

ARTICLE IX

DISTRICT REQUIREMENTS

The following limitations and requirements are placed on uses in each district established by this Ordinance, in accordance with the intent of this Ordinance.

9.1 TABLE OF PERMITTED USES The uses permitted in each of the several zoning districts are listed in this table in three categories, as follows:

- A. Uses Allowed by Right Uses in the Tables identified by (R) are permitted by right, subject to the conditions specified in the Tables or elsewhere in this Ordinance.
- B. Uses Requiring Planning Approval Uses in the Tables identified by (P) are permitted upon approval by the Robertsdale Planning Commission of the location and the site plan as being appropriate with regard to transportation, access, water supply, waste disposal, fire and police protection and other public facilities; as not causing undue traffic congestion or creating a traffic hazard; and is being in harmony with the orderly and appropriate development of the district in which the use is located. A site plan must be submitted to the Robertsdale Planning Commission for these uses. See Section 9.4 Site Plan Requirements.
- C. Special Exceptions Uses in the Tables identified by (S) are subject to the same approval of location and site plan will need approval by the Planning Commission in addition, these uses are subject to the approval by the Zoning Board of Adjustments. The first step of this process will be through the Zoning Board of Adjustments.
- D. Compliance with District Requirements Any use permitted in any district whether by Right, with Planning Approval, or as a Special Exception, must comply with the requirements of the district in which it is located, unless variance from such requirements is specifically requested and approved by the Board of Adjustment; or unless approved under the Planned Unit Development provisions of this Ordinance.
 - 1. Other provisions of this Ordinance notwithstanding, any tracts of farmland under cultivation or pastureland and timberland presently being used for such purposes may continue to be used for such purposes regardless of the zoning district in which they may be located.
 - 2. Undeveloped land and land used for agricultural purposes or timber growing shall be rezoned for single family use, upon proper application and rezoning procedures.

- E. Uses Prohibited Where any use or analogous use has blank spaces under any zones listed in the headings of the Tables of Permitted Uses, such use is specifically prohibited in such zones.

TABLE
OF
PERMITTED USES

9.2 TABLE OF PERMITTED USES AND CONDITIONS	DISTRICTS															
	USES	R-1	R-1A	R-1B	R-2	R-3	RMH	RGP	RTH	B-1	B-2	B-3	M-U	I-1	I-2	AG-1
Accessory buildings and uses, including home occupations and home swimming pools, when located on the same lot or parcel as the principal structure or use and customarily incidental thereto, provided the requirements in all pertinent sections of this Ordinance are met. A detached accessory building may be no taller than the principal structure located on the same site unless approved by the Zoning Board of Adjustments by a Special Exception. (See Section 10.2 for other requirements)	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Agriculture and related farming operations, including horticulture, plant nurseries market gardening, field crops and orchards.	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Air conditioning sales and service.										R	R		R	R		
Ambulance/EMS service.										R	R	R	R	S		
Amusement and recreation services: Must be so arranged that noise, vibration, lights, and all other possible disturbing aspects are enclosed, screened or otherwise controlled so that operation of the establishment will not unduly interfere with the use and enjoyment of properties in the surrounding area:																
Amusement park										R	R					S
Amusement arcade, kiddieland										R	R					S
Archery range										R	R					S
Baseball batting cage										R	R					S
Billiard or pool hall										R	R					S
Bowling alley										R	R					S
Fairgrounds, circus or carnival	S	S	S	S	S					R	R					S
Golf course	S	S	S	S	S	S	S	S	S	R	R					S

R – Uses Allowed by Right
P – Uses Requiring Approval by the Robertsdale Planning Commission.
S – Uses Requiring a Special Exception by the Robertsdale ZBA.

