



The following is a “quick guide” to the general organization of the Zoning Code and the most significant changes between the current code and this revised version:

**Article 1** – This is not too different, but some antiquated language has been removed.

**Article 2** – Page 3 to 38

- The Article establishes the Zoning Districts and their basic standards. A table on Page 4 lists the zoning districts, and notes the closest equivalent districts in the current code. The biggest change is that the districts are differentiated more by their intensity than by their use type.
- Each district has a page where the characteristics of the district is described and all the basic standards are grouped.
- The standards and processes for PUDs are modified significantly, and five different types of PUD options are established. These are indicated in a table on page 32.

**Article 3** – Pages 39 to 90

- This article establishes allowed Uses and Conditions for Approval. Regulations about nonconformities were scattered around the current code, and are now collected in one location at the beginning of Article 3 on pages 39 to 43.
- General district regulations were scattered around the current code, and are now collected in one location at the beginning of Article 3 on pages 43 to 47.
- Uses allowed in the various districts were listed only within those districts; and are now located in a “Table of Uses” that shows where all uses are allowed, or not, and with what level of review; for all districts, on pages 48 to 50.
- Uses, if allowed, are permitted by right (P - meeting basic standards), as a special use (S – meeting basic plus additional standards), or as a special exception use (SE – basic, plus additional, plus approval by the Planning Commission).
- The specific standards for the different categories of uses: residential, institutional, recreational, commercial, service, industrial, and other; are given on pages 51 to 88. The definition, where permitted, parking or loading requirement, and any additional standards are given for each use.

**Article 4 – Pages 91 to 111**

This article, Infrastructure and Mobility Standards, contains the standards for streets and sidewalks. The biggest change from the current code are the street standards of Section 4.6 (pages 99 to 111).

**Article 5 – Pages 117 to 130**

This article, Site Design Standards, is a combination of new and existing standards from the current code and the Landscaping Ordinance. It includes standards for Parking Lots (mostly from the Landscaping Ordinance), Site and Building Lighting, Accessory Structures and Equipment, Building Form and Materials, Landscaping Standards (taken from the Landscaping Ordinance), and the specific design standards for Neighborhood Conservation Overlay Districts.

**Article 6 – Pages 131 to 138**

- This article, Environmental Standards, primarily contains the Tree Preservation language from the Landscaping Ordinance. A few modifications are being proposed to Section 6.1.3 on page 133, relating to applicability and exemptions.
- Other environmentally related city ordinances are referenced on pages 138, 139.

**Article 7 – Pages 139 to 146**

- This articles contains the Sign Regulations. While many of the standards have not changed, the chapter has been reorganized to eliminate redundancies.
- The section related to signage in historic districts has been expanded.
- Freestanding pole signs are to no longer be allowed, only monument (ground) signs. All existing pole signs can remain for the life of the business; but when a new business opens, the sign will have to be removed and replaced.
- A new section allowing a master sign plan for any business (usually a multi-structure or multi-business site) is included.

**Article 8 – Pages 147 to 152**

- This article establishes the duties and functions of all bodies who administer the Code.
- A new section for the Mayor and Board of Aldermen is included.
- The Planning Commission is given authority to approve variances and special exceptions, and the Board of Adjustment is eliminated.

**Article 9 – Pages 153 to 180**

- This article establishes all the procedures for approval of subdivisions, site plans, special exceptions, variances, interpretations and appeals, rezonings and code amendments, and obtaining certificates of zoning compliance.

- All the Enforcement processes are also in this Article on page 180.
- The article also has all standards for the administration of neighborhood Conservation Districts, and Sex Entertainment Districts.

#### **Article 10 – Pages 181 to 202**

All definitions, that were scattered around the current code, are now in this Article.

#### **Appendix – Pages A1 to A11**

Technical standards, and other standards or review elements subject to infrequent use or likely need for updates, are placed in the Appendix. These include processes for establishing fees and expenses, sketch plat standards, certain preliminary plat standards, certain final plat standards, standard forms for final plats, certain site plan standards, contents for landscape plans, technical standards for installation of landscaping, preferred tree lists. All are cross-referenced from the pertinent sections of Articles 5 and 9.