

CHAPTER 3 ZONING REGULATIONS

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11-3-1: GENERAL PROVISIONS.

- (A) Zones Established. For the purposes of this Code, the City is divided into Zones, which have been established in Section 11-1-3.
- (B) Zoning Map.
- (1) The location and boundaries of each Zone are shown on the Zoning Map.
 - (2) The Zoning Map with all notations, references and other information shown on the map is part of this Zoning Code, and shall have the same force and effect as this Zoning Code.
 - (3) The Zoning Map shall be identified by the signature of the Mayor, attested by the City Clerk of its effective date, and shall bear the seal of the City.
 - (4) The Zoning Map shall be located in the office of the Zoning Administrator and shall accurately designate the current boundary lines of the Zones within the City.
 - (5) In the event of a conflict between the Zoning Code and Zoning Map, the Zoning Code shall govern.
- (C) Determination of Zone Boundaries. Where uncertainty exists with respect to the boundaries of various Zones shown on the Zoning Map, the following rules shall apply:
- (1) Where a boundary line is indicated as approximately a street, alley, waterway, or railroad right of way, the center line shall be construed to be the Zone boundaries.
 - (2) Where a boundary line is indicated as approximately following a lot line, such lot line shall be construed to be the boundary line.
 - (3) Where land has not been subdivided into lots, the Zone boundary shall be determined by the use of a scale of measurement shown on the Zoning Map.
 - (4) Where other uncertainty exists, the Board of Adjustment shall interpret the Zoning Map, subject to review by the Council.

11-3-2: PROVISIONS THAT APPLY IN ALL ZONES.

(A) Setback Requirements.

- (1) No required setback or other open space around an existing building or which is hereafter provided around any building for the purpose of complying with provisions of this Zoning Code shall be considered as providing a setback or open space for any other building, nor shall any setback or other required open space on a contiguous lot be considered as providing the setback or open space whereon a building is to be created or established except as otherwise permitted by this code.
 - (2) All of a setback shall be open to the sky and unobstructed (except for permitted accessory structures, and allowed encroachments as set forth in paragraph three (3) of this subsection).
 - (3) The following may encroach into required setbacks:
 - (a) Belt courses, sills and lintels or other ornamental features may project up to eighteen inches (18") into the required front, rear and side setback.
 - (b) Cornices, eaves and gutters may project into any front, side, or rear yard setback up to one-third (1/3) of the width of the minimum required setback.
 - (c) Unwalled and unroofed porches, terraces, balconies and steps may encroach into any front, side or rear setback up to one-third (1/3) of the width of the minimum required setback. Uncovered access ramps for mobility-impaired persons may encroach into the required setbacks more than one-third (1/3) of the width of the front or rear yards when necessary to comply with building code standards.
 - (4) Where lots developed with structures comprise more than forty percent (40%) or more of the frontage of any block on any street, no future development or remodel shall have a setback less than the average front yard setback established on that block. The following are exceptions to this requirement:
 - (a) No setback requirement shall be greater than the setback established for the Zone where it is located.
 - (b) A structure which is to be located between two (2) existing structures, not exceeding one hundred and fifty feet (150') apart, shall not be required to have a larger front setback than the average setback line established by the two (2) existing structures.
- (B) **Parcels Below the Minimum Area Requirements.** No parcel of land which has less than the minimum width and area requirements for the Zone in which it is located shall be separated from a larger part of land for the purpose of creating a building lot.
- (C) **Exceptions to the Building Height Requirements.** Roofs above the square of the building, chimneys, flagpoles, television antennas, church towers, and similar structures not used for human occupancy, are excluded when calculating building height.
- (D) **Streets and Access.** The design of vehicular access to and from a parcel of land shall conform to the Access Management Plan, as amended.
- (E) **Recreational Vehicles.** No recreational vehicle shall be occupied in Idaho Falls, except when located in an approved recreational vehicle park.

- (F) Lighting.
 - (1) All exterior illumination shall be shielded and directed downward so as not to produce direct glare on adjacent properties.
 - (2) No commercial use shall cause a level of illumination exceeding one-half (0.5) foot candles on any part of an contiguous residential area.