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Golf course, miniature										R	R					S
Golf driving range	S	S	S	S	S	S	S	S	S	R	R		S			S
Racquetball or tennis courts, indoor										R	R					S
Skating rink - indoor										R	R					R
Tennis courts, outdoor; need not be enclosed within a structure.	S	S	S	S	S	S	S	S	S	R	R					S
Theater, indoor										S	R		S			S
Theater, outdoor/drive-in: need not be enclosed within a structure											S					
Animal clinic/kennels for small animals; need not be enclosed within a structure.										R	R					R
Antique store, not including repairing and refinishing.										R	R		R			
Apparel and accessory store.										R	R		R			
Appliance store.										R	R		R			
Armory										R	R		R			
Art gallery or museum.										R	R		R			
Art supplies.										R	R		R			
Auditoriums, stadiums, coliseums, and other such places of public assembly.										P	P		S,P			
Automobile washing facilities, where the primary function is washing automobiles, but not including trucks or trailers; operations shall be conducted only within a completely enclosed structure, and all wastes shall be discharged directly into the sewer.										S	R					
Automobile parts sales, except used parts.										R	R		R			

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CITY OF ROBERTSDALE

The Hub of Baldwin County

Land Use Ordinance

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USES	R-1	R-1A	R-1B	R-2	R-3	RMH	RGP	RTH	B-1	B-2	B-3	M-U	I-1	I-2	AG-1
Automobile wrecking and salvage: need not be enclosed within a structure but must be enclosed within a solid fence sufficiently high to obstruct noise and view; chain link or similar open fence may be permitted if a screen planting adequate to obstruct view is provided.										S			R	R	
Automobile, travel trailer, camper, farm equipment and implements and mobile home sales (new and used); need not be enclosed within a structure, but any mechanical or body repair must be done entirely within a structure which shall not have any opening facing the residential district other than a stationary window within 100 feet of a residential district.										R		S			
Automobile and truck repair garage, mechanical and body; must be conducted in a structure which shall not have any opening, facing the residential district other than a stationary window, within 100 feet of a residential district, and which shall not store or otherwise maintain any parts or waste materials outside such structures.										R		S			
Automobile and truck sales and service; but not including commercial wrecking dismantling, or auto salvage yard; need not be enclosed within a structure provided the unenclosed part shall comply with the requirements for maintenance of off-street parking facilities.										S			R		

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	R-1	R-1A	R-1B	R-2	R-3	RMH	RGP	RTH	B-1	B-2	B-3	M-U	I-1	I-2	AG-1
USES															
Automobile and truck service station including minor repair, subject to the requirements listed under Special Provisions, where the primary function is retail sale of gasoline, oil, grease, tires, batteries and accessories and where services are limited to installation of the items sold, washing, polishing, tire changing, greasing and minor repairs, but not including commercial wrecking, dismantling or auto salvage yard, major mechanical overhauling or body work; fuel pumps need not be enclosed within a structure.										R		S			
Bakery, retail.									R	R		R			
Bakery, wholesale.										R			R		
Bank, including drive-in window.									R	R		R			
Barber shop or beauty parlor.									R	R		R			
Barber and beauty supplies & equipment sales.										R					
Bicycle, lawnmower sales, service and repair.									S	R		R			
Blueprinting and photostating shop.									R	R		R			
Boat construction, storage, service and repair, major; need not be enclosed within a structure.										S			R	R	
Boat dry storage: pleasure boats having lengths not greater than 31 feet										S			R	R	
Boat sales, accessories and service.										R			S	S	
Boat storage, service and repair, minor. May include dry storage in an enclosed structure.										R			R	R	

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USES															
Book store.									R	R		R			
Bottling works.										S			R	R	
Building materials supply, provided that major storage areas are screened from view and that any machine operations are conducted entirely within an enclosed structure with no opening other than a stationary window within 100 feet of a residential district.										R			R		
Bus and railroad terminal facilities.										R					
Business machines sales and service.									R	R		R			
Business school, Trade School, or College.									P	P		P			
Butane and other liquefied petroleum gas products sales; need not be enclosed within a structure.									S	R			R	R	
Cabinet or carpenter shop.									R	R		S	R	R	
Cafe, grill, lunch counter and restaurant but not including night club, bar, tavern and drive-in restaurant.									R	R		R			
Camera and photographic supply store.									R	R		R			
Candy, nut and confectionery store.									R	R		R			
Canvas products manufacture.										S			R	R	
Carting, express, crating, hauling, storage.										S			R	R	
Catering shop or service.									R	R		R			

