
ARTICLE X

ZONES

SECTION 10.0 CO (CONSERVATION) ZONE

A. PERMITTED USES:

1. Agricultural uses, but not including the feeding of garbage to animals.
2. Public owned and/or operated parks and/or recreation areas.
3. Recreational uses, other than those publicly owned and/or operated such as golf courses and country clubs.

B. ACCESSORY USES:

1. Customary accessory buildings and uses.
2. Fences and walls, as regulated by Article XVI of this Ordinance.
3. Signs, as regulated by Article XV of this Ordinance.

C. CONDITIONAL USES: No building or occupancy permit shall be issued for any of the following, nor shall any of the following uses or any customary accessory buildings or uses be permitted until and unless the location of such use shall have been applied for and approved of by the Board of Adjustment, as set forth in Section 9.13 of this Ordinance:

1. Golf driving ranges.
2. Riding academies and stables.
3. The following uses are permitted in connection with streams, rivers, lakes, or other bodies of water, providing that the development of all permitted facilities in or adjacent to navigable waters shall be approved by the Corps of Engineers, Department of the Army, and such statement of approval or denial shall be submitted to the Board of Adjustment at the time of submittal for a conditional zoning certificate:
 - a. Boat harbors and marinas - The following uses shall be permitted as accessory uses in connection with any boat harbor or marina and primarily intended to serve only persons using the boat harbor or marina:
 - (1) Boat fueling, service, and repairs.
 - (2) Sale of boat supplies.
 - (3) Grocery store.
 - (4) Club house and lockers.
 - (5) Restaurant.

- b. Public boat landing or launching facilities.
 - c. Dockage facilities.
 - d. Off - street parking facilities and temporary parking of boat trailers - including spaces large enough to accommodate automobiles pulling boat trailers.
- D. TEMPORARY USES: No building or occupancy permit shall be issued for any of the following, nor shall any of the following uses be permitted until and unless the location of such use and a temporary permit for said location and use shall have been applied for and approved by the Board of Adjustment and subject to such conditions and/or restrictions as may be deemed necessary by the Board to protect the surrounding development and/or to reasonably insure a reasonable and justifiable operation:
- 1. Extraction of minerals and other similar items.
 - 2. Sanitary landfill, provided such does not create a water diversion which would endanger adjacent areas and further provided that such sanitary landfill would not create and undesirable odors or any unsightly area to adjacent properties and/or buildings and further that such sanitary landfill, according to a registered civil engineering report, would not cause contamination of any water body.
- E. AREA AND HEIGHT REGULATIONS: No building shall be erected or structurally altered hereafter, except in accordance with the following regulations:
- 1. Minimum Lot Area - Five (5) acres.
 - 2. Minimum Lot Width at Building Setback Line - Three hundred (300) feet.
 - 3. Minimum Front Yard Depth - One hundred (100) feet.
 - 4. Minimum Side Yard Width on Each Side of Lot - Fifty (50) feet.
 - 5. Minimum Rear Yard Depth - Fifty (50) feet.
 - 6. Maximum Building Height - Twenty - five (25) feet.
- F. OTHER DEVELOPMENT CONTROLS:
- 1. All "Uses Permitted", "Conditional Uses", and "Temporary Uses", permitted in this zone shall require a certificate of approval from the city engineer, certifying his approval of the type of and manner of construction to be built (insuring that such construction shall not cause flood hazards, soil erosion, adverse changes in the natural drainage courses, or unnecessary destruction of natural features) which completed certificate shall be submitted to the appropriate officer or board, as required herein, at time of request.
 - 2. Dwelling units are not permitted in this zone.

3. Off - street parking and loading and/or unloading shall be provided in accordance with Articles XIII and XIV of this Ordinance.
4. With the exception of subsection D. of this section of the Ordinance, no outdoor storage of any material (usable or waste) shall be permitted in this zone, except within enclosed containers.
5. No lighting shall be permitted which would glare from this zone onto any street, road, highway, deeded right - of - way, or into any residential zone.
6. Screening and landscaping shall be provided, as regulated by Section 9.16 of this ordinance. In no case shall the minimum planting strip be required to exceed the minimum setback requirement established for this zone.
7. No use producing objectionable odors, noise, or dust shall be permitted within five hundred (500) feet from the boundary of any residential zone.

