

Table of Contents

Chapter 3. Zoning

Article A. Generally

	Page
Sec. 8-3001. Enactment clause.	1
Sec. 8-3002. Definitions.	1
Sec. 8-3003. Short title.	1
Sec. 8-3004. Applicability of chapter.	1
Sec. 8-3005. Purpose of chapter.	1
Sec. 8-3006. Interpretation and application of chapter.	1
Sec. 8-3007. Compliance with chapter.	1
Sec. 8-3008. Only one principal building upon lot.	1
Sec. 8-3009. Reduction or change in lot size.	2
Sec. 8-3010. Maintenance of open spaces.	2
Sec. 8-3011. Location of accessory uses or buildings.	2
Sec. 8-3012. Determination of building coverage.	3
Sec. 8-3013. Vision clearance at intersections.	3
Sec. 8-3014. Location of buildings on lots with multiple frontage.	3
Sec. 8-3015. Street access.	3
Sec. 8-3016. Remedies when buildings, etc., erected, etc., in violation of chapter.	3
Sec. 8-3017. Penalties.	4
Secs. 8-3018--8-3020. Reserved.	

Article B. Zoning Districts

Sec. 8-3021. Established.	1-9
Sec. 8-3022. Zoning map.	1
Sec. 8-3023. Interpretation of zoning district boundaries.	1
Sec. 8-3024. Prohibited uses.	1
Sec. 8-3025. Regulation as to uses.	1
Index for C and R use schedule	1-4
Sec. 8-3025(a) C and R use schedule	5-28
Index for B and I use schedule	29-33
Sec. 8-3025(b) B and I use schedule	34-70
Sec. 8-3025(c) (d)(e)(f)(g) Development standards	71-85
Sec. 8-3026. Planned office center district.	1-3
Sec. 8-3027. Planned neighborhood conservation district.	1
Sec. 8-3028. Victorian planned neighborhood conservation district.	1-22
Sec. 8-3029. Cuyler-Brownsville planned neighborhood conservation district.	1-14
Sec. 8-3030. Historic district.	1-20
Sec. 8-3031. Planned district.	1-9
Sec. 8-3032. Planned development for certain nonconforming uses.	1-2
Sec. 8-3033. Planned unit development.	
Sec. 8-3034. Planned unit development residential (PUD-R).	1-5

	Page
Sec. 8-3035. Planned unit development multifamily (PUD-M).	1-14
Sec. 8-3036. Planned unit development community (PUD-C).	1-6
Sec. 8-3037. Planned unit development business (PUD-B).	1
Sec. 8-3038. Planned unit development industrial (PUD-IN).	1-3
Sec. 8-3039. Planned unit development institutional (PUD-IS).	1-3
Sec. 8-3040. Planned unit development institutional (PUD-IS-B).	1-3
Sec. 8-3041. Development standards in P-R-T districts.	1-5
Sec. 8-3042. Development standards in P-D-R districts.	1-5
Sec. 8-3043. Development standards in P-D-M districts.	1-3
Sec. 8-3044. Development standards in B-B districts.	1-3
Sec. 8-3045. Development standards in P-R-6-S districts.	1-5
Sec. 8-3046. Planned unit development mixed use (PUD mixed use-MXU).	1-6
Sec. 8-3047. Development standards in PUD-LU zoning districts.	1-6
Sec. 8-3048. Street classification map.	1-3
Secs. 8-3049--8-3050. Reserved.	

Article C. Exceptions and Modifications

Sec. 8-3051. Walls and fences.	1
Sec. 8-3052. Structures excluded from height limitations.	1
Sec. 8-3053. Multifamily dwellings four stories or more.	1
Sec. 8-3054. Reduction of front yard setback requirements.	1
Sec. 8-3055. Substandard lots of record.	1
Sec. 8-3056. Group development standards.	1
Sec. 8-3057. Width of side yards abutting street.	1
Sec. 8-3058. Reduction in rear yard size for certain lots fronting on lanes.	1
Sec. 8-3059. Off-street parking, etc., facilities in I-H districts.	1
Sec. 8-3060. When development plans required for sites in B-N and B-C districts.	1
Sec. 8-3061. Development plans required for property abutting or fronting onto arterial and collector streets.	1
Sec. 8-3062. Duplex and accessory dwelling standards in R-6-A districts.	1
Sec. 8-3063. Limited fraternal order or lodge meeting hall standards.	1
Sec. 8-3064. Visual controls for new development within established one- and two-family neighborhoods.	1
Sec. 8-3065. R-6-C neighborhood revitalization overlay district map.	1
Sec. 8-3066. Visual buffers and screening.	1-6
Secs. 8-3067--8-3080. Reserved.	