11-3-3: PURPOSES OF RESIDENTIAL ZONES.

- (A) RE Residential Estate Zone. This zone provides a residential zone that permits the continuance of areas which are characterized by lots of sufficient size to accommodate single dwelling units and limited agricultural uses, including animal husbandry. The Zone is generally intended for rural residential areas which were previously developed in the County. This zone is generally not intended for new subdivisions within the City.
- (B) RP Residential Park Zone. This zone provides a residential zone which is representative of an automobile-oriented, suburban development pattern and characterized by large lots. The principal use permitted in this Zone shall be single unit dwellings.
- (C) R1 Single Dwelling Residential Zone. This zone provides a residential zone which is representative of a less automobile-oriented, more walkable development pattern, characterized by somewhat smaller lot widths; and a somewhat denser residential environment than is characteristic of the RP Residential Park Zone. The principal uses in the R1 Residential Zone shall be single detached and attached dwelling units. This zone is also generally located near limited commercial services that provide daily household needs.
- (D) R2 Mixed Residential Zone. This zone provides a residential zone characterized by smaller lots and dwellings, more compact and denser residential development; and higher volumes of vehicular and pedestrian traffic than are characteristic of the RE, RP and R1 Zones. The principal uses permitted in the R2 Zone shall be one (1), two (2), three (3), and four (4) dwelling units. This zone is also generally located near limited commercial services that provide daily household needs.
- (E) TN Traditional Neighborhood Zone. This zone provides a residential zone which is characterized by a walkable, traditional residential neighborhood pattern with small lots and residences, a mix of housing types, and a grid street pattern with rear alleys. This Zone is situated in the historic neighborhoods within the central part of the City and in other locations where a traditional neighborhood character with a gridded street pattern is desired. The standards in this zone contain elements of a form-based code allowing a variety of uses that will be required to integrate with the established characteristics of the existing neighborhood.
- (F) R3 Multiple Dwelling Residential Zone. This zone provides a residential zone which is characterized by a variety of dwelling types with a denser residential environment. This Zone is situated along or near major streets such as collectors and arterials. It is also generally located near pedestrian connections and commercial services.
- (G) R3A Residential Mixed Use Zone. To provide for a mix of uses in which the primary use of the land is for residential purposes, but in which office buildings and certain other uses of a semi-commercial nature may be located. Characteristic of this Zone is a greater amount of automobile traffic, greater density, and a wider variety of dwelling types and uses than is characteristic of the R3 Residential Zone. While office buildings and certain other uses of a semi-commercial nature may be located in the

Zone, the R3A Zone is essentially residential in character. Therefore, all uses must be developed and maintained in harmony with residential uses. This zone should be located along major streets such as arterials and collectors.

- (H) RMH Residential Mobile and Manufactured Home Zone. This zone provides a residential zone which is characterized by a medium density residential environment. A manufactured or mobile home subdivision, mobile home park, or travel trailer park are special facilities specifically designed to accommodate mobile or recreational vehicles which may not conform to the requirements for permanent location within other residential Zones within the City are allowed within this zone.

11-3-4: STANDARDS FOR RESIDENTIAL ZONES.

Table 11-3-1: Standards for Residential Zones

	RE	RP	R1	R2	TN	R3	R3A	RMH
Lot Area								
Lot Area Minimum in ft ²	1 acre*	12,000	7,000	6,000*	3,000*	5,000*	5,000	5,000
Lot Area Maximum in ft ²			13,500*					
Site Width								
Site Width at Front Setback, Minimum in ft.	150	60	50	50	25	50	50	50
Setbacks, Minimum in ft.								
Front	40	30*	25*	20*	15*	15	15	30
Front Maximum in ft.					20*			
Side	20	7.5/10*	6	6	5	6	6	10
Rear	40	25	25	25	10	25*	25*	25*
Lot Coverage, Building Height, and Density								
Maximum Lot Coverage in %	30	40	40	80	50	80	80	40
Maximum Building Height in ft*	24	24	24	36	*			24
Maximum Density in net units/acre	1	4	6	17	15	35	35	8
*See explanations, exceptions and qualifications in Section 11-3-4A,B,C of this Zoning Code.								

