

ZONING ORDINANCE

TITLE 17

TABLE OF CONTENTS

| | | Page |
|-----------|--|-------------|
| Article 1 | <u>General</u> | |
| 17-1-1 | Title | 1-1 |
| 17-1-2 | Purpose..... | 1-1 |
| 17-1-3 | Interpretation and Effect on Private Covenants | 1-2 |
| 17-1-4 | Severability | 1-2 |
| 17-1-5 | Repealer | 1-2 |
| 17-1-6 | Effective Date | 1-2 |
| 17-1-7 | Applicability | 1-2 |
| 17-1-8 | Savings Clause..... | 1-4 |
| 17-1-9 | Violation and Penalty..... | 1-5 |
| 17-1-10 | Fees | 1-5 |
| Article 2 | <u>Definitions and Interpretation</u> | |
| 17-2-1 | General Interpretation | 2-1 |
| 17-2-2 | Definitions | 2-1 |
| Article 3 | <u>Districts and Maps</u> | |
| 17-3-1 | Creation of Districts..... | 3-1 |
| 17-3-2 | Zoning District Map..... | 3-1 |
| 17-3-3 | Interpretation of District Boundaries | 3-1 |
| Article 4 | <u>Administration, Variances and Appeals</u> | |
| 17-4-1 | Building Permits | 4-1 |
| 17-4-2 | Department of Planning, Permits and Public Works | 4-1 |
| 17-4-3 | Board of Adjustment Variances..... | 4-2 |
| 17-4-4 | Minor Variances | 4-3 |
| 17-4-5 | Expiration of Variance..... | 4-3 |
| 17-4-6 | Appeals to the Board of Adjustment..... | 4-4 |
| 17-4-7 | Additional Powers of the Board of Adjustment..... | 4-4 |
| 17-4-8 | Minimum Width or Area of Lot | 4-5 |
| 17-4-9 | Judicial Review..... | 4-5 |

| | | Page |
|-----------|---|-------------|
| Article 5 | <u>District Regulations</u> | |
| 17-5-1 | General..... | 5-1 |
| 17-5-2 | Types of Uses..... | 5-1 |
| 17-5-3 | Fences Walls and Obstructions to View | 5-1 |
| 17-5-4 | Parking Requirements..... | 5-1 |
| 17-5-5 | Setback Requirements..... | 5-1 |
| 17-5-6 | Unnamed Uses | 5-2 |
| 17-5-7 | (R1-A) One Acre Residential | 5-2 |
| 17-5-8 | (R-R) Rural Residential | 5-8 |
| 17-5-9 | (1-R) Large Lot Residential District..... | 5-14 |
| 17-5-10 | (2-R) Small Lot Residential District..... | 5-19 |
| 17-5-11 | (3-R) Duplex and Small lot Density Residential District | 5-24 |
| 17-5-12 | (4-R) Medium Density Attached Residential District | 5-28 |
| 17-5-13 | (5-R) Higher Density Residential District | 5-34 |
| 17-5-14 | (6-R) Mobile Home Residential District | 5-40 |
| 17-5-15 | (OF) Office District | 5-44 |
| 17-5-16 | (1-C) Convenience Commercial District | 5-48 |
| 17-5-17 | (2-C) Neighborhood Commercial District..... | 5-53 |
| 17-5-18 | (3-C) Community Commercial District..... | 5-57 |
| 17-5-19 | (4-C) Regional Commercial District..... | 5-62 |
| 17-5-20 | (5-C) Large Lot Commercial District | 5-68 |
| 17-5-21 | (IN) Industrial District | 5-73 |
| 17-5-22 | (PD) Planned Development Zone District..... | 5-79 |
| Article 6 | <u>Special Use Permits</u> | |
| 17-6-1 | Applicability | 6-1 |
| 17-6-2 | Application Form and Review Procedure..... | 6-1 |
| 17-6-3 | Revocation of Special Use Permit | 6-4 |
| 17-6-4 | Standards for Special Uses | 6-5 |
| 17-6-5 | Group Home For Handicapped Person. | 6-19 |
| Article 7 | <u>Performance Based Review Process</u> | |
| 17-7-1 | Purpose and Intent | 7-1 |
| 17-7-2 | Applicability | 7-2 |
| 17-7-3 | Application and Procedure..... | 7-2 |
| 17-7-4 | Performance-Based Review Process | 7-2 |
| Article 8 | <u>Fences, Walls and Obstructions to View</u> | |
| 17-8-1 | Vision Clearance at Corners and Railroad Crossings..... | 8-1 |
| 17-8-2 | Measurements | 8-1 |
| 17-8-3 | Fence Performance Standards..... | 8-1 |

