

Chapter 1107

Districts and Land

Use Standards

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1107.01 General Provisions

- (a) Regulation of the Use and Development of Land and Structures: These regulations are established and adopted governing the use and physical development of land and/or structures.
- (b) Rules of Application: These regulations shall be interpreted and enforced according to the following rules:
- (1) **Identification of Uses**: Listed uses are to be defined by their customary name or identification, except where they are specially defined or limited in this UDO.
 - (2) **Permitted Uses**: Only a use designated as a permitted use shall be allowed as a matter of right in a zoning district and any use not so designated shall be prohibited except, when in character with the zoning district, such other additional uses may be added to the permitted uses of the zoning district by an amendment to this UDO.
 - (3) **Conditional Uses**: A use designated as a conditional use may be allowed in a zoning district when such conditional use, its location, extent and method of development will not substantially alter the character of the vicinity or unduly interfere with the use of adjacent lots in the manner prescribed for the zoning district. To this end the Planning Commission may, in addition to the development standards for the zoning district, set forth such additional requirements as will, in its judgment, render the conditional use compatible with the existing and future use of adjacent lots and the vicinity.
 - (4) **Accessory Uses**: A use designated as an accessory use shall be permitted in a zoning district when such use is subordinate in area, extent, and purpose to the principal use and is located on the same lot and in the same zoning district as the principal use.

- (5) **Development Standards:** The development standards shall be the minimum required for development in a zoning district unless otherwise stated. If the development standards are in conflict with the requirements of any other lawfully adopted rules, regulations or laws, the more restrictive or higher standards shall govern.
- (c) **Districts:** The City is divided into the following zoning districts, which shall be governed by all the use and area requirements of this Ordinance. The following lists each district along with its appropriate symbol:
- (1) **Residential Districts**
 - R-1 One-Family Residential District
 - R-2 Metropolitan Residential District
 - R-3 Central Residential District
 - R-4 Multifamily Residential District
 - (2) **Commercial Districts**
 - C-1 General Commercial District
 - C-2 Community Commercial District
 - C-3 Central Commercial District
 - (3) **Industrial Districts**
 - I-1 Light Industrial District
 - I-2 General Industrial District
 - (4) **Office Districts**
 - O-I Office/Institutional District
 - O-RP Office - Research Park District
 - O-S Office Service District
 - (5) **Agricultural District**
 - A-1 Agricultural District
 - (6) **Parks and Recreation District**
 - PAR Parks and Recreation District
 - (7) **Overlay Districts**
 - TOD – Telecommunications Overlay District
 - FOD – Floodplain Overlay District
 - WFP – Well Field Protection Overlay District
 - HOD – Historic Overlay District
 - PUD – Planned Unit Development Overlay District
 - PRCD – Planned Residential Conservation Overlay District
 - HSOD - Highway Sign Overlay District

1107.02 Residential Districts

- (a) R-1: One-Family Residential District: The R-1 One-Family Residential District is intended to provide space in the City for low-density, single-family residential uses, and to provide for additional uses that serve the residential neighborhood as conditional uses. The R-1 District is further divided into two subcategories:
 - (1) R-1A: Estate Residential District: This District is intended to provide space for the lowest density, single-family residential uses, with an average density of three dwelling units or less for every one acre of land.
 - (2) R-1B: Suburban Residential District: This District is intended to provide space for low density, single-family residential uses, with an average density of four dwelling units or less for every one acre of land.
- (b) R-2: Metropolitan Residential District: The R-2 Metropolitan Residential District is intended to provide space in the City for moderate-density, single-family residential uses in urban areas with complete municipal services, and to provide for additional uses that serve the residential neighborhood as conditional uses.
- (c) R-3: Central Residential District: Council, by establishing the R-3 Central Residential District, recognizes the existence of older residential areas of the City where homes have been built on small lots and where conservation of the existing housing stock should be encouraged. The R-3 Central Residential District allows for existing moderate-density housing and new single-family development. It is not the intent of Council, by the establishment of such District, to provide new moderate density developments as major subdivisions, nor to otherwise expand R-3 Districts beyond the central residential areas of the City.
- (d) R-4: Multi-Family Residential District: The R-4 Multi-Family Residential District is intended to provide for mixed housing types at medium to high density in urban areas with complete municipal services. The District should generally be located to provide a smooth transition between residential areas and more intense uses.
- (e) Performance Standards: Development standards for each of the Residential Districts are listed in **Tables 1 through 4**.
- (f) Permitted, Prohibited, Accessory, and Conditional Uses: Permitted, prohibited, accessory, and conditional uses for each of the Residential Districts are listed in **Table 5**.
- (g) Lot Coverage: In any Residential District, lot coverage shall not exceed thirty-five percent (35%), including all principal and accessory structures.