(Ord. 3218, 9-13-18)(Ord. 3310, 6-18-20)

- (A) Minimum and Maximum Lot Area.

- (1) In the R1 Zone, the maximum lot size shall be thirteen thousand five hundred square feet (13,500 ft²), except for corner lots, wedge-shaped lots in cul-de-sacs, or other unusual shaped lots. This shall also not apply to conditional uses such as schools and religious institutions.
- (2) In the R2 zone, seven hundred and fifty square feet (750 ft²) shall be added to the minimum required area for each additional dwelling unit.
- (3) In the TN Zone, the maximum average lot area for subdivisions approved after the adoption of this Code, April 12, 2018, shall be six thousand two hundred and fifty square feet (6,250 ft²) in order to encourage a mix of lot sizes and dwelling types. (Ord. 3210, 8-23-18)

(B) Minimum and Maximum Setbacks.

- (1) Properties zoned RP and RP-A prior to the adoption of this Zoning Code shall meet the setbacks required at the time they were approved. A listing of applicable subdivisions can be found in the Section 11-7-2. The applicable setbacks required at the time they were approved are as follows.

Table 11-3-2: Prior RP & RP-A Setbacks

	RP	RP-A
Setbacks – Minimum in ft.		
Front	30	30
Side	20	10
Rear	25	25

- (2) In the RP and R1 Zones, a minimum front setback of twenty feet (20') is permitted for lots which have their principal frontage on a turning circle of a cul-de-sac or the bulb of a ninety degree (90°) turn.
- (3) In the RP Zone, the side setback shall be a minimum of seven and a half feet (7.5') for single-story structures and a minimum of ten feet (10') for two-story structure.
- (4) In the TN Zone, the maximum front yard setback may be exceeded for residences that face a common open space area that fronts on the contiguous street and as otherwise permitted by Supplemental Standards for the TN Zone.
- (5) In the RMH Zone, a minimum rear yard of fifteen feet (15') may be permitted, if one of the required side yards is a minimum twenty five feet (25').
- (6) In the R3A Zone, non-residential buildings shall have a rear setback of at least ten feet (10'). (Ord. 3210, 8-23-18)
- (7) When a multi-unit dwelling or commercial use is developed on a property that adjoins a property zoned RE, RP, R1, R2, TN or unincorporated land designated for Low Density Residential in the City's Comprehensive Plan and the height of the building is over twenty-four feet (24'), every one foot (1') of additional building height requires an additional two feet (2') in setback with the minimum setback being thirty feet (30'). (Ord. 3233, 12-20-18)(Ord. 3310, 6-18-20)

(C) Maximum Lot Coverage, Building Height, and Density.

- (1) Public use, public service facility, school and religious institutions may be erected to any height, provided the building is set back from the required building setback lines at least one foot (1') for each additional foot of building height above the maximum height permitted in the Zone.
- (2) In the RE, RP, R1 and RMH Zones lot coverage shall only include those areas under roofs.
- (3) For multi-unit or commercial uses lot coverage shall include all areas under roofs and paved surfaces, including driveways, walks, and parking areas. The remaining lot area shall be landscaped as required by this Code.
- (4) When a multi-unit dwelling or commercial use is developed on a property that adjoins a property zoned RE, RP, R1, R2, TN, or unincorporated land designated for Low Density Residential in the City's Comprehensive Plan and the height of the building is over twenty-four feet (24'), every one foot (1') of additional building height requires and additional one foot (1') in setback. (Ord. 3310, 6-18-20)

(D) Dimensional Standards for Accessory Structures in Residential Zones.

