

How to Use This Ordinance

5. DISTRICT SUMMARY TABLE

Below is a quick reference table that summarizes district regulations. Consult [Article 3 Zoning Districts](#) for additional requirements and exceptions to the information below.

District Summary Table					
District	Minimum Lot Size	Minimum Lot Width (feet)	Setbacks		
			Front Yard (feet)	Side Yards (feet)	Rear Yard (feet)
AG Agriculture	5 acres	200 ft	50 ft	25 ft	30 ft
RE Residential Estate	2.25 acres	200 ft	50 ft	25 ft	30 ft
R-25 One-family Residential	25,000 sq ft	150 ft	40 ft	10 ft	20 ft
R-10 One-family Residential	10,000 sq ft	90 ft	30 ft	10 ft	20 ft
R-1 One-family Residential	6,500 sq ft	65 ft	30 ft	10 ft	20 ft
R-2 Two-family Residential	8,000 sq ft	80 ft	25 ft	10 ft	20 ft
R-3 Multi-family Residential	3,500 sq ft first unit 1,500 sq ft each add'l unit	No minimum	25 ft	10 ft	20 ft
M-1 Mobile Home Subdivision	6,500 sq ft	50 ft	30 ft	10 ft	20 ft
M-2 Manufactured Home Park	6,500 sq ft	50 ft	30 ft	10 ft	10 ft
B-1 Neighborhood Business	No minimum	No minimum	40 ft	10 ft	5 ft
B-2 Light Business District	No minimum	No minimum	30 ft	10 ft	5 ft
B-3 General Business	No minimum	No minimum	30 ft	10 ft	5 ft
B-4 Highway Business District	No minimum	No minimum	30 ft	10 ft	5 ft
CC Core Center	*	*	*	*	*
CR Core Residential	**	**	**	10 ft	20 ft
CM Mixed Use Core	*	*	*	*	*
CE Core Edge	No minimum	70 ft	10 ft min. 25 ft max.	5 ft	20 ft
CH Core Highway Corridor	***	***	10 ft min. 75 ft max.	10 ft	20 ft
CV Core Village	*	*	*	*	*
CL Core Landmark	****	****	****	10 ft	20 ft
CN Commercial Node	No minimum	No minimum	40 ft	10 ft	0 ft
D-1 Light Industrial	No minimum	No minimum	30 ft	10 ft non-res 20 ft res.	5 ft non-res. 20 ft res.
D-1B Research/Office	No minimum	No minimum	30 ft	10 ft non-res 20 ft res.	5 ft non-res. 20 ft res.
D-2 Heavy Industrial	2 acres	100 ft	30 ft	10 ft	10 ft

*See Section 3.1.14; ** See Section 3.1.15; *** See Section 3.1.18; **** See Section 3.1.20



How to Use This Ordinance

4. USE MATRIX (Continued)

Below is a reference table that summarizes the uses listed in the Ordinance. Uses below are generalized. Consult [Section 3.1](#) as certain conditions and standards may apply. If there are any conflicts between this table and the uses listed in Section 3.1, the latter will control.

P = Principal Permitted Use

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Digital User Note:

Click on a district heading below to go directly to the corresponding district regulations.

USE CLASSIFICATIONS	CORE*	CR	CM	CE	CH	CV*	CL	CN	B-1	B-2	B-3	B-4	D-1B	D-1	D-2
Residential uses															
Assisted living facility	*	P	P	P	P	*	P		C	C	C				
Child care facility, residential		C	C						P	P	P	P			
Dwellings, accessory	*								C						
Dwellings, attached live/work	*								C	C	C	C			
Dwellings, caretaker													P	P	P
Dwellings, multiple-family	*		P/C	P	P	*	P		C	C	C	C			
Dwellings, single-family detached		P	P				P		P	P					
Dwellings, two-family		P	C	C	C		P		C	C					
Fraternity/sorority house	*					*									
Home occupation	*	P	P	P	P	*	P		P	P	P	P			
Manufactured homes in parks															
Manufactured homes on individual lots															
Mixed-use development			C	C											
Nursing, rest or convalescent home									C						
Orphanage									C						
Personal Care Home									P	P	P	P			
Rooming house, boarding house	*	P	C	C	C	*	P		C	C	C	P			
Rowhouse / townhouse	*	C	C	C	C	*	P		C	C	C	C			
Shelter Care Home	*	P	P	P	P	*	P								
Transient housing		C	C						C	C					
Agriculture Uses															
Agriculture, commercial															
Equestrian stables, private															P
Equestrian stables, commercial															P
Keeping of livestock															