TABLE 1: R-1 Lot and Dimensional Requirements

R-1 Lot and Dimensional Requirements						
Type of Use	Min. Lot Size (sq./ft.)	Min. Front Setback (ft.)	Min. Side Setback One Side/Total (ft.)	Min. Rear Setback (ft.)	Min. Floor Area (sq./ft.)	Min. Lot Width Interior/Corner (ft.)
R-1 PERMITTED PRINCIPAL USES						
Adult Family Home	Must meet setbacks for single-family dwelling in R-1B and provide 200 sq. ft. of space for each occupant					
Certified Foster Home	10,000	25	10:25	40	1,500	80/100
Dwelling, Single-Family R-1A	15,000	25	10:25	40	1,800	100/120
Dwelling, Single-Family R-1B	10,000	25	10:25	40	1,500	80/100
Family Home for the Disabled	Must meet setbacks for single-family dwelling in R-1B and provide 200 sq. ft. of space for each occupant					
Foster Family Home for the Disabled	Must meet setbacks for single-family dwelling in R-1B and provide 200 sq. ft. of space for each occupant					
R-1 CONDITIONAL USES						
Bed & Breakfasts	10,000	25	10:25	40	1,500	80/100
Churches*	2 acres	40	20:50	40	---	---
Community Centers*	1 acre	40	20:50	40	---	---
Day Care Centers*	10,000	25	10:25	40	1,500	80/100
Elderly Housing	10,000	25	10:25	40	800‡	80/100
In-Law Suites	Must meet all Building Code requirements; if an addition to the principal structure is proposed, it must meet setback requirements					
Parks & Recreational Facilities	Play equipment must be set back from all adjacent residential lots a minimum of 25 feet; principal buildings shall meet the same setbacks as a single-family dwelling					
R-1 ACCESSORY USES						
Antennas & Decks	---	---	5	5	---	---
Detached Garages & Storage Sheds	---	---	3	3	---	---
Front Porches	---	10	5	5	---	---
Gazebos	---	---	5	5	---	---
Swimming Pools	---	---	10	10	---	---

‡ Amount shown in square feet per family dwelling unit, unless modified by Planning Commission.

*If parking is in setback, buffering may be required.

TABLE 2: R-2 Lot and Dimensional Requirements

R-2 Lot and Dimensional Requirements						
Type of Use	Min. Lot Size (sq./ft.)	Min. Front Setback (ft.)	Min. Side Setback One Side /Total (ft.)	Min. Rear Setback (ft.)	Min. Floor Area (sq./ft.)	Min. Lot Width/ Interior Corner (ft.)
R-2 PERMITTED PRINCIPAL USES						
Adult Family Home	Must meet setbacks for single-family dwelling and provide 200 sq. ft. of space for each occupant					
Certified Foster Home	6,000	25	6:15	30	1000	60/80
Dwelling, Single-Family	6,000	25	6:15	30	1000	60/80
Family Home for the Disabled	Must meet setbacks for single-family dwelling and provide 200 sq. ft. of space for each occupant					
Foster Family Home for the Disabled	Must meet setbacks for single-family dwelling and provide 200 sq. ft. of space for each occupant					
R-2 CONDITIONAL USES						
Adult Group Home	Must meet setbacks for two-family dwelling and provide 200 sq. ft. of space for each occupant					
Bed & Breakfasts	6,000	25	6:15	30	1000	60/80
Day Care Centers*	10,000	25	6:15	30	1000	60/80
Churches*	2 acres	40	20:50	40	---	---
Community Centers*	1 acre	40	20:50	40	---	---
Elderly Housing	6,000	25	6:15	30	800‡	60/80
Group Home for Disabled Persons	Must meet setbacks for single-family dwelling and provide 200 sq. ft. of space for each occupant					
In-Law Suites	Must meet all Building Code requirements; if an addition to the principal structure is proposed, it must meet setback requirements					
Parks & Recreational Facilities	Play equipment must be set back from all residential lots a minimum of 25 feet; principal buildings shall be setback as indicated for single family dwellings					
R-2 ACCESSORY USES						
Antennas & Decks	---	---	5	5	---	---
Detached Garages & Storage Sheds	---	---	3	3	---	---
Front Porches	---	10	5	5	---	---
Gazebos	---	---	5	5	---	---
Swimming Pools	---	---	10	10	---	---

‡ Amount shown in square feet per family dwelling unit, unless modified by Planning Commission.

*If parking is in setback, buffering may be required.