Table 11-3-3: Dimensional Standards for Accessory Structures in Residential Zones

	RE	RP	R1	R2	TN	R3	R3A	RMH
Setbacks – Minimum in ft.								
Front	40	30	25	20	15	15	15	25
Side	20	0/7.5*	0/6*	0/6*	0/5*	0/6*	0/6*	0/10*
Rear	40*	0*	0*	0*	0*	0*	0*	0*
Building height- Maximum in ft.		12/24*	12/24*	12/24*	12/24*			12/24*
Lot coverage of the rear yard, maximum %	30	30	30	30	30			30

*See explanations, exceptions and qualifications that follow in Section 11-3-4D (1-5) of this Zoning Code.

- (1) In residential zones, accessory structures which are more than twelve feet (12') in height must meet the same setbacks as primary buildings.
- (2) In all residential zones, except the RE Zone, side yard requirements for accessory buildings shall be the same as for main buildings, except that no side yard shall be required for accessory buildings which are located more than twelve feet (12') in the rear of the main building.
- (3) The rear yard setback shall be three feet (3') on lots in any residential zone in which the rear yard is contiguous to an alley.
- (4) In the RMH Zone, a minimum rear yard of fifteen feet (15') is permitted if one (1) of the required side-yards is a minimum of twenty-five feet (25').
- (5) Properties zoned RP and RP-A prior to the adoption of this Zoning Code shall meet the setbacks required at the time they were approved. A listing of applicable subdivisions can be found in the Section 11-7-2. The applicable setbacks required at the time they were approved are as follows:

Table 11-3-4: Prior RP and RP-A Accessory Building Setbacks

	RP	RP-A
Setbacks – Minimum in ft.		
Front	30	30
Side	20	5*
Rear	25	5*

*See explanations, exceptions and qualifications that follow in Section 11-3-4D(1,3) of this Zoning Code.

(Ord. 3210, 8-23-18) (Ord. 3301, 2-13-20)

(E) Supplemental standards for the TN Zone.

- (1) Streetscape.
 - (a) In subdivisions recorded after the adoption of this Code, April 12, 2018, sidewalks shall be detached from the curb with planting strips provided to accommodate street tree planting in accordance with the standards in Section 11-4-4G (3).
 - (b) In subdivisions recorded before the adoption of this Code, April 12, 2018, detached sidewalks, planting strips and existing street trees shall be maintained. If trees must be removed because of disease or age, replacements shall be provided by the property owner

subject to approval of the City Forester.

(2) Entryways and Pathway Connections.

- (a) All structures shall have one (1) primary entry that faces the street and a pathway that connects the entry with the sidewalk.
- (b) Exceptions to the entryway requirements are allowed for dwelling units that face a common open space area which is open to the street.
- (c) A covered porch, with a minimum depth of five feet (5'), may encroach five feet (5') into the front yard setback facing a street.

(Ord. 3301, 2-13-20)

(3) Building Massing, Scale and Form.

- (a) For in-fill development or additions to existing structures, the building shall not exceed the tallest height or greatest width of other residences on both sides of the street within the same block.
- (b) For new development (including additions to existing structures), the primary building face that fronts the street shall not exceed twenty five feet (25') in width or the front facade shall be divided into subordinate wall planes or modular sections that do not exceed a total of an aggregate of twenty five feet (25').
- (c) Building forms shall consist of simple rectangular shapes and height from finished floor to finished floor shall not exceed twelve feet (12').
- (d) Roof forms shall be gabled, hipped or shed. Flat roofs are not prohibited but discouraged (unless flat roofs are the predominant roof form in the neighborhood).

(4) Additions to Existing Structures. Additions to existing structures shall be the same or compatible with the existing structure (e.g. building materials, windows, doors, and form of the building and roof).

(5) Residential Parking Features. In order to prevent parking, garages, driveways and curb-cuts from becoming the primary feature of residential buildings or property, the following shall apply:

- (a) Whenever feasible, driveways, garages, and parking areas shall be accessed from an alley.
- (b) Garages, with garage doors that face the street, shall not extend forward of the front face of the primary structure.
- (c) A garage door that is visible from the public street should blend with the façade and architectural elements of the structure.
- (d) Required parking should be provided from the alley for in-fill development located with alley access.
- (e) In new development, private alleys are encouraged and can be allowed with a reduced setback from the alley, reduction in parking requirements, or an allowance for tandem parking.
- (f) Shared garage parking shall not exceed four (4) garage doors per building and shall be similar in exterior design to the dwelling units in the development.
- (g) Surface parking areas shall not be located in clusters of more than four (4) spaces.
- (h) Surface parking areas shall be screened from public streets and adjacent residential uses by

landscaping or architectural screening.