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Land Use Ordinance

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Cemetery, subject to requirements of the Special Provisions, Section 10.5	S	S	S	S	S	S	S	S	S	S		S	S	S	S
Churches and related accessory buildings	S	S	S	S	S	S	S	S	S	S		S			S
City hall, police station, fire station, municipal parks, courthouse, federal office building and similar public building and facilities.	R	R	R	R	R	R	R	R	R	R		R	R	R	R
Clay and clay products manufacture; need not be enclosed within a structure.											S			R	R
Clinic; dental, medical or psychiatric for humans.										S	R	R	S		
Clothing manufacture.											S			R	
Club or lodge, fraternal, civic, charitable or similar organization, public or private, but not including any such club, lodge or organization, the chief activity of which is a service or product customarily carried on as a business.	S	S	S	S	S	S	S	S	S	R	R		R		
Club, country club, golf, swimming or tennis club or the like, privately owned and operated community club or association, athletic field, park, recreation area, and similar uses of a recreational nature, provided that no building for such purposes is located within 100 feet of any property line.	S	S	S	S	S	S	S	S	S	S	R		S		S
Cold storage plant.											S			R	
College sorority or fraternity house	S	S	S	S	S	S	S	S	S						
Concrete and concrete products manufacture; need not be enclosed within a structure.														R	R
Contractor's storage yard for vehicles, equipment, materials and supplies; need not be enclosed within a structure, but must be enclosed within a solid fence to screen view; chain link or similar open fence may be permitted if a screen planting adequate to obstruct the view is provided.										S	R		S		S

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Convenience store.										R	R		S			
Dairy equipment sales.											R					R
Dairy products sales.										R	R		R			
Delicatessen.										R	R		R			
Department store.											P		S,P			
Dog pound: need not be enclosed within a structure.											S					
Drive-in restaurant.											R					
Drug store.										R	R		R			
Dry cleaning shop, including self-service.										R	R		R			
Dry goods or fabric store.										S	R		R			
Dwelling, one-family.	R	R	R	R	R	R	R	R	R				S			R
Dwelling, two-family.				R	R				R				R			
Dwelling, multi-family.					R				R				R			
Electric power generating plant.															S	
Electric power substation; need not be enclosed within a structure, but must be secured by a chain link or similar fence, or raised above ground so as to be inaccessible to unauthorized persons; requires visual screen.	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Electric repair shop.										S	R					
Electric supply store.										R	R		R			
Elevator maintenance service.											R			R		

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USES															
Employee credit union office.									R	R		R			
Exterminator service office.									R	R		R			
Farm and garden equipment and supply store.										R		R			R
Farmer's market.									R	R		R			
Fix-it shop, including small appliance repair.									R	R		R	R		
Fixture sales.									R	R		S			
Floor covering sales and service.									R	R		R			
Floral shop.									R	R		R			
Food locker plant including rental of lockers for the storage of food; cutting and packaging of meats and game, but not the slaughtering of animals or fowl.										R			R		
Food products processing plant.													R	R	
Food products, wholesale storage and sales.										S			R	R	
Fortune Telling Business (See Also Section 10.9)									S	R					
Freight depot, railway or truck.										S			R	R	
Fruit and produce, retail.									R	R		R			
Funeral home, mortuary or undertaking establishment.									S	R		S			
Furniture retail, repair, including upholstering and refinishing.									S	R		S			
Gas regulator station.	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Gift shop.									R	R		R			

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USES															
Grocery store, retail.									P	P		S,P			
Gymnasium, commercial.									S	R		S,P			
Hardware store, retail.									P	P		P			
Hardware store, wholesale, storage and sales.									S,P	P			P		
Hatchery, poultry or fish.													S	S	R
Heating and plumbing equipment, supplies and service.									S	R		S	R		
Hobby shop and supply store.									R	R		R			
Home occupation.	S	S	S	S	S	S	S	S				S			S
Hospital, convalescent or nursing home, extended care facility or sanitarium for humans.									S,P	S,P	P	S,P			
Hotel, motel or tourist home.					S				R	R		R			
Ice cream parlor									R	R		R			
Ice plant.										R		R	R	R	
Institution for children or the aged, day care.	S	S	S	S	S	S	S	S	R	R		S			S
Interior decorating shop.									R	R		R			
Junk yard including storage, baling or sale of rags, paper, iron or junk: need not be enclosed within a structure but must be enclosed within a fence of sufficient height to obstruct view and noise; chain link or similar fence may be permitted if screen planting is provided.										S			S	S	