| | | Page |
|------------|---|-------------|
| Article 9 | <u>Parking Requirements</u> | |
| 17-9-1 | General Provisions..... | 9-1 |
| 17-9-2 | Parking Space Requirements | 9-4 |
| 17-9-3 | Off-Street Loading Space Requirements | 9-5 |
| 17-9-4 | Vehicle Stacking..... | 9-5 |
| 17-9-5 | Design of Parking Lot Areas | 9-5 |
| 17-9-6 | Parking Stall Layout | 9-6 |
| 17-9-7 | Parking Space Reduction for Voluntary Landscaping..... | 9-7 |
| 17-9-8 | Appeals to the Board of Adjustment..... | 9-7 |
| Article 10 | <u>Signs</u> | |
| 17-10-1 | General Provisions..... | 10-1 |
| 17-10-2 | Administration and Enforcement..... | 10-4 |
| 17-10-3 | Review Procedure for Sign Permits..... | 10-7 |
| 17-10-4 | Review Procedures for Comprehensive Sign Plans..... | 10-8 |
| 17-10-5 | Installation and Maintenance of Signs..... | 10-12 |
| 17-10-6 | Sign Standards | 10-13 |
| Article 11 | <u>Landmark Preservation</u> | |
| 17-11-1 | Statement of Purposes..... | 11-1 |
| 17-11-2 | Definitions | 11-1 |
| 17-11-3 | Landmark Preservation Committee | 11-2 |
| 17-11-6 | Application and Referral to Committee..... | 11-4 |
| 17-11-7 | Public Hearing Before Planning Commission | 11-5 |
| 17-11-8 | Planning Commission Decision..... | 11-7 |
| 17-11-9 | Appeal to City Council | 11-8 |
| 17-11-10 | Criteria | 11-9 |
| 17-11-11 | Property Owner Consent Required..... | 11-10 |
| 17-11-12 | Revocation of Designation: Exclusion From District..... | 11-10 |
| 17-11-16 | Requirement..... | 11-11 |
| 17-11-17 | Application and Committee Review | 11-11 |
| 17-11-18 | Criteria | 11-12 |
| 17-11-19 | Appeal to Continuance..... | 11-12 |
| 17-11-20 | Public Improvements | 11-12 |
| 17-11-21 | Stay of Demolition Permit Process Pending Designation | 11-13 |
| 17-11-22 | Maintenance..... | 11-13 |
| 17-11-23 | Conformity With Approved Plans | 11-13 |
| 17-11-24 | Enforcement..... | 11-13 |
| 17-11-25 | Appeals | 11-13 |
| 17-11-26 | Reviewing Entity For Tax Credits | 11-14 |
| Article 12 | <u>Accessory Uses</u> | |
| 17-12-1 | Definition | 12-1 |
| 17-12-2 | Use Regulations | 12-1 |

