

SECTION 16

SUPPLEMENTARY REGULATIONS

The provisions of this Ordinance shall be subject to the exceptions, additions or modifications provided by the following regulations.

16.1 Uses.

- 16.1.1 Advertising Billboards or Signs - No billboards or signs shall be permitted in any residential district, except as provided for in Section III-B. Billboards and sign boards will be permitted in commercial and industrial districts when utilized to advertise business on lot upon which sign is located subject to the following requirements.
 - 16.1.1.1 Size - not more than twenty (20) feet high or thirty (30) feet long.
 - 16.1.1.2 Setback - at least ten (10) feet from street right-of-way.
 - 16.1.1.3 Maintenance - kept properly painted, supported and cleaned.
 - 16.1.1.4 Permits - obtained from the City Clerk at charge of one dollar (\$1.00) for each one hundred (100) square feet or fraction thereof.
- 16.1.2 Accessory Building - Accessory buildings shall be subject to the following requirements.
 - 16.1.2.1 They shall not be located nearer the front lot line than the main building.
 - 16.1.2.2 The minimum distance from any property line shall be five (5) feet, except that they shall not be located within utility easements.
- 16.1.3 Public Buildings and Utilities - These uses may be permitted in any district subject to such protective restrictions deemed necessary by the City Planning Commission.

- 16.2 Floodplains. Notwithstanding the regulations contained in any part of this Ordinance, no use other than an agricultural use, public park or parkway and public street or highway will be permitted in any zone designated on the zoning map as a floodplain area unless adequate measures are taken to protect the use from flood damage. These measures will be subject to approval by the Planning Commission.
- 16.3 Height. The following structures will be permitted above height limits specified in other parts of this Ordinance: tanks, church spires, skylights, steeples, flagpoles, chimneys, ventilating fans, and other appurtenances not for human use or habitation.
- 16.4 Horizontal Visibility. On corner lots, no fence, wall, hedge or other structure or planting more than three (3) feet in height shall be erected, placed or maintained within the triangular area formed by the intersecting street lines and a straight line joining said street lines at points which are sufficiently distant from the point of intersection to provide adequate sight distance for vehicles traveling at design approach speed of street.
- 16.5 Annexed Territory. All territory which may hereafter be annexed to the City shall be classified as Rural District (RU) until, within a period not to exceed ninety (90) days following the date of annexation, the City Planning Commission shall appropriately reclassify such territory.
- 16.6 Vacation of Public Easements. Whenever any street, alley or other public easement is vacated, the district classifications of the property to which the vacated portions of land accrue shall become the classification of the vacated land.
- 16.7 Storage and Parking of Trailers and Commercial Vehicles. Commercial vehicles and trailers of all types, including travel, camping and hauling and mobile homes shall not be parked or stored on any lot occupied by a dwelling or on any lot in any residential district except in accordance with the following provisions:
- 16.7.1 Not more than one commercial vehicle, which does not exceed one and one-half (1-1/2) tons rated capacity, per family living on the premises shall be permitted and in no case shall a commercial vehicle used for hauling explosives, gasoline, or liquefied petroleum products be permitted.