TABLE 3: R-3 Lot and Dimensional Requirements

R-3 Lot and Dimensional Requirements						
Type of Use	Min. Lot Size (sq./ft.)	Min. Front Setback (ft.)	Min. Side Setback One Side /Total (ft.)	Min. Rear Setback (ft.)	Min. Floor Area (sq./ft.)	Min. Lot Width/ Interior Corner (ft.)
R-3 PERMITTED PRINCIPAL USES						
Adult Family Home	Must meet setbacks for two-family dwelling and provide 200 sq. ft. of space for each occupant					
Certified Foster Home	4,000	15	4:10	20	800	40/60
Dwelling, Single-Family	4,000	15	4:10	20	800	40/60
Dwelling, Two-Family	4,000	15	4:10	20	800‡	40/60
Family Home for the Disabled	Must meet setbacks for two-family dwelling and provide 200 sq. ft. of space for each occupant					
Foster Family Home for the Disabled	Must meet setbacks for two-family dwelling and provide 200 sq. ft. of space for each occupant					
R-3 CONDITIONAL USES						
Adult Group Home	Must meet setbacks for two-family dwelling and provide 200 sq. ft. of space for each occupant					
Bed & Breakfasts	4,000	15	4:10	20	800	40/60
Day Care Centers*	10,000	25	4:10	30	1000	60/80
Churches*	2 acres	40	20:50	40	---	---
Community Centers*	1 acre	40	20:50	40	---	---
Elderly Housing	4,000	15	4:10	20	800‡	40/60
Group Home for Disabled Persons	Must meet setbacks for two-family dwelling and provide 200 sq. ft. of space for each occupant					
In-Law Suites	Must meet all Building Code requirements; if an addition to the principal structure is proposed, it must meet setback requirements					
Parks & Recreational Facilities	Play equipment must be set back from all residential lots a minimum of 25 feet; principal buildings shall be setback as indicated for single family dwellings					
R-3 ACCESSORY USES						
Antennas & Decks	---	---	5	5	---	---
Detached Garages & Storage Sheds	---	---	3	3	---	---
Front Porches	---	10	5	5	---	---
Gazebos	---	---	5	5	---	---
Swimming Pools	---	---	10	10	---	---

‡ Amount shown in square feet per family dwelling unit, unless modified by Planning Commission.

*If parking is in setback, buffering may be required.

TABLE 4: R-4 Lot and Dimensional Requirements

R-4 Lot and Dimensional Requirements						
Type of Use	Min. Lot Size (sq./ft.)	Min. Front Setback (ft.)	Min. Side Setback One Side /Total (ft.)	Min. Rear Setback (ft.)	Min. Floor Area (sq./ft.)	Min. Lot Width (ft.)
R-4 PERMITTED PRINCIPAL USES						
Adult Family Home	Must meet setbacks for single-family dwelling and provide 200 sq. ft. of space for each occupant					
Certified Foster Home	7,000	25	10:25	30	950	
Dwelling, Single-Family	7,000	25	10:25	30	950	80/100
Dwelling, Two-Family	4,500‡	25	10:25	30	800‡	80/100
Dwelling, Three-Family	3,700‡	25	10:25	30	800‡	80/100
Dwelling, Multifamily	3,000‡	25	10:25	40	800‡	100/120
Family Home for the Disabled	Must meet setbacks for single-family dwelling and provide 200 sq. ft. of space for each occupant					
Foster Family Home for the Disabled	Must meet setbacks for single-family dwelling and provide 200 sq. ft. of space for each occupant					
R-4 CONDITIONAL USES						
Adult Group Home	Must meet setbacks for single-family dwelling and provide 200 sq. ft. of space for each occupant					
Assisted Living & Life Care	1 acre	40	20:50	40	---	---
Bed & Breakfast	7,000	25	10:25	30	950	80/100
Cemeteries	1 acre	25	20:50	25	---	---
Churches*	2 acres	40	20:50	40	---	---
Colleges & Universities*	3 acres	100	45:100	200	---	---
Community Alternative Home	Must meet setbacks for single-family dwelling and provide 200 sq. ft. of space for each occupant					
Community Centers*	1 acre	40	20:50	40	---	---
Day Care Centers*	10,000	25	20:50	40		80/100
Dwelling, Row House	Dimensional and Lot Requirements to be set by Planning Commission as a part of the PUD or PRCD approval					
Elderly Housing	7,000	25	10:25	30	800‡	80/100
Elementary School*	2 acres	100	45:100	200	---	---
Group Home for Disabled Persons	Must meet setbacks for single-family dwelling and provide 200 sq. ft. of space for each occupant					
In-Law Suites	Must meet all Building Code requirements; if an addition to the principal structure is proposed, it must meet setback requirements					
Jr./Sr. High School*	3 acres	100	45:100	200	---	---
Mortuaries	10,000	25	10:25	30	---	80/100
Parks & Recreational Facilities	Play equipment must be set back from all residential lots a minimum of 25 feet; principal buildings shall be setback as indicated for single family dwellings					
Residential Treatment Facilities*	11,000	25	10:25	40	Δ	80/100
Skilled Nursing Facilities*	1 acre	40	20:50	40	Δ	---
R-4 ACCESSORY USES						
Antennas & Decks	---	---	5	5	---	---
Detached Garages & Storage Sheds	---	---	3	3	---	---
Front Porches	---	10	5	5	---	---
Gazebos	---	---	5	5	---	---
Swimming Pools	---	---	10	10	---	---

‡ Amount shown in square feet per family dwelling unit, unless modified by Planning Commission.