- (i) Driveway curb-cuts shall be sized for a single-car width, ten feet (10') maximum. The driveway width shall not increase beyond ten feet (10') until the driveway extends beyond the front setback.
- (6) Commercial Uses in the TN Zone.
- (a) Applicability.
 - (i) These standards apply to all non-residential uses in the TN Zone. (Ord. 3210, 8-23-18)
 - (ii) These standards are in addition to any other applicable requirements in all zones. (Ord. 3210, 8-23-18)
 - (b) Purpose. The purposes of these standards are to create commercial developments that are:
 - (i) Compatible with the surrounding residential neighborhood;
 - (ii) Pedestrian in scale with buildings massing at the street and intersections; and
 - (iii) Connected to the neighborhood with pedestrian access and with a seamless interface with the surrounding neighborhood.
 - (c) Location of Commercial Uses.
 - (i) Commercial uses in the TN zone shall be a permitted use within existing commercial structures without substantial exterior remodeling or expansion of the existing building; or
 - (ii) Commercial uses in the TN zone shall be a permitted use on parcels that have frontage on Elm, Elva, and G Streets, Holmes Avenue, S. Boulevard, and Lomax Street; or
 - (iii) Commercial uses shall be permitted by conditional use permit for parcels that do not have frontage on Elm, Elva, and G Streets, Holmes Avenue, S. Boulevard, and Lomax Street provided that the use is conducted only within an existing building. Any commercial use requiring the construction of a new building for a use not otherwise permitted shall not be permitted.
 - (d) Dimensional Standards.
 - (i) The maximum building footprint should be five-thousand square feet (5,000 ft²).
 - (ii) Generally, the maximum height of a building shall be two-stories.
 - (iii) Buildings three (3) stories in height are encouraged at the corners of street intersections.
 - (iv) Buildings shall provide a transition in height to contiguous residential use. When a building is located between five feet (5') and twenty feet (20') from a property line contiguous to a residential use, the building height may be a maximum of twelve feet (12'). At twenty feet (20') from the property line, the building may be a maximum of twenty five feet (25') in height. After thirty feet (30') from the property line, a building may increase an addition one foot (1') in height for every two feet (2') in additional horizontal distance from the property line.
 - (v) Except for a minimum setback to residential properties which shall be five feet (5'),

there are no minimum setback requirement for side yards or rear yards.

- (vi) The maximum building front setback shall be five feet (5').
- (e) Street Frontage Requirements.
 - (i) Seventy-five percent (75%) of the street frontage shall be occupied by a building, patio or public space.
 - (ii) Exterior windows or transparent doors shall make up the equivalent of sixty percent (60%) of the building ground floor façade, which faces the street. Exterior windows shall make up at least twenty percent (20%) of additional floors above the ground floor.
 - (iii) Any primary entrance to a building shall face the street and have direct access to a sidewalk or a pedestrian walkway.
- (f) Parking.
 - (i) On-site parking shall be located in a rear or side yard, not fronting the street.
 - (ii) One (1) parking space shall be required per five hundred square feet (500 ft²) of gross floor area of commercial use.
 - (iii) The parking requirements may be fulfilled through any combination of the following: parking spaces on the property; on street parallel parking spaces in front of the building; and/or parking in a shared parking facility within seven-hundred and fifty feet (750') of the property.
- (g) The hours of operation shall be limited to the hours of 6 am –11 pm.
- (h) Prohibitions.
 - (i) Drive-up windows
 - (ii) Amplified music
- (F) Building Orientation. Every dwelling site shall face or front upon a public street, except in a Planned Unit Developments (PUD), or where dwelling units face a common space fronting on a street.
- (G) Prohibitions. The following are not allowed in any Residential Zone:
 - (1) Dwelling units entirely built below grade.
 - (2) The storage of commercial vehicles, including commercial automobiles, trucks and construction equipment (e.g., bulldozers, graders, cement mixers, and compressors). An exception is provided for construction equipment that may be stored on a site during the construction of a building, not exceeding one (1), calendar year.
 - (3) The storage of trailers, recreational vehicles or boats in any required front yard or side yard setback that faces a street, except for permitted driveways. No portion of a trailers, recreational vehicles or boats may be parked in such a way as to be over or onto a public sidewalk or to obstruct visibility as required by Section 11-4-7A, Clear View Triangle of this Code.
 - (4) The storage of mobile homes and manufactured homes.
 - (5) The storage of junk and debris.