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4. USE MATRIX (Continued)

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Public and Community Uses															
Cemeteries									P	P	P	P	P	P	P
Charitable organizations									C	C	P	P			
Churches and other places of worship	*	C	P	P	P	*	C	P	P	P	P	P	P	P	P
Clubs or lodges			P	P	P				C	C	P	P			
Hospitals									C	C	P	P			
Libraries, public	*	C	P	P	P	*	C		P	P	P	P			
Municipal office buildings	*					*			P	P	P	P		P	P
Museums	*	C	P	P	P	*	C		P	P	P	P			
Parks & community gardens	*	P	P	P	P	*	P	P	P	P	P	P	P	P	P
Post office, local	*				P	*			P	P	P	P		P	P
Public recreation or community centers															
Public safety facilities	*								P	P	P	P		P	P
School, K-12, public/private	*	C	P	P	P		C		C	P	P	P			
Telephone exchanges/static transformer stations									C	P	P	P		P	P
Commercial Uses															
Animal boarding, kennels, shelters									C	C	P	P		P	P
Banks and financial institutions	*		P	P	P	*		P	P	P	P	P		P	P
Bars, lounges, nightclubs or brewpubs	*	C	P	P	P	*	C		C	C	P	P			
Bed-and-breakfast homestays	*	C	P	P	P		P	P	C	C					
Bed-and-breakfast inns	*	C	P	P	P	*	C		C	C	P	P			
Business support service establishments	*	C	P	P	P	*	C		P	P	P	P		P	P
Child care facility	*	C	C	C	P	*		P	P	P	P	P			
Commercial recreation facilities, indoor	*					*		C	C	C	P	P			

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How to Use This Ordinance

4. USE MATRIX (Continued)

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Commercial recreation facilities, outdoor								C	C	C	P	P			
Conference, convention center											P	P		C	
Cremation facilities														P	P
Firearm sales establishments	*		P	P	P	*				C	C	P		P	P
Food and beverage sales, < 6,000 sq ft.	*					*	C	P	P	P	P	P		P	
Food and beverage sales, > 6,000 sq ft.	*					*			C	C	P	P		P	
Funeral homes, mortuaries									C	C	P	P		P	P
Grocery stores	*	C	P	P	P	*			P	P/C	P	P		P	
Health clubs, fitness, gyms	*	C	P	P	P	*	C		P	P	P	P		C	P
Hotels	*			P	P	*					P	P			
Labs, medical, dental, optical									C	C	P	P	P	P	P
Landscape nurseries and garden supply establishments					P				C	P	P	P		P	P
Large consumer goods sales											C	P		P	P
Micro-breweries, wineries	*								C	C	P	P		P	P
Multi-unit commercial development			C	C											
Mixed-use development			C	C											
Motels											P	P			
Nursing, rest, or convalescent home								P							
Offices, medical	*					*		P	P	P	P	P	P	P	P
Offices, professional & administrative	*	C	P	P	P	*	C	P	P	P	P	P		P	P
Open air markets	*	C	C	C	C	*	C		P	P	P	P		P	
Outdoor retail sales, temporary									P	P	P	P		P	
Parking lots or structures	*							C	C	P	P	P		P	P
Pawn shops									C	C	P	P		P	P

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Payday loan, check-cashing service establishments									C	C	P	P		C	P
Personal service establishments	*	C	P	P	P	*	C	P	P	P	P	P	P	C	
Restaurant, small ≤2,000 sq. ft., no drive-through	*	C	P	P	P	*	C	P	P	P	P	P		P	P
Restaurants, large >2,000 sq. ft. with or w/o drive-through service	*		P	P/C	P	*		P	C	C	P	P		P	P
Restaurants, small ≤2,000 sq. ft., with drive-through service	*			C	P	*			C	C	P	P		P	P
Retail commercial uses ≤ 6,000 sq ft	*	C	P	P		*	C	P	P	P	P	P			
Retail commercial uses ≤ 10,000 sq ft					P										
Retail commercial uses > 6,000 sq ft	*					*			C	C	P	P			
Retail showrooms ≤ 10,000 sq.					P										
Schools, professional, trade, and vocational	*		P			*			C	C	P	P	P	P	P
Self-service laundry facilities (personal service)									P	P	P	P	P	C	
Sexually oriented businesses															P
Storage, mini-warehouses, self-storage									C	C	C	P		P	P
Strip retail centers with front yard parking											C	P			
Strip retail centers w/ no front yard parking										P	P	P			
Tattoo parlors and body art establishments	*		P	P	P	*					P	P			
Tavern, bar, brewpub, and live entertainment			P												
Taxi cab stands, bus stations											P	P		P	P
Theaters, cinemas	*					*			C	P	P	P			
Veterinary services, animal hospitals	*		P	P	P	*			C	C	P	P		P	P