* If parking is in setback, buffering may be required.

Δ Must meet occupancy requirements of the Property Maintenance Code or Building Code.

TABLE 5: Uses in the Residential and Agricultural Districts

Type of Use	Residential Districts				A-1
	R-1	R-2	R-3	R-4	
Residence or Accommodation					
Adult Family Home	P	P	P	P	P
Adult Group Home	Pr	C	C	C	C
Assisted Living & Life Care	Pr	Pr	Pr	C	Pr
Bed and Breakfast	C	C	C	C	C
Certified Foster Home	P	P	P	P	P
Community Alternative Home	Pr	Pr	Pr	C	C
Detached Garages & Sheds	A	A	A	A	A
Dwelling, Multifamily	Pr	Pr	Pr	P	Pr
Dwelling, Row House	Pr	Pr	Pr	P*	Pr
Dwelling, Single Family	P	P	P	P	P
Dwelling, Three-Family	Pr	Pr	Pr	P	Pr
Dwelling, Two Family	Pr	Pr	P	P	Pr
Elderly Housing	C	C	C	C	C
Family Home for the Disabled	P	P	P	P	P
Foster Family Home for the Disabled	P	P	P	P	P
Home Occupation A	A	A	A	A	A
Home Occupation B	C	C	C	C	C
Group Home for Disabled Persons	Pr	C	C	C	C
In-Law Suites	C	C	C	C	C
Private Swimming Pools	A	A	A	A	A
Residential Treatment Facility	Pr	Pr	Pr	C	C
Skilled Nursing Facility	Pr	Pr	Pr	C	C
Education, Public Admin, Health Care and Other Institutional Uses					
Cemeteries Mortuaries	Pr	Pr	Pr	C	C
Churches, Parish and Convents	C	C	C	C	C
Colleges and Universities	Pr	Pr	Pr	C	C
Community Centers	C	C	C	C	C
Day Care Centers	C	C	C	C	C
Elementary Schools	Pr	Pr	Pr	C	C
Junior and Senior High Schools	Pr	Pr	Pr	C	C
Arts, Entertainment and Recreation					
Commercial Recreation	C	C	C	C	C
Public Recreation	P	P	P	P	P
Agriculture, Forestry, Fishing and Hunting					
Agriculture	Pr	Pr	Pr	Pr	P
Farm Markets	Pr	Pr	Pr	Pr	P
Transportation, Communication, Information and Utilities					
Landing Fields	Pr	Pr	Pr	Pr	C

P=Permitted Use, C=Conditional Use, A=Accessory Use, Pr=Prohibited
 * Row House Dwellings (Townhouses) shall only be permitted in the R-4 District as part of an approved PUD or PRCD Overlay District

1107.03 Commercial Districts

- (a) C-1: General Commercial District: The intent of the C-1 General Commercial District is to provide for general commercial activity, including a wide range of goods and services that will serve the region. This District is intended to be concentrated around transportation nodes (such as the intersections of primary arterial streets).
- (b) C-2: Community Commercial District: The intent of the C-2 Community Commercial District is to provide for low-intensity retail uses providing primarily convenience goods and personal services for residential areas with good access to primary and secondary arterial streets.
- (c) C-3: Central Commercial District: The intent of the C-3 Central Commercial District is to provide for commercial, office, institutional and limited residential uses at a relatively high intensity. This District is intended to be located at the historic center of the City along Main Street, from Riley Blvd. to River Street, and from First Street to Sixth Street.
- (d) Development Standards: Development standards for each of the Commercial Districts are listed in **Table 6**.
- (e) Permitted, Prohibited and Conditional Uses: Permitted, prohibited, accessory, and conditional uses for each Commercial District are listed in **Table 7**.

