

ARTICLE 16

SUPPLEMENTAL DEVELOPMENT STANDARDS

SECTIONS:

- 16.010 Purpose
- 16.020 Establishment of Permitted Uses not Specified
- 16.030 Clarification of Ambiguity
- 16.040 Street Frontage Required
- 16.050 Minimum Dwelling Structure Dimensions
- 16.060 Designated Flood Hazard Area
- 16.070 Signs
- 16.080 Parking

16.010 PURPOSE

The purpose of this Article is to provide for the several miscellaneous development standards which will qualify or supplement, as the case may be, the district regulations appearing elsewhere in this Zoning Ordinance. The requirements of this Article shall be in addition to the development standards contained within the provisions of the district regulations. The provisions of this Article shall prevail over conflicting provisions of any other Articles.

16.020 ESTABLISHMENT OF USES NOT SPECIFIED

When a use is not specifically contained in the list of permitted uses in any commercial or industrial district, but is of the same character as other uses listed in these districts, the Planning and Zoning Commission may recommend to the City Council the establishment of that use, upon request, if said Planning and Zoning Commission makes the following findings:

1. That the establishment of the use will be in accordance with the purposes of the district in which that use is proposed.
2. That the use will be an appropriate addition to the zone because it has the same basic characteristics as the other uses permitted in the district.
3. That the use will not be detrimental to the public health, safety, or welfare.
4. That the use shall not adversely effect the character of that district in which it is proposed to be established.
5. That the use will not create more traffic, odor, dust, dirt, smoke, noise, vibration, illumination, glare, unsightliness, or any other objectional influence than the amount normally created by any of the uses listed as permitted uses in that district.

6. That the use will not create any greater hazard of fire or explosion than the hazard normally created by any of the uses listed as permitted uses in that district.

16.030 CLARIFICATION OF AMBIGUITY

If ambiguity or uncertainty arises concerning the appropriate classification of a particular use within the meaning and intent of this Zoning Regulation, or with respect to matters of height, yard requirements, area requirements, or district boundaries, as set forth herein and as they may pertain to unforeseen circumstances, including technological changes and processing of materials, it shall be the duty of the Planning and Zoning Commission to ascertain all pertinent facts and set forth its findings and its interpretations, and thereafter such findings and interpretations shall govern.

16.040 STREET FRONTAGE REQUIRED

No lot created after the adoption of this ordinance shall contain any building used as a dwelling unless it abuts on a public street as set forth in district regulation.

16.050 MINIMUM DWELLING STRUCTURE DIMENSIONS

No dwelling structure hereafter erected outside of an approved Mobile Home Park shall be erected or placed within any district unless it has a minimum width of 20 feet and a minimum length of 20 feet. For the purpose of determining the minimum width of a dwelling structure the shortest dimension of the dwelling structure shall be used, excluding non-habitable spaces. Such dwellings shall be placed on a permanent foundation.

16.060 DESIGNATED FLOOD HAZARD AREA

All buildings and land within a designated Flood Hazard Area as defined by the Department of Housing and Urban Development shall be limited to the following uses:

1. The growing of agricultural crops and nursery stock gardening.
2. The keeping of agricultural livestock in accordance with the municipal ordinance relating thereto.
3. Public recreation
4. No building shall be erected, converted, or enlarged on any parcel of land without the approval of the Board of Adjustment under provisions for conditional use permits in Article 19.

16.070 SIGNS

No sign placements shall require a permit. Signs located or placed within all agricultural districts, commercial districts, and industrial districts shall be unregulated. Signs in all residential districts shall be prohibited except those accompanying a legal nonconforming use, and those listed as follows:

1. The display of official notices used by any court, or public body or official, or the posting of notices by any public officer in the performance of duty, or by any person giving legal notice.
2. Any official flag, pennant, or insignia of any nation, state, city, or other political unit, civic, educational, or religious organization.
3. Any sign of a noncommercial nature when used to protect the health, safety, or welfare of the general public.
4. Directional, warning, or information signs of a public or semi-public nature, directed and maintained by an official body or public utility. (e.g. railroad crossing, no dumping, no parking, etc.)
5. Small signs, not exceeding five (5) square feet each in area, displayed on private property for the convenience of the public, including signs to identify entrance and exit drives, parking areas, one-way drives, restrooms, freight entrances, and the like.
6. Political or campaign signs on behalf of candidates for public office or measures on election ballots provided that said signs are subject to the following regulations:
 - A. Said signs may be erected not earlier than 60 days prior to said election and shall be removed within 10 days following said election.
 - B. No sign shall be located within or over the public right-of-way.
7. Address numerals and other signs required to be maintained by law or governmental order, rule, or regulation, provided that the content size of the signs do not exceed the requirements of such law, order, rule, or regulation.
8. Scoreboards in athletic stadiums.
9. For sale, rent, or lease signs - signs may be erected to advertise the sale, rent, or lease of property upon which said signs are placed. Said signs shall be limited to one (1) sign per street face and shall not exceed an area of six (6) square feet.

10. Construction Project Signs - Signs may be erected in conjunction with construction projects and used for the purpose of publicizing the future occupants of the building, the architects, the engineers, and construction organizations participating in the project, and such other information as may be approved by the Zoning Administrator. No such signs shall exceed thirty-two (32) square feet in area.
11. On-Off Site Directional Signs - Directional signs may be erected for the purpose of facilitating or controlling the efficient or safe movement of pedestrians or vehicles on or into private property, and shall be located on the properties to which they pertain. No such sign shall be used for advertising purposes, and shall not exceed six (6) square feet.
12. Open House Signs - Open house signs advertising real estate open for inspection for a prospective sale may be placed on private property in all districts with the consent of the owners, lessee, or occupant. Such signs may state the name of the person or firm sponsoring the open house. Such signs shall not exceed six (6) square feet in area.
13. Church, Quasi-Public Organizations, and Apartment House Identification Signs - Church or quasi-public organization may erect one (1) sign on the premises to identify the name of the organization and announce activities thereof. Apartment houses of five (5) or more dwelling units may erect one (1) sign on the premises to identify only the name of the apartment complex and to indicate a vacancy. Said sign shall comply with the following:
 - A. Wall signs shall not exceed an area of thirty-two (32) square feet. Said wall signs may be mounted upon a free standing ornamental masonry wall.
14. Development Promotional and Directional Signs - One development promotional sign may be placed on the premises of each subdivision or planned development having five (5) or more lots or approved dwelling unit sites. Said promotional sign may have an area of sixty (60) square feet, plus five (5) additional square feet for each lot or dwelling unit in said development in excess of five, up to a maximum area of one hundred (100) square feet.

In addition, two directional signs may be located off-site to contain only the name and direction of any subdivision or planned development. Said signs may have a maximum area of six (6) square feet each and shall not be located in the right-of-way of any public street.

16.080 Parking

Two off-street parking spaces shall be provided for one and two family dwelling units. One and one-half space per unit shall be provided for residential structures consisting of three or more units.