservation District	V-10
Section 503. Building Setbacks.....	V-22
Section 504. Planned Developments	V-23
Section 505. Master Development Plan	V-27
Section 506. Mixed-Use Developments	V-32
Section 507. Urban Core (UC) District	V-33
Table 5-3. Development and Design Standard Requirements within the UC District	V-33
Section 508. College Edge Overlay District (CEOD)	V-37
Table 5-4. Development and Design Standard Requirements within the CEOD District	V-38
Section 509. Urban Neighborhood (UN) District.....	V-48
Table 5-5. Development and Design Standard Requirements within the UN-E District	V-38
Table 5-6. Development and Design Standard Requirements within the UN-W District	V-43
Table 5-7. Development and Design Standard Requirements within the UN-S District.....	V-48
Section 510. Corridor Redevelopment District (CRD) District	V-52
Table 5-8. Development and Design Standard Requirements within the CRD District	V-52
Section 511. Accessory Uses	V-56

Section 512. Temporary Uses	V-663
Section 513. Off-street Parking, General Requirements	V-68
Section 514. Bicycle Parking	V-75
Section 515. Lighting	V-76
Section 516. Airport Overlay District	V-77
Section 517. Flag Lots.....	V-84
Section 518. Conservation Overlay District (COD).....	V-85
Figure 5-1. Standard Yard Definition Diagram.....	V-87
Figure 5-2. Example for Interpretation of Setbacks for Irregularly Shaped Lots.....	V-88
ARTICLE VI. SIGNS	VI-1
Section 601. Purpose and Scope	VI-1
Section 602. Definitions	VI-1
Section 603. Exempt Signs.....	VI-3
Section 604. Prohibited Signs	VI-6
Section 605. Permitted Signs	VI-8
Section 606. Master Signage Plan.....	VI-12
Section 607. Design, Construction, and Maintenance of Signs.....	VI-13
Section 608. Permitting and Enforcement/Administration.....	VI-15
ARTICLE VII. NONCONFORMITIES	VII-1
Section 701. Definitions	VII-1
Section 702. Determination of Nonconforming Status	VII-2
Section 703. Termination of Nonconforming Status.....	VII-2
Section 704. Review Process	VII-2
Section 705. Continuation, Maintenance, and Minor Repair	VII-3
Section 706. Permitted Uses in Nonconforming Structures	VII-3
Section 707. Administrative Review and Approval	VII-4
Section 708. Enlargement or Expansion of Conditional Uses.....	VII-6
Section 709. Exceptions for Residential Setbacks.....	VII-6
Section 710. Exceptions for Historic Resources	VII-6
Section 711. Nonconforming Lots of Record.....	VII-7
Section 712. Nonconforming Uses.....	VII-8
Section 713. Manufactured Home Parks	VII-8
Section 714. Minimum Acceptable Bufferyard.....	VII-9
Section 715. Nonconforming Signs.....	VII-9
Section 716. Appeal Process	VII-10
Figure 7-1 Minimum Acceptable Bufferyards for Nonconforming Uses.....	VII-10
ARTICLE VIII. DEVELOPMENT APPROVAL PROCESS.....	VIII-1
Section 801. Subdivisions	VIII-1
Section 802. Site Plans	VIII-1
Section 803. Conditional Uses	VIII-8
Section 804. Zoning Certificates	VIII-10
Section 805. Certificate of Occupancy.....	VIII-11
Section 806. Access	VIII-12
Section 807. Fees	VIII-12
ARTICLE IX. ADMINISTRATION AND ENFORCEMENT	IX-1
Section 901. Planning Director: Duties and Powers	IX-1
Section 902. Senior Building Inspector: Duties and Powers	IX-2
Section 903. Duties of the Planning Commission	IX-2

Section 904. Board of Zoning Adjustment: Duties and Powers IX-3
Section 905. Interpretations..... IX-4
Section 906. Amendments..... IX-5
Section 907. Variances..... IX-8
Section 908. Appeals..... IX-11
Section 909. Penalties IX-12

APPENDICES:

Appendix A: Permitted Plant Species A-1

INDEX