TABLE 6: Commercial Districts Lot and Dimensional Requirements

Commercial and Office/Institutional Lot and Dimensional Requirements						
District/Use	Minimum Lot Size (acres)	Min. Front Setback (ft.)	Min. Side Setback One Side/Total (ft.)	Min. Rear Setback (ft.)	Min. Lot Width (ft.)	Max. Height (ft.)
C-1	*	35	0^	0^	---	35 †
-adj. to residential	*	35	10	30	---	35 †
C-2	*	35	0^	0^	---	25 †
-adj. to residential	*	35	10	25	---	25 †
C-3	*	0	0^	0^	---	25 †
-adj. to residential	*	As determined by Planning Commission			---	25 †
O/I	*	35	0^	0^	---	35 †
-adj. to residential	*	35	0^	0^	---	35 †

* No minimum lot size, but must meet all other requirements.

† When a building is more than 25 feet in height, an additional foot of rear yard is required for each additional 2 feet in height. Any building that exceeds maximum height shall only be allowed as a conditional use.

^ Setbacks may be needed to meet the landscaping and parking requirements of this UDO.

TABLE 7: Uses in the Commercial Districts

Type of Use	Commercial District		
	C-1	C-2	C-3
General Sales or Services			
Bar, Lounge, Tavern	P	Pr	C
Business Professional	P	P	P
Business Retail	P	P	P
Commercial Training	P	P	P
Consumer Retail	P	C	P
Convenience Food Store	P	C	C
Drive-Thru Retail	P	C	C
Fast Food Restaurants	P	Pr	C
Food Service/Catering	P	P	P
Gasoline Service Station	C	C	C
General Retail	P	C	C
Grocery Food and Beverage	P	C	C
Health and Personal Care	P	P	P
Hospitals	P	Pr	Pr
Hotels and Motels	P	Pr	C
Large Format Retail	C	Pr	Pr
Medical and Health Related Offices	P	P	P
Medical Center/Clinic	P	P	C
Mortuaries	P	Pr	Pr
Motor Vehicle Oriented Business	C	C	Pr
Personal Service	P	P	P
Restaurants	P	C	P
Secondhand Dealers	P	Pr	Pr
Skilled Nursing Facility	P	P	C
Vehicle Dealer	C	C	Pr
Vehicle Repair Services	C	C	Pr
Veterinary Services	C	C	C
Arts, Entertainment, and Recreation			
Commercial Entertainment	P	C	C
Commercial Recreation	C	C	C
Public Recreation	Pr	Pr	C
Education, Public Administration, Health Care & Other Institutional Uses			
Churches	P	P	P
Cultural/Community Facilities	P	P	P
Day Care Centers	C	C	C
Elementary Schools	C	C	C
Junior and Senior High Schools	C	C	C
Colleges and Universities	C	C	C
Health Care and Human Services	C	C	C
Residence or Accommodation			
Upper Floor Dwelling Units	Pr	C	C

P=Permitted Use, C=Conditional Use, A=Accessory Use, Pr=Prohibited

1107.04 Office Districts

- (a) O-I: Office and Institutional: The intent of the Office and Institutional District is to encourage the orderly development of office and institutional uses within the same district with consideration of the similar characteristics these uses share, including location, parking requirements, traffic and accessibility. Development standards of this District are intended to provide compatibility with and protection to surrounding residential properties.
- (b) O-RP: Office - Research Park: The intent of the Office - Research Park District is to provide for and encourage the orderly development of a variety of light manufacturing, technology-based industries, research and development and office uses that are established in a campus-like setting, with landscaping and architectural amenities that create a sense of place and esthetically attractive urban development. It is intended that this District will provide for the grouping and clustering of professional offices, non-hazardous industrial uses, research and development uses, and high technology manufacturing that interact together in terms of functions, location, activities and appearance. Development standards for this District are intended to provide compatibility with and protection to surrounding residential and commercial properties, as well as assuring that such facilities are developed in a clustered campus or park-like setting that emphasizes natural characteristics, landscaping and pedestrian access.
- (c) O-S: Office Service: The intent of the Office Service District is to provide for business and professional offices/buildings and related commercial uses and services that will serve the employees and clients of such businesses, as well as the surrounding area. This District is intended to be concentrated around transportation nodes, such as highway interchanges and major intersections.
- (d) Development Standards: Development standards for the Office Districts are listed in **Table 8**.
- (e) Permitted, Prohibited and Conditional Uses: Permitted, prohibited, accessory, and conditional uses for the Office Districts are listed in **Table 9**.

TABLE 8: Office Districts Lot and Dimensional Requirements

Commercial and Office Lot and Dimensional Requirements						
District/Use	Minimum Lot Size (acres)	Min. Front Setback (ft.)	Min. Side Setback One Side/Total (ft.)	Min. Rear Setback (ft.)	Min. Lot Width (ft.)	Max. Height (ft.)
O-I	*	35	0^	0^	---	35 †
-adj. to residential	*	35	30	30	---	35 †
O-RP	10 [‡]	50	0^	0^	---	35 †
-adj. to residential	10 [‡]	90	30	30	---	35 †

* No minimum lot size, but must meet all other requirements.