| | Page |
|------------|--|
| Article 13 | <u>Home Occupations</u> |
| 17-13-1 | Definition 13-1 |
| 17-13-2 | Purpose and Intent 13-1 |
| 17-13-3 | Performance Standards for R1-A, R-R, 1-R, 2-R, 3-R, 4-R, 5-R and Mixed Use or Single Use Zone 13-1 |
| 17-13-4 | Performance Standards for Multi-family Buildings in 4-R, 5-R and Mixed Use or Single Use Zones..... 13-3 |
| 17-13-5 | Signage..... 13-3 |
| 17-13-6 | Changes to Exterior of Dwelling Units..... 13-3 |
| 17-13-7 | Storage of Stock, Supplies and Products 13-4 |
| 17-13-8 | Retail Sales 13-4 |
| 17-13-9 | Nuisance Unlawful 13-4 |
| 17-13-10 | Specific Exclusions..... 13-4 |
| 17-13-11 | Additional Limitations 13-4 |
| Article 14 | <u>Flood Plain Management</u> |
| 17-14-1 | Title..... 14-1 |
| 17-14-2 | Purpose..... 14-1 |
| 17-14-3 | Legislative Intent 14-1 |
| 17-14-4 | Definitions 14-1 |
| 17-14-5 | Adoption of Flood Insurance Rate Map, Official Flood Studies, and Official Flood Hazard Map 14-5 |
| 17-14-6 | Applicability 14-6 |
| 17-14-7 | Rules for Determining the Exact Location of the Flood Plain and Floodway... 14-6 |
| 17-14-8 | Establishment of Flood Plain and Floodway 14-7 |
| 17-14-9 | Interpretation..... 14-7 |
| 17-14-10 | Disclaimer of Liability 14-7 |
| 17-14-11 | Flood Plain Regulations..... 14-7 |
| 17-14-12 | Floodway Regulations 14-10 |
| 17-14-13 | Special Use Permits 14-11 |
| 17-14-14 | Procedures for Modifying the Official Flood Studies, the Flood Insurance Rate Map, and the Official Flood Hazard Map..... 14-14 |
| 17-14-15 | Non-conforming Structures 14-14 |
| 17-14-16 | Flood Plain Management Ordinance Administrator 14-15 |
| 17-14-17 | Variances 14-15 |
| 17-14-18 | Abrogation and Greater Restrictions 14-16 |
| 17-14-19 | Severability 14-16 |
| 17-14-20 | Records 14-16 |
| 17-14-21 | Annexation Notification of Federal Insurance Administration 14-16 |
| 17-14-22 | Annual Report to Federal Insurance Administration 14-17 |

| | Page |
|------------|---|
| Article 15 | <u>Site Development Standards</u> |
| 17-15-1 | Applicability 15-1 |
| 17-15-2 | Application Form and Site Plan..... 15-2 |
| 17-15-3 | Review Procedures, Design Considerations, Controls and Requirements 15-2 |
| 17-15-4 | Appeals 15-14 |
| 17-15-5 | Waivers 15-15 |
| 17-15-6 | Amendments to Site Plan..... 15-15 |
| 17-15-7 | Low Density Residential Street Standards..... 15-16 |
| Article 16 | <u>Nonconforming Uses</u> |
| 17-16-1 | Administration and Definitions 16-1 |
| 17-16-2 | Nonconforming Use of Building or Structure 16-1 |
| 17-16-3 | Nonconforming Building or Structure 16-2 |
| 17-16-4 | Nonconforming Use of Land 16-3 |
| 17-16-5 | Nonconforming Vacant Lot 16-3 |
| 17-16-6 | Nonconforming Keeping of Domestic Livestock and Permitted Domestic Livestock in the 3-R and 4-R Zone Districts 16-4 |
| 17-16-7 | Nonconforming Mobile Home Parks and Nonconforming Mobile Homes 16-5 |
| 17-16-8 | Expansion of Child Care Facilities 16-5 |
| 17-16-9 | Property Affected by Acquisitions for or Construction of Public Projects 16-6 |
| 17-16-10 | Revocation of any Nonconforming Use 16-7 |
| 17-16-11 | Amortization 16-7 |
| Article 17 | <u>Procedure for Initial Zoning and Rezoning</u> |
| 17-17-1 | General Provisions 17-1 |
| 17-17-2 | Preapplication Review 17-1 |
| 17-17-3 | Application Procedure 17-3 |
| 17-17-4 | Fact-Finding Hearing..... 17-5 |
| 17-17-5 | Written Objections and Transcript of Hearing 17-9 |
| 17-17-6 | City Council Hearing and Decision 17-10 |
| 17-17-7 | Standards for Zoning and Rezoning 17-11 |
| 17-17-8 | Comprehensive City-Initiated Legislative Rezoning Affecting A Large Number of Properties..... 17-12 |
| 17-17-9 | When Rezoning Applications are not Accepted..... 17-14 |
| 17-17-10 | Zoning Conditions 17-14 |
| Article 18 | <u>Site Specific Development Plan</u> |
| 17-18-1 | Purpose..... 18-1 |
| 17-18-2 | General Provisions 18-1 |
| 17-18-3 | Application..... 18-1 |
| 17-18-4 | Notice of Hearing..... 18-2 |
| 17-18-5 | Duration of Right and Termination 18-2 |
| 17-18-6 | Other Provisions Unaffected..... 18-2 |
| 17-18-7 | Development Agreements..... 18-3 |
| 17-18-8 | Limitations 18-3 |