11-3-5: PURPOSE OF COMMERCIAL ZONES

- (A) PB Professional Business Office Zone. This zone provides a commercial zone for business and professional offices, medical facilities, governmental and cultural facilities, and other uses of a semi-commercial nature. The Zone encourages the provision of a limited number and type of supportive retail services for employees and visitors, as well as support services to health and medical providers. This Zone is characterized by relatively high traffic volumes, and a variety of office types. This Zone should be located in close proximity to an arterial or collector street.
- (B) CC Central Commercial Zone. This zone provides a mixed use zone which includes a variety of housing types and a variety of commercial uses. For this reason, the Zone is primarily located in the central part of the City where development has already occurred and the street and land use patterns are more densely developed. The CC Central Commercial Zone is characterized by lighted streets, ample pedestrian ways and vehicular parking lots for the convenience and safety of the public. Shops, stores, offices and other buildings are also characteristic of this Zone. Uses which tend to create business "dead spots," cause undue scattering of business, and generally tend to thwart the use of the land for its primary purpose, are excluded from this Zone.
- (C) LC Limited Commercial Zone. This zone provides a commercial zone for retail and service uses which supply the daily household needs of the City's residents. This Zone is usually located on major streets contiguous to residential uses. This zone is characterized by smaller scale commercial uses which are easily accessible by pedestrians and non-motorized vehicles from the surrounding residential neighborhoods, although larger scale developments such as big-box stores may still serve as anchors. Connectivity is provided with walkways that provide access to and through the development site. Parking for vehicles is understated by the use of landscaping, location, and provision of pedestrian walkways to the businesses.
- (D) HC Highway and General Commercial Zone. This zone provides a commercial zone for retail and service uses serving the traveling public. Characteristics of the Zone are buildings set back from the right-of-way line to promote safety on the highway and maintain maximum use of highway right-of-way for travel purposes, and a wide variety of architectural forms and shapes. This Zone should be located at specific locations along highways leading into the City.

11-3-6: STANDARDS FOR COMMERCIAL ZONES

- (A) Dimensional Standards. Table 11-3-6 Dimensional Standards for Commercial Zones shall be used for determining the minimum site area, minimum site width measured at the setback line, minimum setbacks, maximum building height, maximum lot coverage and maximum gross density in each Commercial Zone.

Table 11-3-5: Dimensional Standards for Commercial Zones

	CC	PB	LC	HC
Site width at front setback - Minimum in ft.		50	*	50
Setbacks – Minimum in ft.				
Front		20	20*	20
Side			*	
Rear			*	
Landscape buffer contiguous to street* in ft.	7*	15	20*	20*
Landscape buffer contiguous to a residential Zones* in ft.	10	10	20/10	30/10
Building height – Maximum in ft.		*	*	
Lot Coverage- Maximum in %		80	80	
*See explanations, exceptions and qualifications that follow in Section 11-3-6A (1-3) of this Zoning Code.				