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Vehicle Sales & Service															
Automobile - car wash			C	C	C					C	P	P		P	P
Automobile convenience/ gasoline stations				C	P				C	C	P	P		P	P
Automobile maintenance/ service establishments, major											C	P		P	P
Automobile maintenance/ service establishments, minor				P	P				C	C	P	P		P	P
Automobile services and parts sales															
Automobile towing and storage											C	P		P	P
Boats and other recreational vehicle sales, rentals, or service (large consumer goods)											C	P		P	P
Bus, truck, and manufactured home sales or leasing												P		P	P
Fuel Oil distributors														P	P
Tractors and large farm equipment sales and service												P		P	P
Vehicle sales, new and used (large consumer goods)											C	P		P	P
Industrial Uses															
Bus or truck maintenance facility												C		P	P
Cold storage plants, including frozen food lockers (LI)												C		P	P
Contractor yard, plumbing, heating, building, electrical, demolition (LI)												P		P	P
Environmental monitoring station (air, soil, etc.)									P	P	P	P		P	P
Industrial Uses, Heavy															P
Industrial Uses, Light													P	P	P
Internet/mail order distribution centers											C	C		P	P

LI = uses considered Light Industrial uses and are permitted where Light Industrial Uses are permitted

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Large area distribution or Transit warehouse														P	P
Lumberyards (LI)												P		P	P
Public works yard, garage											P	P		P	P
Railroad yard (LI)														P	P
Recycling center, composting facilities														P	P
Research-and-development labs and facilities											P	P	P	P	P
Salvage yard, junkyard															P
Stockpiling of sand, gravel, or other aggregate (LI)														P	P
Stone/Monument works (LI)												P		P	P
Taxi or bus operations center											C	C		P	P
Trucking operations center, freight services (LI)														P	P
Warehouses											C	P		P	P
Wholesale sales											C	P		P	P

LI = uses considered Light Industrial uses and are permitted where Light Industrial Uses are permitted



3.1.11

B-2 Light Business District

A. INTENT

The light business district is defined as a business district located along major thoroughfares but adjacent to residential areas and designated as low intensity commercial by the city's future land use plan. It is intended to provide for a full range of neighborhood and community-oriented retail sales, services, and professional office uses. The requirements in this section are to minimize the impact of commercial development on residential districts and to ensure that the appearance and effects of commercial buildings and uses are harmonious with the character of the area in which they are located.



User Note: For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. Banks and financial institutions
- ii. Business support service establishments[□]
- iii. Cemeteries
- iv. Child care facilities
- v. Churches and other places of worship
- vi. Commercial parking lots or structures
- vii. Environmental monitoring stations (air, soil, etc.)
- viii. Grocery stores ≤ 10,000 sq. ft.
- ix. Health clubs, fitness, gyms
- x. **Home occupation**[□] § 4.3
- xi. Landscape nurseries and garden supply establishments
- xii. Libraries, public
- xiii. Municipal office buildings
- xiv. Museums
- xv. Offices, medical, professional & administrative[□]
- xvi. Open air markets[□]
- xvii. **Outdoor retail sales, temporary**[□] § 4.14
- xviii. Parks & **Community gardens**[□] § 4.12
- xix. Personal Care Home[□]
- xx. Personal service establishments[□]
- xxi. Post office, local
- xxii. Public safety facilities
- xxiii. Restaurant, small <2,000 sq. ft., no drive-thru service
- xxiv. Retail commercial uses[□] <6,000 sq. ft., including food and beverage sales
- xxv. School, K-12, public or private
- xxvi. Strip retail center, no front yard parking
- xxvii. Taxi cab stands, bus stations
- xxviii. Telephone exchanges and static transformer
- xxix. Theatres, cinemas
- xxx. **Single family dwellings, detached** § 3.9.5
- xxxi. **Accessory uses**[□] and **accessory structures**[□] § 4.6
customarily incidental to any of the above permitted uses