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USES															
Kindergarten, play school or day care center, public or private, provided that all activities are carried on in an enclosed building or fenced yard and that all applicable federal, state and local requirements are met.	S	S	S	S	S	S	S	S	S	R		S			
Laboratory, scientific.									S	S			R		
Laboratory, medical or dental.									S	S	R	S	R		
Landscape garden sales; need not be enclosed within a structure.									S	R		S			
Laundry, self-service.									R	R		R			
Laundry and dry cleaning pick-up station.									R	R		R			
Laundry and dry cleaning plant.													R	R	
Laundry, linen supply or diaper service.									S	R		S	R		
Leather goods or luggage.									R	R		R			
Library.	S	S	S	S	S	S	S	S	S	S	S	S			
Liquor, wine or beer sales not to be consumed on premises and meeting local and state requirements.									R	R		R			
Loan office.									R	R		R			
Locksmith.									R	R		R			
Lodging, boarding or rooming houses.	S	S	S	S	R				R	R		R			
Lumberyards and building materials; need not be enclosed within a structure.										P					
Machine shop.										R			R	R	
Machinery, tools and construction equipment, sales and service.										R			R		
Mail order house.									S	R			R		

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USES															
Manufactured Home, dwelling (Mobile)						R									
Manufactured Home Park, (Mobile)						R									
Manufactured Home Subdivision, (Mobile)						R									
Manufacturing, repair, assembly or processing establishments of a light industrial nature, including, but not limited to, the following:															
Automobile, assembly													R	R	
Clothing and garment manufacturing													R	R	
Food products processing and packaging.													R	R	
Glass products manufacturing.													R	R	
Laboratories for testing materials, chemical analysis, photographic processing										S			R	R	
Metal products and manufacturing.													R	R	
Millwork and similar wood products manufacturing.													R	R	
Musical instruments and parts manufacturing													R	R	
Paper products manufacturing.													R	R	
Plastic manufacturing.													R	R	
Scientific, optical and electronic equipment assembly and manufacturing													R	R	
Souvenirs and novelties manufacturing													R	R	
Surgical and dental supplies manufacturing.													R	R	
Toy, sporting goods and athletic goods manufacturing													R	R	
Marine stores and supplies.									S	R		S			

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USES															
Motorcycle sales, service & repair.										R		S			
Music store.									R	R		R			
Natural preservation areas including bird and wildlife sanctuaries, nature and hiking trails, outdoor camping site and similar uses.	S,P	S,P	S,P	S,P	S,P	S,P	S,P	S,P	S,P	S,P		S,P			S,P
News stand.									R	R		R			
Night club, bar, tavern and cocktail lounge when separate from a restaurant.									R	R		R			
Office buildings, general.									R	R		R			
Office buildings, professional.									R	R		R			
Office equipment and supplies, retail.									R	R		R			
Office Park									R	R		R			
Oil and gas exploration and production activities.	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Optician.									R	R	R	R	S		
Paint and wallpaper store.									S	R		R			
Painting and decorating contractor.									S	R		S			
Paper supplies, wholesale.										R			R		
Park or playground including recreation centers which are privately owned; need not be enclosed within a structure.	S	S	S	S	S	S	S	S							
Pawn shop.									S	R		S			
Pet shop.									S	R		S			
Photographic studio and/or processing.									S	R		S	R		
Picture framing and/or mirror silvering.									S	R		S	R		

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USES															
Plastic fabrication.													R	R	
Plumbing shop.									R	R		R			
Printing, blueprinting, bookbinding, photostating, lithographing and publishing establishment.									R	R		R	R		
Radio and television station									S	S		S	S	S	S
Radio and television sales, service and repair store.									R	R		R			
Recreational vehicle parks.						S				S					
Restaurant.									R	R		R			
Restaurant supplies and sales.									S	R		R	R		
Retail or Discount Store greater than 10,000 Sq. Ft.										P					
Riding academy: need not be enclosed within a structure.										S					R
Roofing and sheet metal shop.									S	R		S	R		
Rug and/or drapery cleaning service.									S	R		S	R		
Sand and gravel storage yard: need not be enclosed within a structure.													R	R	S
Saw mill or planing mill.													R	R	
Schools, public and/or private, elementary and/or secondary meeting the requirements of the education laws of the State of Alabama.	S	S	S	S	S	S	S	S	S	S		S			