(Ord. 3233, 12-20-18) (Ord. 3277, 10-10-19)

- (1) In the LC Zone, structures may encroach into the twenty foot (20’) setback up to ten feet (10’) when designed with a pedestrian walkway a minimum of five feet (5’) in width connecting the public sidewalk to the structure’s entrance. Parking is not permitted to encroach into the twenty foot (20’) setback.
- (2) In the HC Zone, display space may encroach into the landscape buffer contiguous to the street. Such encroachments may not exceed twenty five percent (25%) of the linear frontage contiguous to the street.
- (3) In the CC Zone, the landscape buffer contiguous to a street may be reduced or removed where a building is located within the required landscape buffer, as determined by the Zoning Administrator.
- (4) When a multi-unit dwelling or commercial use is developed on a property that adjoins a property zoned RE, RP, R1, R2, TN, or unincorporated land designated for Low Density Residential in the City’s Comprehensive Plan and the height of the building is over twenty-four feet (24’), every one foot (1’) of additional building height requires an additional two feet (2’) in setback with the minimum setback being thirty feet (30’). (Ord. 3233, 12-20-18)
- (5) For commercial uses, lot coverage shall include all areas under roofs and paved surfaces including driveways, walks, and parking areas. The remaining lot area shall be landscaped as required by this Code.
- (6) In the LC Zone, residential uses shall comply with the R3A Zone dimensional standards.

(Ord. 3277, 10-10-19)

- (B) Development Plans. All development in commercial zones is subject to approval of a Development Plan, as required by this Code.
- (C) Landscape Buffers. All landscape buffers shall meet the standards set forth in Section 11-4-4 of this Zoning Code.

- (D) Blank Walls. In all commercial zones, no blank wall greater than twenty-four feet (24') shall front a public street, unless treated in one (1) or more of the following ways, when that wall is within one hundred and thirty feet (130') of any public street or any public or common open space:
- (1) Windows, clear doors, or window shaped openings over at least twenty percent (20%) of the blank wall surface; or
 - (2) A landscaped planting bed immediately adjacent to the wall at least five feet (5') wide or raised planter bed at least two feet (2') high and three feet (3') wide in front of the wall, with plant materials shown that will grow into and obscure or screen at least fifty percent (50%) of the wall's surface planted at an initial size of five foot (5') tall evergreens, two inch (2") caliper tree, five (5) gallon shrubs, and one (1) gallon perennial and or ornamentals grasses (plant species and growth characteristics must be provided on the plans, taking into consideration the USDA plant hardiness zones). If no hard surface is between the public street and the structure other than a designated sidewalk and pedestrian access from sidewalk park strip, street trees can be utilized to account for twenty-five percent (25%) of required blank wall coverage; or
 - (3) A vertical trellis in front of the wall covering twenty-five percent (25%) of the wall surface with hanging of climbing vines or other climbing plant materials planted to grow into and fill-up required trellis; (plant species and growth characteristics must be provided on the plans, taking into consideration the USDA plant hardiness zones); or
 - (4) Artwork (mosaic, mural, sculpture, relief etc.) over at least fifty percent (50%) of the blank wall surface, excluding any area devoted to signs.

(Ord.3301, 2-13-20)

11-3-7: PURPOSE OF INDUSTRIAL ZONES

- (A) LM Light Manufacturing and Heavy Commercial Zone. This zone provides a light industrial zone in which the primary use of land is for non-nuisance industries, and heavy commercial establishments. This Zone is characterized by a wide variety of businesses, warehouses, equipment yards, and light manufacturing and industrial uses, and located convenient to transportation systems.
- (B) I&M Industrial and Manufacturing Zone. This zone provides an industrial zone in which the primary use of the land is a manufacturing, fabricating, processing, and warehousing. Land zoned I&M should be relatively flat, open land, conveniently located close to transportation, public utilities and other facilities necessary for large employment centers and successful manufacturing operations

11-3-8: STANDARDS FOR INDUSTRIAL ZONES

- (A) Dimensional Standards. Table 11-3-7 Dimensional Standards for the LM and I&M Zones shall be used for determining the minimum site area, minimum setbacks, maximum building height and maximum lot and building coverage in that Zone.

Table 11-3-6: Dimensional Standards for Industrial Zones

	LM	I&M
Site Area- Minimum in acres		
Setbacks – Minimum in ft.		
Front	30	30
Side	0/30*	0/30*
Rear	0/30*	0/30*
Building Height- Maximum	see sub-sections (2) below	
Lot Coverage- Maximum in %	80	
Building Coverage- Maximum in %	50	
*See explanations, exceptions and qualifications that follow in 11-3-8A (1-2) of this Zoning Code.		