C. CONDITIONAL USES

- i. Animal boarding, kennels, shelters
- ii. Assisted living facility
- iii. Automobile car wash
- iv. Automobile convenience/gasoline stations[□]
- v. Automobile maintenance/service establishments, minor[□]
- vi. Bars, lounges, nightclubs or brewpubs
- vii. Bed-and-breakfast homestays[□] and inns[□]
- viii. Charitable organizations[□]
- ix. Clubs or lodges[□]
- x. **Commercial recreation facilities**[□] § 4.9
- xi. Dwellings, attached live/work[□]
- xii. Dwellings, two family & multiple-family[□]
- xiii. Firearms establishments
- xiv. Funeral homes, mortuaries
- xv. Grocery stores > 10,000 sq. ft.
- xvi. Hospitals
- xvii. Labs, medical, dental, optical
- xviii. Micro-breweries, wineries
- xix. Payday loan, check-cashing service establishments
- xx. Pawn shops
- xxi. Restaurants with or without drive-through service
- xxii. Retail commercial uses[□] >6,000 sq. ft., including food and beverage sales
- xxiii. Rooming/boarding house[□]
- xxiv. Rowhouse / townhouse[□]
- xxv. Schools, professional, trade, and vocational
- xxvi. Storage, mini-warehouses, self-storage
- xxvii. Transient housing[□]
- xxviii. Veterinary services, animal hospitals



E. DEVELOPMENT STANDARDS

Lot Coverage

Maximum lot coverage 50%

Setbacks⁽¹⁾

Minimum front yard setback: 30 ft
 Minimum rear yard setback: 5 ft
 Next to residentially zoned 20 ft
 Minimum side yard setback: 10 ft
 Next to residentially zoned 20 ft

Building Height⁽¹⁾

Maximum building height: 30 ft

Roof Design

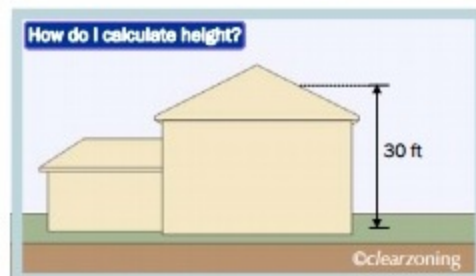
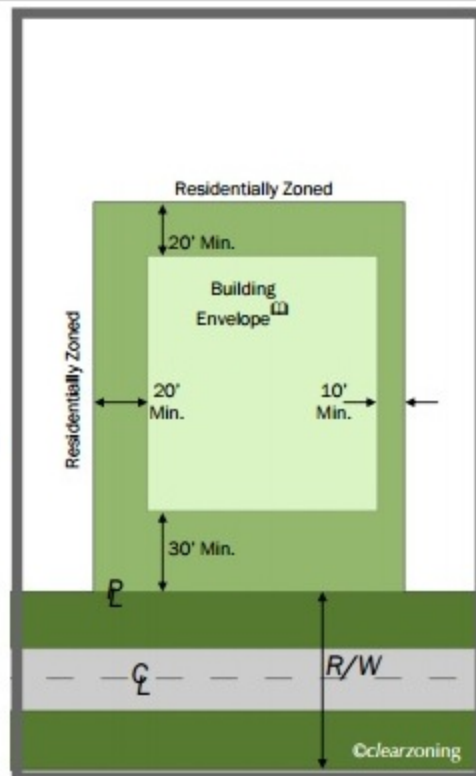
Minimum roof pitch 4/12 minimum; no flat roof buildings are allowed

Design Standards:

No metal façade buildings

Parking Lot Standards:

No parking in front 15 ft of lot



The above drawings are not to scale.