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Seafood store, retail.										R	R		S			
Sewage disposal plant; need not be enclosed within a structure.	S	S	S	S	S	S				S	S	S	S	S	S	S
Sexually Oriented Businesses (See Also Section 10.7)										S	R					
Shoe repair shop.										R	R		R			
Shoe store, retail.										R	R		R			
Sign shop.										R	R		R	R		
Sporting goods store.										R	R		R			
Stone monument sales, retail: may include cutting and processing merchandise sold at retail on the site; need not be enclosed within a structure.										S	R		S	R	R	
Storage activities, mini-type, do it yourself										R	R		R			
Studio for professional work or teaching of fine arts, such as photography, drama, speech, painting.										R	R		R			
Studio for dance or music.										R	R		R			
Surgical or dental supplies retail.										S	R	S	S			
Tailor shop.										R	R		R			
Tattoo Facilities (See Also Section 10.8)										S	R					
Taxi dispatching station.										R	R		R			
Taxi terminal: storage and repair of vehicles.										S	R		S	R		
Taxidermy shop.										R	R		S			
Teen club or youth center.	S	S	S	S	S	S	S	S	S	S	S		S			

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USES															
Telecommunications towers and facilities.									S	S		S	S	S	S
Telephone exchange.	S	S	S	S	S	S	S	S	R	R	S	R	R	R	S
Telephone equipment storage including shops and garage; need not be enclosed within a structure but must provide adequate screening.									S	R		S			
Temporary uses, including revival tents, the sale of Christmas trees, carnivals, sale of seasonal fruit and vegetables from roadside stands, and similar uses for a period not to exceed two (2) months in any calendar year.	S	S	S	S	S	S	S	S	R	R		R			S
Tire, batteries and other automotive accessories sales establishments.									S	R		S			
Tobacco store.									R	R		R			
Toy store.									R	R		R			
Transit vehicle storage and servicing; need not be enclosed within a structure.									S	R		S	R	R	
Utility company storage facility; need not be enclosed within a structure but must provide adequate screening.										R			S	S	
Variety store.									S	R		S			
Veterinary service.									S	R					R
Warehouse and storage facilities, major.													R	R	
Water storage; need not be enclosed within a structure.	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Welding shop.										R			R	R	
Well drilling company.										R			R	R	R
YMCA, YWCA and similar institutions.	S	S	S	S	S	S	S	S	S	S	S	S			S
Zoo: need not be enclosed within a structure.									S,P	S,P		S,P			S

R – Uses Allowed by Right
P – Uses Requiring Approval by the Robertsedale Planning Commission.
S – Uses Requiring a Special Exception by the Robertsedale ZBA.

9.3 TABLE OF AREA AND DIMENSIONAL REQUIREMENTS:

Zoning District	R-1	R-1A	R-1B	R-2	R-3	RMH	RGP	RTH	B-1	B-2	B-3	I-1	I-2	AG	MU	PUD	FH-1
Minimum Lot Area(SF)	12,000	10,500	9,500	11,000	8,500(A)	7,000	6,000	3,000	N/A	N/A	N/A	N/A	N/A	20 acres	N/A	F	N/A
Minimum Lot Width (ft)	80	80	80	80	80 (B)	60	60	30	N/A	N/A	N/A	N/A	N/A	N/A	N/A	F	N/A
Required Building Setbacks																	
Front Yard (ft)	35	35	35	35	35	30	30	30	35	35	35	35	35	N/A	35	F	N/A
Rear Yard (ft)	40	35	30	35	35	30	30	25	20	10 (C)	20	20	50	N/A	10	F	N/A
Side Yard (ft)	10	10	10	10	10	10	10	15(E)	0(C)	0(C)	10(C)	10(H)	10(H)	N/A	0	F	N/A
Side Abutting a Street (ft)	20	20	20	20	20	20	15	15	20	10	20	20	30	N/A	10	F	N/A
Maximum Bldg. Height (ft)	35	35	35	35	35	15	35	35	35	50	35	50	100	N/A	50	F	N/A
Maximum Bldg. Coverage	30%	30%	30%	40%	50%	40%	50%	50%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	F	N/A
Maximum Density DU/Acre	3	4	4.5	4	15	6	9	15	N/A	N/A	N/A	N/A	N/A	N/A	N/A	F	0