(Ord. 3233, 12-20-18)

- (1) In the LM and I&M Zones, a setback of thirty feet (30') shall be provided from all residential uses, residential zones, the R3A Zone if occupied by residential uses, or from land designated for low or higher density residential in the City's Comprehensive Plan.
- (2) Any structure with a height greater than thirty feet (30') shall be set back seventy-five feet (75') from all residential uses, residential zones, the R3A Zone if occupied by residential uses, or land designated for low or higher density residential in the City's Comprehensive Plan, unless approved as a conditional use by the Planning Commission, as set forth in Section 11-6-5B.
- (3) For commercial uses, lot coverage shall include all areas under roofs and paved surfaces including driveways, walks, and parking areas. The remaining lot area shall be landscaped as required by this Code.

11-3-9: PURPOSE OF SPECIAL PURPOSE ZONES

- (A) R&D Research and Development Zone. This zone provides a special purpose zone in which the primary use of the land is a center for research, development, and higher education. This Zone should be located close to transportation, public utilities and other facilities necessary to support research and development and higher education facilities. This Zone is also characterized by attractively designed buildings and off-street parking lots situated among, trees, shrubs and other landscape features.
- (B) Parks and Open Space. This zone provides a park zone and protects open space within the City for preservation and recreational use. Another purpose of this zone is to identify the appropriate location and efficient layout of public parks and playgrounds. This zone will harmonize the various features and facilities of parks and playgrounds with the surrounding area. This zone also interconnects park and open space systems linked by trails, greenways, or other public corridors.

11-3-10: STANDARDS FOR SPECIAL PURPOSE ZONES

(A) Dimensional Standards. Table 11-3-8 Dimensional Standards for Special Zones shall be used for determining the minimum site area, minimum setbacks, maximum building height, and maximum lot and building coverage in each special purpose Zone.

Table 11-3-7: Dimensional Standards for Special Zones

	R&D	P
Site Area- Minimum in acres	30*	1*
Setbacks – Minimum in ft.		
Front	30	30
Side	0/ 20 *	20
Rear	0/ 20 *	30
Building Height- Maximum in ft.	see sub-section (3) below*	35
Lot Coverage- Maximum in %	80	
*See explanations, exceptions and qualifications that follow in Section 11-3-10A (1-4) of this Zoning Code.		

- (1) No single R&D Zone should contain less than thirty (30) acres; however, there shall be no requirements for individual buildings or lots, except the area shall be sufficient to provide for setbacks, landscaping and off-street parking.
 - (2) In the R&D Zone, a setback of twenty feet (20') shall be provided from all residential uses, residential zones, the R3A Zone if occupied by residential uses, or from land designated for low or higher density residential in the City's Comprehensive Plan.
 - (3) In the R&D Zone, there is no height limit Structures with a height greater than thirty feet (30') and exterior storage areas shall be set back seventy-five feet (75') from all residential uses, residential zones, the R3A Zone if occupied by residential uses, or from land designated for low or higher density residential in the City's Comprehensive Plan.
 - (4) For commercial uses, lot coverage shall include all areas under roofs and paved surfaces including driveways, walks, and parking areas. The remaining lot area shall be landscaped as required by this Code.
 - (5) In the Park and Open Space Zone the minimum lot area is one (1) acre; except for public parks, playgrounds, or historical sites and monuments there is no minimum.
- (B) Development Plans. All development within the R&D and P Zones are subject to a Development Plan as set forth in this Code.

- (C) Accommodation of Spectators. Off-street parking areas and other facilities which attract or are intended to accommodate spectators, shall be screened or sited so that noise and traffic are buffered from contiguous residential uses or zones.
- (1) Any outdoor speaker system shall not exceed a noise measurement of sixty five decibels at the lot line of any contiguous lot or parcel.
 - (2) Facilities involving lights shall be sited, and the lights shall be designed and located so that glare will not be toward surrounding properties, if possible.