SELECTED REFERENCES

3. Zoning Districts

- Business district standards § 3.9
- Essential services § 3.12
- Transitional zones § 3.5

Home occupations § 4.3

- Outdoor retail sales, temporary § 4.14

Performance standards § 5.12

- Sight distance § 5.10
- Site access § 5.6
- Signs § 5.11

4. Use Standards

- Accessory uses § 4.6
- Alternative energy facilities § 4.11
- Commercial recreation facilities § 4.9
- Community gardens § 4.12

5. Site Standards

- Conditional use site standards § 5.1
- Drive-through facilities § 5.8
- Landscaping § 5.2
- Lighting § 5.9
- Loading/unloading § 5.7
- Parking § 5.5

6. Development Procedures

- Site Plan Review § 6.1
- Conditional Uses § 6.2

1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards

5 Site Standards

6 Development Procedures

7 Admin and Enforcement



B. Provided such townhouses consist of three or more attached dwelling units, the following standards apply:

- i. Townhouse dwellings in the R-3 district shall contain not more than eight continuously attached dwelling units.
- ii. There shall be minimum heated floor space of 1,000 square feet per dwelling, exclusive of any garage area.
- iii. Townhouses of less than three units shall meet all of the requirements for townhouses in the R-2 two-family district.
- iv. There shall not be more than 20 townhouse single-family dwelling units per gross acre, or a proportionate number for smaller gross areas.
- v. Each townhouse shall have its own landscaped green lot yard space of at least 400 square feet, excluding any driveways, private streets, or parking spaces.
- vi. The size and number of off-street parking spaces shall be the same as for townhouses in the R-2 two-family district, except that each site plan shall be reviewed to determine if maneuvering areas will be required. Row dwellings and apartment houses.

3.9 B-1, B-2, B-3, AND B-4 DISTRICT REQUIREMENTS

1. Exceptions to setback requirements.
 - A. Where a lot is contiguous to a residentially zoned lot fronting on the same street, the required front setback shall be the same as the adjoining residential use.
 - B. On corner or reverse corner lots there shall be a minimum side setback equal to the front setback.
 - C. There shall be a minimum rear setback of 20 feet the full length of the lot, where adjacent to a residentially zoned district.
2. No metal facade buildings are allowed in the B-1 and B-2 districts.
3. Flat roofed buildings can be built in the B-3 and B-4 districts. A roof facade design that provides for a change in elevation is encouraged.

4. B-1 District Requirements.

- A. Employees. Businesses shall be limited to five (5) full-time equivalent employees.
 - B. Hours of Operation. In the B-1 district, businesses shall be limited to operational hours between 7:00 a.m. and 9:00 p.m.
5. Detached single family dwellings in the B-1 and B-2 district shall follow the development standards of the R-1 district, Section 3.1.5.E
 6. Multiple family dwellings in the B-3 and B-4 district shall be complexes composed of a minimum of ten units with a minimum of three units per building.

3.10 D-1, D-1B, AND D-2 INDUSTRIAL DISTRICT REQUIREMENTS

1. No building or structure, or portion thereof, shall be erected, converted or moved onto any lot for dwelling purposes, except living quarters used by watchmen or custodians of industrially used property by special permit from the Zoning Administrator. Such living quarters may also be occupied by the immediate family of the watchman or custodian, and may be in the form of a manufactured home.
2. Any use of a building which is permitted in a D-2 industrial district and which exists in a D-1 or D-1-B industrial district on the effective date of this chapter, may be expanded by not more than 25 percent in square feet floor area or cubical content if a special permit is granted from the board of adjustment.

3.11 M-1 & M-2 DISTRICTS

1. The minimum area to be zoned in an M-1 district shall be five acres and three acres for an M-2 district. Where an adjacent area is already zoned M-1 or M-2, the area of the adjacent development may be used to help satisfy the minimum area requirement, provided that the combined M-1 and M-2 area will not be less than five acres.
2. No mobile home shall be permitted less than 100 feet from an RE, R-25, R-10 or R-1 residential district or less than 50 feet from an R-2 residential district.
3. Fencing. A solid, opaque (non-metal) fence, with a minimum height of eight feet, or an equivalent berm, shall be constructed on lot lines common with RE, R-25, R-10, and R-1 zoned property.
4. Nonresidential uses within a mobile home subdivision shall comply with regulations as prescribed in Section 5.4.