‡ Unless otherwise approved by the Planning Commission

† When a building is more than 25 feet in height, an additional foot of rear yard is required for each additional 2 feet in height. Any building that exceeds maximum height shall only be allowed as a conditional use.

^ Setbacks may be needed to meet the landscaping and parking requirements of this UDO.

TABLE 9: Uses in the Office Districts

Type of Use	Office District		
	O-I	O-S	O-RP
General			
Accessory Facilities	Pr	A	A
Ancillary Offices	A	A	A
Business Professional	P	P	P
Business Retail	C	P	C
Commercial Training	C	Pr	Pr
Corporate Headquarters	C	P	P
Environmental Sciences	C	Pr	P
Health and Personal Care	P	P	C
Hospitals	P	C	C
Hotels and Motels	C	P	C
Information Technology	C	C	P
Laboratories	C	C	P
Life Sciences	Pr	Pr	P
Material Sciences	Pr	Pr	P
Medical Center/Clinic	C	P	C
Medical and Health Related Offices	P	P	C
Personal Service	C	P	Pr
Restaurants	Pr	P	Pr
Research and Development Facilities	Pr	P	P
Support Commercial Uses	Pr	A	A
Arts, Entertainment and Recreation			
Commercial Entertainment	Pr	Pr	Pr
Commercial Recreation	Pr	Pr	Pr
Public Recreation	P	C	C
Education, Public Administration, Health Care & Other Institutional Uses			
Churches	P	Pr	Pr
Cultural/Community Facilities	P	Pr	Pr
Day Care Centers	C	P	C
Elementary Schools	P	Pr	Pr
Junior and Senior High Schools	P	Pr	Pr
Colleges and Universities	P	Pr	C
Health Care and Human Services	P	P	Pr

P=Permitted Use, C=Conditional Use, A=Accessory Use, Pr=Prohibited

1107.05 Industrial Districts

- (a) I-1: Light Industrial District: The intent of the I-1 Light Industrial District is to provide for industrial and office uses that are not of an intensity to produce objectionable impacts on adjacent development. This District should be located within areas of the City with suitable access to transportation routes and necessary utilities.
- (b) I-2: General Industrial District: The intent of the I-2 General Industrial District is to provide for all industrial uses, including those high-intensity uses that create noticeable impacts on the surrounding area. All uses, however, will be required to operate without causing a risk to the health and welfare of the inhabitants of the City. This District is intended to be located within areas of the City that have suitable access to transportation routes and necessary utilities and that are away from residential uses.
- (c) Development Standards: Development standards for each of the Industrial Districts are listed in **Table 10**.
- (d) Permitted, Prohibited and Conditional Uses: Permitted, prohibited, accessory, and conditional uses for each of the Industrial Districts are listed in **Table 11**.

TABLE 10: Industrial Lot and Dimensional Requirements

Industrial Lot and Dimensional Requirements						
District/Use	Minimum Lot Size (acres)	Min. Front Setback (ft.)	Min. Side Setback One Side/Total (ft.)	Min. Rear Setback (ft.)	Min. Lot Width (ft.)	Max. Height (ft.)
I-1	*	35	15	15	200	45 †
-adj. to residential	*	50	50	50	200	45 †
I-2	*	25	15	15	300	45 †
-adj. to residential	*	50	100	50	300	45 †

* No minimum lot size, but must meet all other requirements.

† When a building is more than 45 feet in height, an additional foot of rear yard is required for each additional 2 feet in height. Any building that exceeds maximum height shall only be allowed as a variance.

TABLE 11: Uses in the Industrial Districts

Type of Use	Industrial District	
	I-1	I-2
Manufacturing and Wholesale Trade		
Ancillary Offices	A	A
Business Services	P	Pr
Distribution	Pr	P
Gasoline Service Stations	C	C
General Industry	Pr	P
Light Industry	P	Pr
Research and Development Facilities	P	P
Self-Service Storage Facility or Mini-Warehouse	C	C
Sexually Oriented Businesses	C	C
Vehicle Repair Service	C	C
Wholesale Business	C	P
Transportation, Communication and Utility		
Transportation, Communication, Utility	P	P

P=Permitted Use, C=Conditional Use, A=Accessory Use, Pr=Prohibited

1107.06 Agricultural District

- (a) A-1: Agricultural District: The A-1 Agricultural District is intended to provide space in the City for agriculture and related uses and to allow for undeveloped open space. Land best suited for this district includes those sections of the City that are prime farmland in outlying areas and/or land that has significant natural features, such as wetlands, forest, hillsides and other open space that should be preserved.
- (b) Development Standards: Development standards for the Agricultural District are listed in **Table 12**.
- (c) Permitted, Prohibited and Conditional Uses: Permitted, prohibited, accessory, and conditional uses for the Agriculture district are listed in **Table 1**.