- 16.7.2 Not more than one camping or travel trailer or hauling trailer per family living on the premises shall be permitted and said trailer shall not exceed twenty-four (24) feet in length or eight (8) feet in width; and further provided that said trailer shall not be parked or stored for more than one week unless it is located behind the front yard building line. A camping or travel trailer shall not be occupied permanently while it is parked or stored in any area within the incorporated limits except in a travel trailer court authorized under the zoning ordinances of the city.
- 16.7.3 A mobile home shall be parked or stored only in a trailer court which is in conformity with the ordinances of the city.
- 16.7.4 Automotive vehicles or trailers of any kind or type without current license plates shall not be parked or stored on any residentially zoned property other than in completely enclosed buildings.
- 16.8 Child Care Center. Child care centers authorized under uses permitted on review in residential districts shall meet the following provisions:
- 16.8.1 The center shall be located in a single-family dwelling which is the permanent residence of the operator and shall be operated in a manner that will not change the character of the residence.
- 16.8.2 The dwelling shall contain not less than one thousand (1,000) square feet of gross floor area where three (3) children, not members of the family, are provided for; and the dwelling shall be increased by one hundred (100) square feet of gross floor area for each child more than three (3) provided for within the dwelling. The floor area of an attached garage shall not be included in determining gross floor area of the dwelling.
- 16.8.3 The dwelling shall meet city-county health department requirements as to safety, design, facilities, and equipment and other features.
- 16.8.4 The dwelling shall be located on a lot having not less than twelve thousand (12,000) square feet of area, and all portions of said lot used for outdoor play space shall be fenced with an opaque, ornamental fence not less than forty-two (42) inches in height.

- 16.8.5 The center shall be operated in a manner that will not adversely affect other properties and uses in the area.

16.9 Off-Street Automobile and Vehicle Parking and Loading.

- 16.9.1 General Intent and Application. - It is the intent of these requirements that adequate parking and loading facilities be provided off the street for each use of land within the city. Requirements are intended to be based on the demand created by each use. These requirements shall apply to all uses in all districts.

16.9.2 Requirements.

- 16.9.2.1 In all districts, in connection with every use, sufficient off-street parking spaces shall be provided to accomplish the principles set forth in this Ordinance and to meet the parking demands generated by residents, employees, company officials, company vehicles, and customers. Required parking spaces shall be located on the lot on which the principal use is located except as provided in this section.
- 16.9.2.2 Each application for a building permit or variance shall include plans for at least the minimum number of parking spaces as herein required. Plans shall include information as to location and dimensions of off-street parking spaces and the means of access to the spaces. The administrative official shall not approve any application until he determines that the requirements of this section are met in the plans.
- 16.9.2.3 Each parking space shall contain not less than two hundred (200) square feet in area exclusive of access and circulation aisles. Areas normally used for drive-in customer service such as drive-in windows and gas pump service areas shall not be counted as required parking spaces.
- 16.9.2.4 If the off-street parking space required by this Ordinance cannot reasonably be provided on the lot on which the principal use is located, such space may be

provided on any land within two hundred (200) feet, exclusive of street and alley widths, of the principal building or use. The principal use shall be permitted to continue only as long as its parking requirements are met.

16.9.3 Minimum Spaces - The minimum number of required spaces shall be determined by the following criteria for uses permitted in an RU, R-1, R-2, R-3 and MH zoning district (in addition, a developer shall evaluate his own needs to determine if they are greater than the minimum specified in this Ordinance):

16.9.3.1 Single-Family Dwellings: Two (2) parking spaces per dwelling unit.

16.9.3.2 Two-Family Dwellings: Two (2) parking spaces per dwelling unit.

16.9.3.3 Multi-Family Dwellings: Two (2) parking spaces per dwelling unit.

16.9.3.4 Churches: One (1) parking space for each four (4) seats in the principal place of assembly.

16.9.3.5 Home Occupation: Minimum of three (3) parking spaces which may include residential spaces.

16.9.3.6 Public Buildings:

16.9.3.6.1 Schools - One (1) space for each staff member and employee. In the case of secondary schools one (1) additional parking space for each eight (8) students in grades 9-12 shall be provided.

16.9.3.6.2 Community Centers, Libraries, Galleries and Museums - Ten (10) parking spaces plus one (1) additional parking space for each three hundred (300) square feet of floor area.