5.11.3 Sign Types Permitted by District

A. General Business and CN Districts (B-2, B-3, B-4, CN). Permits required, unless otherwise noted

Sign Type	Location	Max. Area	Max. Height	Number
Wall Sign	On principal building facade to be placed at the sign band, when provided.	1.5 sq ft per lineal foot of street level business frontage, up to 100 sq ft (200 sq ft if building is setback 200 ft or more from facing street).	See Sec. 5.11.2.E	1 per street level business with building frontage. Corner buildings shall be permitted 1 on each frontage
Monument Sign	10 ft minimum front and side yard setbacks	1 sq ft per lineal foot of building frontage, up to 75 sq ft per side	6 ft from ground level to top of sign	1 per parcel
Pole Sign (B-3 and B-4 only)	10 ft minimum front and side yard setbacks	2 sq ft per lineal foot of street level business frontage, up to 200 sq ft per side. Such signs may be subdivided into sign panels for individual tenants, provided that one panel is a minimum of 40% of the total sign area, and the remaining panels are each a minimum of 20% of the total sign area.	30 ft from ground level to top of sign, except as otherwise provided in 5.11.3.E	1 per parcel, provided that no monument sign is on the same parcel
Projecting Sign See Section 5.11.3.I	Bottom edge shall be at least 8 ft above ground level	16 sq. ft. total and included as part of total wall sign area	4 ft from bottom edge of sign	1 per occupant at street level spaced at least 20 feet apart
Window Sign— No permit required	In business windows	20% of the glass area on the floor of the building where the sign will be located	—	—
Other signs	See Section 5.11.3.J			

5.11.3 Sign Types Permitted by District

B. Industrial Districts (D-1, D-1-B, D-2). Permits required, unless otherwise noted

Sign Type	Location	Max. Area	Max. Height	Number
Wall Sign	On principal building facade	1.5 sq ft per lineal foot of street level business frontage, up to 100 sq ft (200 sq ft if building is setback 200 ft or more from facing street)	See Sec. 5.11.2.E	1 per street level business with building frontage. Corner buildings shall be permitted 1 per frontage
Monument Sign	10 ft front setback	1 sq. ft. per lineal foot of building frontage, up to 100 sq ft.	6 ft from ground level to top of sign	1 per parcel
Pole Sign	10 ft minimum front and side yard setbacks	2 sq ft per lineal foot of building frontage, up to 200 sq ft per side	30 ft from ground level to top of sign, except as otherwise provided in 5.11.3.E	1 per parcel, provided that no monument sign is on the same parcel
Window Sign— No permit required	In business windows	20% of the glass area on the floor of the building where the sign will be located	—	—
Other signs	See Section 5.11.3.J			



5.11.3 Sign Types Permitted by District (continued)

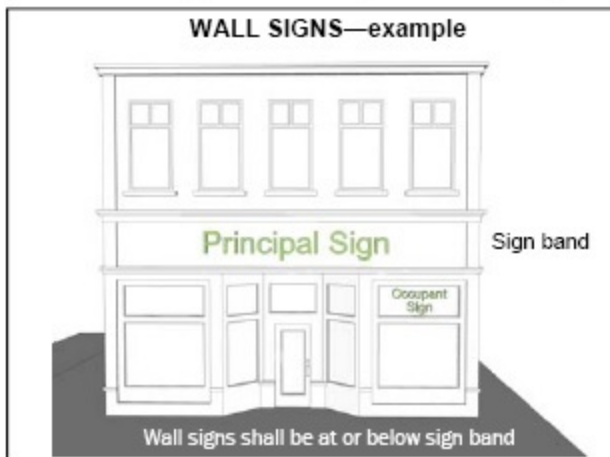
E. Other Designated Areas. Permits required, unless otherwise noted

i. Interstate 20 Highway Corridor.

Sign Type	Location	Max. Area	Max. Height & Length	Number
Billboard sign— See Section 5.11.3.C	See Section 5.11.3.C	400 sq ft per sign panel, with up to two panels per side	i. Sign face height 20 ft; Sign face length 40 ft; ii. Total sign height may not exceed 60 ft (including embellishments); and iii. Signs must maintain an 8 ft clearance between the sign face and the ground	1 per lot provided the 1,000 ft. spacing standard is met

ii. For any lot located within 1,000 feet of the Interstate 20 right-of-way, in districts that allow monument signs, except the Core Districts

Sign Type	Location	Max Area	Max. Height & Length	Number
Pole Signs	10 ft minimum front and side setbacks.	300 sq ft per side	Not to exceed 60 feet in height	1 sign per parcel



3. Sign Types Permitted—General (continued). See tables above for sign types and requirements for signs A-E, and as continued below:

F. Electronic message signs. Such signs shall be permitted in the CHC Core Highway Corridor, B-2, B-3, B-4, and Industrial districts as a portion of a wall sign, monument sign, or pole sign, subject to the following:

- The sign must meet the requirements of Section 5.11.3.A (above)
- The sign must be a minimum of one hundred (100) feet from a residential district.
- Any portion of the message must have a minimum duration consistent with the State of Louisiana Department of Transportation & Development, or 8 seconds, whichever is greater. Such display must be a static display. No

portion of the message may flash, scroll, twirl, change color, and fade in or out, or in any manner imitating movement. The change from message to message shall be instantaneous.