TABLE 12: Agricultural Lot and Dimensional Requirements

A-1 Lot and Dimensional Requirements						
Type of Use	Min. Lot Size (sq./ft.)	Min. Front Setback (ft.)	Min. Side Setback One Side /Total (ft.)	Min. Rear Setback (ft.)	Min. Floor Area (sq./ft.)	Min. Lot Width (ft.)
A-1 PERMITTED PRINCIPAL USES						
Adult Family Home	1 acre	25	10:25	40	---	---
Certified Foster Home	1 acre	25	10:25	40	---	---
Dwelling, Single-Family	1 acre	25	10:25	40	---	---
Family Home for the Disabled	1 acre	25	10:25	40	---	---
Foster Family Home for the Disabled	1 acre	25	10:25	40	---	---
Parks & Recreational Facilities (Public)	Play equipment must be set back from all residential lots a minimum of 25 feet; principal buildings shall be setback as indicated for single family dwellings					
A-1 CONDITIONAL USES						
Adult Group Home	Must meet setbacks for single-family dwelling and provide 200 sq. ft. of space for each occupant					
Bed & Breakfasts	1 acre	25	10:25	40	---	---
Boarding Homes	1 acre	25	10:25	40	Δ	---
Cemeteries	1 acre	25	20:50	25	---	---
Churches*	2 acres	40	20:50	40	---	---
Colleges and Universities*	3 acres	100	45:100	200	---	---
Community Alternative Home	1 acre	25	10:25	40	Δ	---
Community Centers*	1 acre	40	20:50	40	---	---
Day Care Centers*	1 acre	25	20:50	40	---	---
Elderly Housing	1 acre	25	10:25	30	Δ	---
Elementary School*	2 acres	100	45:100	200	---	---
Group Home for Disabled Persons	Must meet setbacks for two-family dwelling and provide 200 sq. ft. of space for each occupant					
In-Law Suites/Granny Flats	Must meet all Building Code requirements; if an addition to the principal structure is proposed, it must meet setback requirements					
Landing Fields	Must meet all FAA requirements					
Jr./Sr. High School*	3 acres	100	45:100	200	---	---
Mortuaries	1 acre	25	10:25	30	---	---
Parks & Recreational Facilities	Play equipment must be set back from all residential lots a minimum of 25 feet; principal buildings shall be setback as indicated for single family dwellings					
Residential Treatment Facilities*	1 acre	25	10:25	40	Δ	---
Skilled Nursing Facilities*	1 acre	40	20:50	40	---	---
A-1 ACCESSORY USES						
Antennas & Decks	---	---	5	5	---	---
Detached Garages & Storage Sheds	---	---	3	3	---	---
Front Porches	---	10	5	5	---	---
Gazebos	---	---	5	5	---	---
Pools	---	---	10	10	---	---

Δ Must meet occupancy requirements of the Property Maintenance Code

* If parking is in setback, buffering may be required

1107.07 Parks and Recreation District

- (a) Parks and Recreation District: The Parks and Recreation District is a special purpose zoning district intended to designate and protect lands dedicated to the public or open to public use for no fee. The purpose of this District is to preserve and enhance such major open space and public recreational areas by protecting the natural amenities they possess.
- (b) Permitted Uses: Permitted uses in the Parks and Recreation District include:
 - (1) Public parks and recreation facilities;
 - (2) Nature preserves, hiking trails, bike trails, and wildlife areas;
 - (3) Ball fields, swimming pools, other public athletic fields;
 - (4) Public boat launches and anchoring places;
 - (5) Parking facilities associated with any of the above-listed uses;
 - (6) Restroom facilities or other amenities associated with any of the above listed uses; and
 - (7) And public uses deemed to be a similar use in accordance with 1115.10(d).
- (c) Development Standards:
 - (1) Playground equipment must be set back from all adjacent residential lots a minimum of twenty-five feet (25’).
 - (2) Building setbacks shall be:
 - A. Front - Twenty-five feet (25’);
 - B. Rear - Forty feet (40’);
 - C. Side/Total - Ten feet/Twenty-five feet (10’:25’).
 - (3) Swimming pools must be at least ten feet (10’) from any adjacent residential property and must meet the requirements of 1113.05(k).