SECTION 10.1 R-1C (SINGLE - FAMILY RESIDENTIAL - ONE C) ZONE

A. PERMITTED USES:

1. Single - family residential dwellings (detached).

B. ACCESSORY USES:

1. Customary accessory buildings and uses.
2. Fences and walls, as regulated by Article XVI of this Ordinance.
3. Home occupations, subject to the restrictions and limitations established in Section 9.23 of this Ordinance.
4. Signs, as regulated by Article XV of this Ordinance.

C. CONDITIONAL USES: No building or occupancy permit shall be issued for any of the following, nor shall any of the following uses or any customary accessory buildings or uses be permitted until and unless the location of said use shall have been applied for and approved of by the Board of Adjustment, as set forth in Section 9.13:

1. Cemeteries.
2. Churches and other buildings for the purpose of religious worship, provided they are located adjacent to an arterial street.
3. Institutions for higher education, provided they are located adjacent to an arterial street.
4. Institutions for human medical care - hospitals, clinic sanitariums, convalescent homes, nursing homes, homes for the aged, provided they are located adjacent to an arterial street.
5. Nursery school.
6. Police and fire stations, provided they are located adjacent to an arterial street.
7. Public and parochial schools.
8. Publicly owned and/or operated parks, playgrounds, golf courses, community recreational centers, including libraries.
9. Recreational uses other than those publicly owned and/or operated, as follows:
 - a. Golf courses.
 - b. Country clubs.

D. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES: No building shall be erected or structurally altered hereafter, except in accordance with the following regulations:

1. Minimum Lot Area - Twelve thousand five hundred (12,500) square feet.

2. Minimum Lot Width at Building Setback Line - Eighty - five (85) feet.
3. Minimum Front Yard Depth - Thirty - five (35) feet.
4. Minimum Side Yard Width on Each Side of Lot - Twelve (12) feet.
5. Minimum Rear Yard Depth - Twenty - five (25) feet.
6. Maximum Building Height - Thirty - five (35) feet.

E. AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES: No conditional building and/or use shall be erected or structurally altered hereafter, except in accordance with the following regulations:

1. Minimum Lot Area - Twenty - two thousand five hundred (22,500) square feet.
2. Minimum Lot Width at Building Setback Line - One hundred fifty (150) feet.
3. Minimum Front, Side (on each side of lot), and Rear Yard Depths - Fifty (50) feet.
4. Maximum Building Height - Thirty - five (35) feet or two and one - half (2-1/2) stories.

F. OTHER DEVELOPMENT CONTROLS:

1. Off - street parking and loading and/or unloading shall be provided in accordance with Articles XIII and XIV of this Ordinance.
2. No outdoor storage of any material (usable or waste) shall be permitted in this zone, except within enclosed containers.
3. No lighting shall be permitted which would glare from this zone onto any street, road, highway, deeded right - of - way, or into any residential zone.
4. Screening and landscaping shall be provided, as regulated by Section 9.16 of this ordinance. In no case shall the minimum planting strip be required to exceed the minimum setback requirement established for this zone.

SECTION 10.2 R-1D (SINGLE - FAMILY RESIDENTIAL - ONE D) ZONE

A. PERMITTED USES:

1. Single - family residential dwellings (detached)
2. Planned Unit Development (PUD) as regulated by Article XI of this Ordinance.

B. ACCESSORY USES:

1. Customary accessory buildings and uses.
2. Fences and walls, as regulated by Article XVI of this Ordinance
3. Home occupations, subject to the restrictions and limitations established in Section 9.23 of this Ordinance.
4. Signs, as regulated by Article XV of this Ordinance.