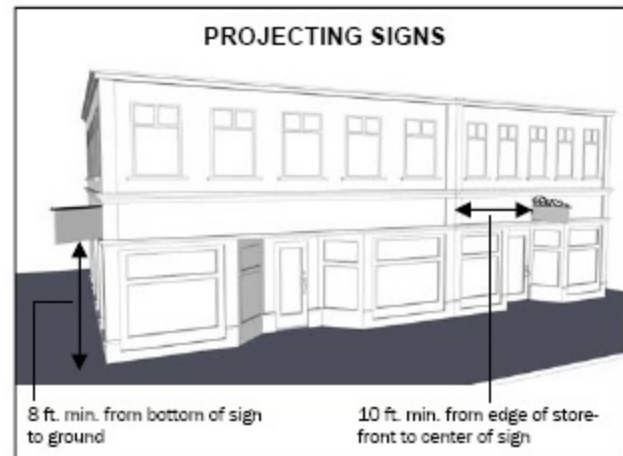
- Audio speakers or any form of pyrotechnics are prohibited.
- Brightness. The sign must not exceed a maximum illumination of 5000 nits (candelas per square meter) during daylight hour and a maximum illumination of 500 nits between dusk and dawn as measured from within six inches of the sign's face at maximum brightness.
- Electronic message signs must have an automatic dimmer control to produce a distinct illumination change from a higher illumination level to a lower level for the time period between one half-hour before sunset and one half-hour after sunrise.
- In case of malfunction, the sign must go dark.
- No electronic display or electronic message sign shall be installed in place of a permitted sign. This shall require that the electronic display component serve as one element of the permitted sign, not to exceed fifty percent (50%) of the total sign area proposed for the sign within which the electronic sign will be included.

9. Each permitted Billboard shall have a permanently installed, weatherproof plaque mounted in a conspicuous place that lists the name and phone number of the sign's installer, manufacturer, and owner, as well as the voltage of any electrical apparatus used.
10. Billboards shall meet the requirements of the adopted Building Code.
11. No Billboard larger than 64 square feet shall be built on wooden support poles. All other Billboards shall be constructed on steel beams, metal pipes or similar material and painted with a neutral or subdued color.
12. Billboards shall be externally illuminated. Internal illumination and electronic billboards shall not be permitted.
13. The sign permit application for a Billboard (Section 5.11.5.D) shall include construction plans certified by a state registered engineer who shall certify that the structure complies with the adopted building code and shall submit sufficient data to enable the Building Official to determine whether the Billboard complies with City zoning and construction requirements.

- I. Projecting Signs. Projecting signs are for the primary benefit of pedestrians and are encouraged to be decorative in design. Such signs shall only be permitted under the following provisions:
 - i. Projecting signs shall only be permitted in the B-1, B-2, B-3, B-4, CC, CV, CR, CM, CE, CH, and CL districts.
 - ii. Projecting signs shall be placed on the sign band, when provided, unless a wall sign prohibits placement there.
 - iii. Projecting signs shall be a minimum of 8 feet above ground level, shall be placed no closer than 20 feet from another projecting sign (measured center of sign to center of sign), shall be no taller than 4 feet above the bottom edge of the projecting sign, shall be no greater than 16 square feet in area, and shall project no farther than 4.5 feet from the façade.
 - iv. Projecting signs shall be placed no closer than 10 feet to the horizontal edge of the storefront façade

associated with the subject establishment provided; however, that this subsection shall not apply to the corner portion of a corner building.

- v. Projecting signs shall have a maximum depth (thickness) of 2 feet; however, up to 33 percent of the sign may be up to 4 feet thick in order to provide for creative sign design.
- vi. Support structures for projecting signs shall be constructed of a material and color to match the sign and complement the building.