- A) For each additional unit, add 1,500 sq. ft.
- B) 80 ft. for the first 2 units; for each additional unit, add 5 ft. width.
- C) The required side and rear setbacks shall be increased to 20 feet when abutting residential zones, which are not otherwise separated by a street or highway.
- D) Along State Hwy 59 & U.S. Hwy 90 no structure shall be located within 50 ft. of the said R.O.W.
- E) Applied only to unattached end unit.
- F) See Article 12
- G) In the case of a new subdivision the Planning Commission may vary the side setbacks, provided no adjacent structures will be allowed within 10 feet of each other.
- H) The required side and rear setbacks shall be increased to 50 feet for I-1 property and to 100 feet for I-2 property, when abutting residential zones, which are not otherwise separated by a street or highway.

9.4 SITE PLAN REQUIREMENTS A site plan shall be required for all projects denoted by (P) in Table 9.2. Site plan reviews shall be accomplished by the Planning Commission to assure compliance with the provisions of the Zoning Ordinance in conformity with its purpose as stated in Article I.

- A. Upon approval of the site plan, either as submitted or with changes and/or special conditions required by the Planning Commission, the Building Inspector may issue a building permit for a portion or all of the proposed development; provided that the application is in compliance with all applicable City, County, State and Federal requirements.
- B. The PWD may recommend waiving certain requirements contained in Section 9.4C of this Ordinance if, in the requirements are determined to not be essential to a proper decision on the project; or , the list may be supplemented with other requirements deemed necessary to clarify the nature of the proposed development.
- C. An application for site plan review shall include the following information unless some or all of these requirements are waived by the Planning Commission.
 - 1. The location and size of the site including its legal description and a certified survey dated no more than 6 months prior to the submission.
 - 2. A vicinity map showing the site in relation to surrounding property.
 - 3. The recorded ownership interests, including liens, encumbrances, title certification in the form of a current title policy, title opinion or title report and the nature of the developer's interest, if the developer is not the owner.
 - 4. The relationship of the site to existing development in the area including streets, utilities, residential, and commercial development, and physical features of the land including significant ecological features.
 - 5. The density or intensity of land use to be allocated to all parts of the site together with tabulations by acreage and percentages thereof itemized by use and density.
 - 6. The location, size and character of any common open space. Commonly owned facilities and form of organization, which will own and maintain any common open space and such facilities.
 - 7. The use and maximum height, bulk and location of all building and other structures to be located on the site.
 - 8. The substance of covenants, grants of easements or other restrictions

- which will be imposed upon the use of land, buildings and structures, including proposed easements or grants for public utilities or other purposes.
9. The provisions for disposition of open space, including tree protection, landscaping provisions and buffering requirements.
 10. In the case of plans which call for development over a period of years, a schedule showing the proposed times within which applications for building permits are intended to be filed.
 11. Any additional data, plans or specifications which the applicant or the City believes is pertinent and which will assist in clarifying the application including, but not limited to plans for: screening, lighting and space, surface drainage, erosion, and sediment control, water and sewer connections, landscaping, and signs.
 12. A traffic impact analysis and corrective measures may be required by the Planning Commission in order to address detrimental conditions brought about by the development.
 13. Architectural renderings, elevations and representative floor plans in preliminary form.
 14. The location and size of all signs to be located on the site. In the event that a sign is pre-existing and fails to conform to the requirements as set forth in this ordinance, site plan approval will be granted only under the condition that all signs will comply with the regulations as set forth in the sign ordinance.
 15. Landscape plans which include the location of any trees in a tree protection zone.
- D. The Site Plan shall be submitted a minimum of 21 calendar days prior to the regularly scheduled Planning Commission Meeting.

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