Article D. Off-Street Parking and Service Requirements

Sec. 8-3081. Generally.	1
Sec. 8-3082. Plan and design standards.	1-8
Sec. 8-3083. Nonconforming off-street loading and parking facilities.	1
Sec. 8-3084. Continuation of nonconforming parking and loading facilities.	1
Sec. 8-3085. Notice of nonconformance to be given.	1
Sec. 8-3086. Discontinuance of nonconforming parking and loading facilities.	1

	Page
Sec. 8-3087. Increases in lot size.	1
Sec. 8-3088. Remote parking facility.	1
Sec. 8-3089. Minimum space requirements for off-street parking areas.	1-8
Sec. 8-3090. Exempted uses and special off-street parking requirements for specified zoning districts.	1-2
Sec. 8-3091. Minimum requirements for off-street loading space.	1-2
Sec. 8-3092. Minimum space requirements for uses not specifically covered by sections 8-3089, 8-3090 and 8-3091.	1
Sec. 8-3093. Additional off-street parking regulations for commercial establishments.	1
Sec. 8-3094. Continuing character of obligation.	1
Sec. 8-3095. Variations by board of appeals.	1
Sec. 8-3096. Storage and disposal facility.	1
Secs. 8-3097--8-3110. Reserved.	

Article E. Signs

Sec. 8-3111. Generally.	1-3
Sec. 8-3112. Sign permits--Required.	1-22
Sec. 8-3113. Same--Issuance; appeals by aggrieved persons.	23
Sec. 8-3114. Same--Application; plans to be submitted.	23
Sec. 8-3115. Same--Additional information may be required.	23
Sec. 8-3116. Same--When not required.	23-24
Sec. 8-3117. Special sign districts--Created.	25
Sec. 8-3118. Same--General requirements.	25
Sec. 8-3119. Broughton Street sign district created.	1-6
Sec. 8-3120. River Street-Factors Walk sign district created.	1-7
Sec. 8-3121. Historic sign district created.	1-8
Secs. 8-3122--8-3130. Reserved.	

Article F. Nonconforming Uses

Sec. 8-3131. Generally.	1
Sec. 8-3132. Limitations on continuance.	1
Sec. 8-3133. Limitations on use of land or building by nonconforming uses.	1-2
Sec. 8-3134. Changes in nonconforming uses.	1-4
Sec. 8-3135. Alterations.	1
Secs. 8-3136--8-3140. Reserved.	

Article G. Administration and Enforcement

Sec. 8-3141. Powers and duties of zoning administrator generally.	1
Sec. 8-3142. Demolition permits required.	1
Sec. 8-3143. Building permits.	1
Sec. 8-3144. Occupancy permit required.	1
Sec. 8-3145. When occupancy permit required.	1-2
Sec. 8-3146. Wetlands protection.	1-2

	Page
Sec. 8-3147. Groundwater recharge area protection.	1-3
Sec. 8-3148. Sign permits.	1
Sec. 8-3149. Final inspections.	1
Sec. 8-3150. Duties of commissioner of health generally.	1
Sec. 8-3151. Filing of applications for permits.	1
Sec. 8-3152. Duration of validity of building permits.	1
Sec. 8-3153. Zoning administrator to provide reasons for denial of permits.	1
Sec. 8-3154. Appeals from decisions of zoning administrator.	1
Sec. 8-3155. Authorization of zoning administrator to issue permit.	1
Secs. 8-3156--8-3160. Reserved.	

Article H. Board of Appeals

Sec. 8-3161. Membership; appointment; term of office; vacancies; compensation.	1
Sec. 8-3162. Officers; meetings; quorum; minutes; procedures generally.	1
Sec. 8-3163. Powers and duties generally.	1-3
Sec. 8-3164. Assistance by zoning administrator; occupancy permit required.	1
Sec. 8-3165. Appeals.	1
Sec. 8-3166. Calendar of appeals.	1
Sec. 8-3167. Public hearings.	1
Sec. 8-3168. Forms.	1
Secs. 8-3169--8-3180. Reserved.	

Article I. Amendments

Sec. 8-3181. Initiation of amendments.	1
Sec. 8-3182. Procedure for amendment.	1-6
Sec. 8-3183. Standards and criteria for making zoning map amendments.	1
Secs. 8-3184--8-3190. Reserved.	

Article J. Development Standards for Telecommunications Towers and Antennas

Sec. 8-3191. Definitions.	1-3
Sec. 8-3192. Intent.	1
Sec. 8-3193. Zoning districts and areas in which telecommunications towers are permitted.	1-2
Sec. 8-3194. Submittals.	1-2
Sec. 8-3195. Procedures.	1
Sec. 8-3196. Permits (Reserved).	
Sec. 8-3197. General standards.	1-6