J. Other Signs.

- i. Special event signs in non-residential Districts.
 - a. A temporary special event or community service sign may be erected in a non-residential district for a period not to exceed 2 weeks. Only 1 special event sign may be placed on a lot and a permit can only be granted once every 6 months. A special event sign shall be a portable sign, freestanding sign, or banner sign (affixed to a wall) and shall be no greater than 36 square feet in area and no taller than 6 feet. The sign may be illuminated and may also be electronic, but it shall be subject to the electronic sign regulations in Section 5.11.3.A. except that the entire sign face may be electronic. Electrical permits are required if illuminated. A temporary sign permit is required.

D. Street Trees

- i. Street trees shall be required along all streets at the rate of one canopy tree per single family residential lot or one canopy tree for every 40 linear feet (spaced a maximum of 50 feet apart).
- ii. All street trees shall be planted in the right-of-way. Where underground utilities or other practical difficulties exist, the approving body may allow street tree planting no less than five feet or more than 15 feet from the back of the sidewalk.

E. Landscaping for Stormwater Areas. Stormwater ponds and other man-made water features shall be planted with native wetland plants for a minimum of 50 percent of the length of the shoreline.

4. Required Buffers

A. When required.

- i. A low intensity buffer is required along the lot boundary line of any lot in a B-1, B-2, or Core Center district that abuts a residential district.
- ii. A high intensity buffer is required along the lot boundary line of any lot in any other commercial or industrial district that abuts a residential district

B. Buffer types

- i. A low intensity buffer is comprised as follows:
 - a. Width. The buffer shall be an average of ten (10) feet wide.
 - b. Fence. The required opaque fence shall be a minimum of six (6) feet in height and constructed of materials such as treated wood or other material approved by the approving body. Subject to acceptance by the approving body, this requirement may be satisfied by use of a wall that is a minimum of six (6) feet in height and constructed of one or a combination of the following materials: brick, stone, cast-stone, split-faced block, stucco over standard concrete masonry blocks, or other similar material approved by the approving body.

c. Canopy trees. The buffer shall contain two canopy trees per 50 lineal feet.

d. Understory trees. Not required.

e. Shrubs. The buffer shall be required to contain 5 shrubs per 50 lineal feet.

ii. A high intensity buffer is comprised as follows:

a. Width. The buffer shall be an average of twenty-five (25) feet wide.

b. Wall. The required wall shall be a minimum of six (6) feet in height and be constructed of one or a combination of the following materials: brick, stone, cast-stone, split-faced block, stucco over standard concrete masonry blocks, or other similar material approved by the approving body.

c. Canopy trees. The buffer shall contain 3 canopy trees per 50 lineal feet.

d. Understory trees. The buffer shall contain 3 understory trees per 50 lineal feet.

e. Shrubs. The buffer shall be required to contain 12 shrubs per 50 lineal feet.

C. Generally

- i. A required buffer is not a setback. A required buffer is determined exclusive of any required setback; however, the required buffer may be located wholly or partially within a required setback.
- ii. No principal building on the subject site may be located closer than 10 feet to a required buffer.
- iii. One purpose of a buffer is to interrupt sight lines from adjacent properties. If the grade of the site, or other condition, prevents the buffer from accomplishing this purpose, then the minimum requirements may be modified by the approving body.
- iv. Water, sanitary sewer, electrical, telephone, natural gas, cable, storm drainage, or other service lines may be located within buffers.

3.1.21

CN Commercial Node District

A. INTENT

The mixed use/commercial node districts provide for the compatible and beneficial mixture of commercial, office and residential uses in a single structure, site or area. These districts are designed to achieve a neighborhood business, but essentially residential environment in areas where multiple activities and pedestrian orientation are desirable. Residences in the mixed use district provide housing near sources of employment or commercial and professional services; this is an alternative to exclusively residential districts. This housing is intended to add to the city's supply of affordable housing and promote a strong, stable pedestrian-oriented neighborhood business/residential environment.



User Note: For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. Banks and financial institutions
- ii. Bed and breakfast inn^{sq} and homestays
- iii. Child care facilities
- iv. Churches and other places of worship
- v. Offices
- vi. Personal services uses
- vii. Nursing, rest, or convalescent home
- viii. **Restaurants** § 4.16
- ix. Retail commercial, less than 6000 sq ft

C. CONDITIONAL USES

- i. **Commercial recreation facilities** § 4.9
- ii. Parking lots