- 16.9.3.6.3 Stadiums - One (1) parking space for each three (3) spectator seats.
- 16.9.3.7 Hospitals: One (1) parking space for each employee on the largest shift and one (1) additional space for each four (4) patient beds.
- 16.9.3.8 Golf Course: Forty (40) parking spaces.
- 16.9.4 Uses permitted in a C-1, C-2 or C-3 zoning district:
 - 16.9.4.1 Single-Family Dwellings: Two (2) parking spaces per dwelling unit.
 - 16.9.4.2 Two-Family Dwellings: Two (2) parking spaces per dwelling unit.
 - 16.9.4.3 Multi-Family Dwellings: Two (2) parking spaces per dwelling unit.
 - 16.9.4.4 Public Buildings: Same as 16.9.3.6 above.
 - 16.9.4.5 Rooming Houses and Boarding Houses: Two (2) parking spaces and one (1) additional space for each roomer or boarder.
 - 16.9.4.6 Retail Business and Service Establishments: One (1) space for each company vehicle and one (1) space for each two hundred (200) square feet of gross floor area.
 - 16.9.4.7 Service Stations: Two (2) parking spaces for each gas pump and three (3) spaces for each grease rack.
 - 16.9.4.8 Restaurants, Cafes, Night Clubs or Similar Establishments: One (1) parking space for every two (2) employees and one (1) additional space for each one hundred (100) square feet of gross floor area.
 - 16.9.4.9 Office Buildings, Banks and Similar Institutions: One (1) parking space for each two hundred (200) square feet of gross floor area.

- 16.9.4.10 Auto Sales and Garages: One (1) parking space for each employee and four (4) spaces for each maintenance stall.
- 16.9.4.11 Pool Halls, Bowling Alleys and Similar Recreational Facilities: One (1) parking space for each two hundred (200) square feet of gross floor area.
- 16.9.4.12 Funeral Homes: One (1) parking space for each fifty (50) square feet of gross floor area.
- 16.9.4.13 Motels and Hotels: One (1) space for each employee and one (1) parking space for each rental unit.
- 16.9.4.14 Theaters: One (1) space for every two (2) seats.
- 16.9.5 Uses permitted in an I-1 or I-2 zoning district:
 - 16.9.5.1 Manufacturing Industries: One (1) parking space for each employee on the largest shift and one (1) space for each company vehicle.
 - 16.9.5.2 Wholesale, Retail and Commercial Storage: One (1) parking space for each employee and one (1) space for each company vehicle stored at the site.
- 16.9.6 Additional Requirements:
 - 16.9.6.1 Where fractional spaces result, the parking spaces required shall be construed to be the nearest whole number.
 - 16.9.6.2 The parking space requirement for a use not specifically mentioned herein shall be the same as required for a use of similar nature as determined by the Planning Commission.
 - 16.9.6.3 Whenever a building or use constructed or established after the effective date of this Ordinance is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity or otherwise, to create

a need for an increase of ten percent (10%) or more in the number of existing parking spaces, such spaces shall be provided on the basis of the enlargement or change. Whenever a building or use existing prior to the effective date of this Ordinance is enlarged to the extent of fifty percent (50%) or more in floor area or in the area used, said building or use shall then and thereafter comply with the parking requirements set forth herein.

16.9.6.4 In the case of mixed or joint uses, the parking spaces required shall equal the sum of the requirements of the various uses computed separately.

16.9.7 Parking Not Located on the Same Lot - All parking spaces required herein shall be located on the same lot with the building or use served, except that where an increase in the number of spaces is required by a change or enlargement of use or where such spaces are provided collectively or used jointly by two or more buildings or establishments, the required spaces may be located and maintained not to exceed two hundred (200) feet from the building served.

16.9.7.1 Up to fifty percent (50%) of the parking spaces required for 1) theaters, public buildings, bowling alleys, dance halls, night clubs or cafes, and up to one hundred percent (100%) of the parking spaces required for a church or school auditorium may be provided and used jointly by 2) banks, offices, retail stores, repair shops, service establishments and similar uses not normally open, used or operated during the same hours as those listed in (1); provided, however, that written agreement thereto is properly executed and filed as specified below.