1107.08 Overlay Districts

- (a) TOD: Telecommunications Overlay District: The purpose of this Overlay District is to regulate the placement, construction and modification of Towers and Wireless Telecommunications Facilities in order to protect the health, safety and welfare of the public, while at the same time not unreasonably interfering with the development of the competitive wireless telecommunications marketplace in the City. The Telecommunications Overlay District is outlined in Chapter 1109.
- (b) FOD: Floodplain Overlay District: The Floodplain Overlay District is composed of lands that are subject to periodic flooding. It is intended to preserve the existing flood plains, so as to allow the waterways a place to overflow at high water levels and thus assist in protecting other areas not now subject to flooding. In this District, only those uses that are temporary or seasonal in nature or that would not be extensively damaged by flooding are permitted. The Floodplain Overlay District is outlined in Chapter 1109.

- (c) WFP: Well Field Protection Overlay District: It is the intent of the Well Field Protection Overlay District to safeguard the health, safety and welfare of the customers of protected public water supplies and to protect the community's potable water supply against contamination by regulating land use and the storage, handling, use and/or production of regulated substances as defined below. The land within the overlay district is that land in the City of Franklin that lies within a one (1) year travel time contour adjacent to existing and proposed public wells of a protected public water supply. The Well Field Protection Overlay District is outlined in Chapter 1109.
- (d) HOD: Historic Overlay District: The purpose of this Overlay District is to maintain and enhance the historic character of the Downtown Area. The Historic Overlay District is outlined in Chapter 1109.
- (e) PUD: Planned Unit Development Overlay District: This District is intended to encourage and coordinate planned development, with benefits for both the Developer and the Community. The Planned Unit Development Overlay District is outlined in Chapter 1109.
- (f) PRCD: Planned Residential Conservation District: It is the intent of the Planned Residential Conservation District to allow residential development while protecting the community's natural resources and real quality. The Planned Residential Conservation District is outlined in Chapter 1109.
- (g) HSOD: Highway Sign Overlay District: The primary objective of the Highway Sign Overlay District (HSOD) is to recognize that there exist special circumstances for businesses which border Interstate 75 whereby signage and placement of signage that would not normally be permitted in the underlying zoning district should be permitted in this Overlay District. The Highway Sign Overlay District is outlined in Chapter 1109.

1107.09 Interpretation of District Boundaries

- (a) Legend and Use of Color or Patterns: There shall be provided on the Official Zoning Map a legend, which shall list the name and symbol for each zoning district. In lieu of a symbol, a color or black and white pattern may be used on the Official Zoning Map to identify each zoning district as indicated in the legend.
- (b) Interpretation of Zoning District Boundaries: The boundaries of the zoning districts are shown upon the Official Zoning Map. The Official Zoning Map and all notations, references, and other information are a part of the UDO. A certified copy of the Official Zoning Map shall be kept on file with the City's Zoning and Building Department.
- (c) Rules for Determination: When uncertainty exists with respect to the boundaries of zoning districts as shown on the Official Zoning Map, the following rules shall apply:
 - (1) **Along a Street or Other Right-of-Way**: Where zoning district boundary lines are indicated as approximately following a center line of a street or highway, alley, railroad easement, or other right-

of-way, or a river, creek, or other watercourse, such centerline shall be the zoning district boundary.

- (2) **Along a Property Line:** Where zoning district boundary lines are indicated as approximately following a lot line, such lot line shall be the zoning district boundary.
 - (3) **Parallel to Right-of-Way or Property Line:** Where zoning district boundary lines are indicated as approximately being parallel to a centerline or a property line, such zoning district boundary lines shall be parallel to a centerline or a property line and, in the absence of a specified dimension on the Official Zoning Map.
- (d) Actual Conflict with Map: When the actual street or lot layout existing on the ground is in conflict with that shown on the Official Zoning Map, the party alleging that such conflict exists shall furnish an actual survey for interpretation by the Zoning Official.
 - (e) Right-of-Way Vacation: Whenever any street, alley or other public way is vacated by official action of Council, the zoning district adjoining each side of such street, alley or public way shall be automatically extended to the center of such vacation, and all area included in the right-of-way.

1107.10 Official Zoning Map

- (a) Official Zoning Map Adopted: All land in the municipality is placed into zoning districts as shown on the Official Zoning Map that is hereby adopted and declared to be part of the UDO.

Said Map was approved by Ordinance 2010-09, adopted on April 5, 2010, and became effective on May 5, 2010, and as subsequently amended.

- (b) Final Authority: The Official Zoning Map, as amended from time to time, shall complement appropriate legislation as the final authority for the current zoning district status of land under the jurisdiction of the UDO.
- (c) Land not Otherwise Designated: All land under the UDO and not designated or otherwise included within another zoning district map shall be included in the R-1 One-Family Residential District.
- (d) Identification of the Official Zoning District Map: The Official Zoning Map, with any amendments made thereon, shall be identified by the signatures of the Mayor and all members of Council under the following words: *Official Zoning District Map, Franklin, Ohio. Adopted by the City Council, Franklin, Ohio.*