| | Page |
|------------|---|
| Article 19 | <u>Colfax Mixed Use Zone District</u> |
| 17-19-1 | Intent and Purpose 19-1 |
| 17-19-2 | Applicability 19-2 |
| 17-19-3 | Performance-Based Review Process within the Colfax Mixed Use District.... 19-2 |
| 17-19-4 | Intent and Purpose of Each Sub-District..... 19-2 |
| 17-19-5 | Amendment of Colfax Mixed Use Sub-District Boundaries 19-3 |
| 17-19-6 | Uses..... 19-3 |
| 17-19-7 | Permitted Density of Development..... 19-10 |
| 17-19-8 | Dimensional Requirements..... 19-11 |
| 17-19-9 | Open Space Requirements 19-12 |
| 17-19-10 | Legal Non-Conforming Structures 19-13 |
| 17-19-11 | Design Requirements..... 19-13 |
| 17-19-12 | Development Manual..... 19-15 |
| 17-19-13 | Circulation and Connectivity 19-15 |
| 17-19-14 | Parking Requirements..... 19-16 |
| 17-19-15 | Sidewalk Improvements Adjacent to Public and Private Streets..... 19-18 |
| 17-19-16 | Compatibility with Adjacent Land Uses and Zone Districts 19-20 |
| 17-19-17 | Site Development Review Procedures and Standards 19-20 |
| 17-19-18 | Sign Regulations 19-20 |
| 17-19-19 | Lighting..... 19-24 |
| 17-19-20 | Incentives for Mixed Income Housing 19-24 |
| 17-19-21 | Performance Standards for Non-Profit Community Corrections Facilities.... 19-25 |
| 17-19-22 | Definitions 19-26 |
| Article 20 | <u>Rooney Valley Overlay District Development Standards</u> |
| 17-20-1 | Repealed Effective August 6, 2009 20-1 |
| Article 21 | <u>Alameda Overlay District</u> |
| 17-21-1 | Intent 21-1 |
| 17-21-2 | Applicability 21-1 |
| 17-21-3 | Flexibility and Approval 21-2 |
| 17-21-4 | Permitted Uses 21-2 |
| 17-21-5 | Site Layout 21-3 |
| 17-21-6 | Signs 21-5 |
| 17-21-7 | Site Furnishings 21-6 |
| 17-21-8 | Architecture 21-7 |
| 17-21-9 | Landscaping 21-12 |
| 17-21-10 | Public Art 21-13 |
| 17-21-11 | Vehicular and Bicycle Parking 21-13 |
| 17-21-12 | Map of Alameda Overlay District Boundary 21-20 |

| | Page |
|------------|--|
| Article 22 | Transit-Mixed Use Zone District |
| 17-22-1 | Intent and Purpose 21-1 |
| 17-22-2 | Applicability 22-1 |
| 17-22-3 | Performance-Based Review Process within the Transit Mixed Use Zone District..... 22-1 |
| 17-22-4 | Intent and Purpose of Each Sub-Area 22-2 |
| 17-22-5 | Amendment of Transit Mixed Use Sub-Area Boundaries 22-3 |
| 17-22-6 | Uses 22-3 |
| 17-22-7 | Permitted Density of Development 22-11 |
| 17-22-8 | Dimensional Requirements 22-12 |
| 17-22-9 | Open Space Requirements 22-12 |
| 17-22-10 | Legal Non-Conforming Uses and Structures 22-13 |
| 17-22-11 | Design Requirements in the Station Core, Commercial, Office, and Higher Density Residential Sub-Areas 22-13 |
| 17-22-12 | General Design Requirements 22-14 |
| 17-22-13 | Design Requirements in the Research and Development Sub-Area 22-16 |
| 17-22-14 | Design Requirements For Large Format Retail Buildings 22-16 |
| 17-22-15 | Development Manual 22-17 |
| 17-22-16 | Circulation and Connectivity 22-17 |
| 17-22-17 | Parking Requirements 22-17 |
| 17-22-18 | Sidewalk Improvements Adjacent to Public and Private Streets 22-19 |
| 17-22-19 | Compatibility with Adjacent Land Uses and Zone District 22-20 |
| 17-22-20 | Site Development Review Procedures and Standards 22-20 |
| 17-22-21 | Sign Regulations 22-20 |
| 17-22-22 | Lighting 22-22 |
| 17-22-23 | Definitions 22-22 |