16.9.7.2 In any case where the required parking spaces are not located on the same lot with the building or use served or where such spaces are collectively or jointly provided and used, a written agreement thereby assuring their retention for such purposes shall be properly

drawn and executed by the parties concerned, approved as to form and executed by the city attorney and shall be filed with the application for a building permit.

16.9.7.3 Off-street parking space may be located within the required front yard of any C or I zoning district, but no off-street parking shall be permitted in the required front yard of any R zoning district, except upon a driveway providing access to a garage, carport or parking area for a dwelling.

16.9.8 Size of Off-Street Parking Space - The size of a parking space for one vehicle shall consist of a rectangular area having dimensions of not less than ten (10) feet by twenty (20) feet plus adequate area for ingress and egress.

16.9.9 Off-Street Loading Requirements - Every building or part thereof erected or occupied for retail business, service, manufacturing, storage, warehousing, hotel, mortuary, or any other use similarly involving the receipt or distribution by vehicles of materials or merchandise shall provide and maintain on the site premises off-street loading space in accordance with the following requirements:

16.9.9.1 Within any C-2 and C-3 zoning district, one (1) loading space for each ten thousand (10,000) square feet of gross floor area.

16.9.9.2 Within any I-1 or I-2 zoning district, one (1) loading space for each fifteen thousand (15,000) square feet of gross floor area.

16.9.9.3 For the purpose of this section, an off-street loading space (exclusive of adequate access drives and maneuvering space) shall have minimum dimensions of twelve (12) feet by forty (40) feet and an overhead clearance of fourteen (14) feet in height above the alley or street grade.

16.9.10 Off-Street Parking Lot Construction and Maintenance.

16.9.10.1 Lots in Residential Districts - Whenever off-street parking lots for more than

six (6) vehicles are to be located within or adjacent to a residential district, the following provisions shall apply.

- 16.9.10.1.1 All sides of the lot abutting the residential district shall be enclosed with an opaque, ornamental fence, wall, or dense evergreen hedge having a height of not less than five (5) nor more than six (6) feet. Such fence, wall, or hedge shall be maintained in good condition.
- 16.9.10.1.2 No parking shall be permitted within a front yard setback line established ten (10) feet back of the property line of interior and corner lots wherever the parking lot is located in a residential district or immediately abuts the front yard of a residential unit. In all other cases no setback shall be required; provided, however, that on any corner lot formed by two (2) intersecting streets no parking shall be permitted, and no wall, fence, sign, structure or plant growth having a height in excess of three (3) feet above the elevation of the crown of the adjacent roadway surface shall be maintained in a triangle formed by measuring a distance of thirty (30) feet along said front and side lot lines, from their point of intersection, and connecting the points so established to form a triangle on the area of the lot adjacent to the street intersection.

16.9.10.2 Paved Surface Required - All parking spaces required under the provisions of this Section shall be paved with a sealed surface pavement and maintained in a manner that no dust will result from continued use.

16.10 Court Requirements for Multiple-Family Dwellings. Whenever a multiple family dwelling or group of multiple-family dwellings is designed with an inner or outer court, the following requirements shall be complied with.

16.10.1 Outer Court Width - The width of an outer court upon which windows open shall be not less than ten (10) feet or equal to the height of the opposing wall, whichever is greater; and in no case shall an outer court be less than five (5) feet in width or equal to seventy percent (70%) of the height of the opposing wall, whichever is greater.

16.10.2 Inner Court Width - The width of an inner court of a multiple-family dwelling shall be not less than two times the height of the lowest wall forming the court, but in no case shall it be less than twenty (20) feet.

16.10.3 Passageway for Inner Court - An open unobstructed passageway shall be provided at the grade of each inner court. Such passageway shall be not less than twelve (12) feet in width, shall have a clearance of not less than twelve (12) feet in height, and shall provide a straight and continuous passage from the inner court to a yard or open space having a direct connection with a street.

16.10.4 Accessory Buildings Prohibited - No accessory building shall be located in a court of a multiple-family dwelling.