C. CONDITIONAL USES: No building or occupancy permit shall be issued for any of the following, nor shall any of the following uses or any customary accessory buildings or uses be permitted until and unless the location of said use shall have been applied for and approved of by the Board of Adjustment, as set forth in Section 9.13:

1. Cemeteries.
2. Churches and other buildings for the purpose of religious worship, provided they are located adjacent to an arterial street.
3. Institutions for higher education, provided they are located adjacent to an arterial street.
4. Institutions for human medical care - hospitals, clinic sanitariums, convalescent homes, nursing homes, homes for the aged, provided they are located adjacent to an arterial street.
5. Nursery school.
6. Police and fire stations, provided they are located adjacent to an arterial street.
7. Public and parochial schools.
8. Publicly owned and/or operated parks, playgrounds, golf courses, community recreational centers, including libraries.
9. Recreational uses other than those publicly owned and/or operated, as follows:
 - a. Golf courses.
 - b. Country clubs.

D. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES: No building shall be erected or structurally altered hereafter, except in accordance with the following regulations:

1. Minimum Lot Area - Nine thousand (9,000) feet.
2. Minimum Lot Width at Building Setback Line - Seventy (70) feet.
3. Minimum Front Yard Depth - Thirty (30) feet.
4. Minimum Side Yard Width on Each Side of Lot - Ten (10) feet.
5. Minimum Rear Yard Depth - Twenty - five (25) feet.
6. Maximum Building Height - Thirty - five (35) feet.

E. AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES: No conditional building and/or use shall be erected or structurally altered hereafter, except in accordance with the following regulations:

1. Minimum Lot Area - Twenty - two thousand five hundred (22,500) square feet.
2. Minimum Lot Width at Building Setback Line - One hundred fifty (150) feet.
3. Minimum Front, Side (on each side of lot), and Rear Yard Depths - Fifty (50) feet.
4. Maximum Building Height - Thirty - five (35) feet or two and one - half (2-1/2) stories.

F. OTHER DEVELOPMENT CONTROLS:

1. Off - street parking and loading and/or unloading shall be provided in accordance with Articles XIII and XIV of this Ordinance.
2. No outdoor storage of any material (usable or waste) shall be permitted in this zone, except within enclosed containers.
3. No lighting shall be permitted which would glare from this zone onto any street, road, highway, deeded right - of - way, or into any residential zone.
4. Screening and landscaping shall be provided, as regulated by Section 9.16 of this ordinance. In no case shall the minimum planting strip be required to exceed the minimum setback requirement established for this zone.

SECTION 10.3 R-1E (SINGLE - FAMILY RESIDENTIAL - ONE E) ZONE

A. PERMITTED USES:

1. Single - family residential dwellings (detached).
2. Planned Unit Development (PUD), as regulated by Article XI of this Ordinance.

B. ACCESSORY USES:

1. Customary accessory buildings and uses.
2. Fences and walls, as regulated by Article XVI of this Ordinance
3. Home occupations, subject to the restrictions and limitations established in Section 9.23 of this Ordinance.
4. Signs, as regulated by Article XV of this Ordinance.

C. CONDITIONAL USES: No building or occupancy permit shall be issued for any of the following, nor shall any of the following uses or any customary accessory buildings or uses be permitted until and unless the location of said use shall have been applied for and approved of by the Board of Adjustment, as set forth in Section 9.13:

1. Cemeteries.
2. Churches and other buildings for the purpose of religious worship, provided they are located adjacent to an arterial street.
3. Institutions for higher education, provided they are located adjacent to an arterial street.
4. Institutions for human medical care - hospitals, clinic sanitariums, convalescent homes, nursing homes, homes for the aged, provided they are located adjacent to an arterial street.
5. Nursery school.
6. Police and fire stations, provided they are located adjacent to an arterial street.
7. Public and parochial schools.
8. Publicly owned and/or operated parks, playgrounds, golf courses, community recreational centers, including libraries.
9. Recreational uses other than those publicly owned and/or operated, as follows:
 - a. Golf courses.
 - b. Country clubs.

D. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES: No building shall be erected or structurally altered hereafter, except in accordance with the following regulations:

1. Minimum Lot Area - Seven thousand five hundred (7,500) square feet.
2. Minimum Lot Width at Building Setback Line - Seventy (70) feet.
3. Minimum Front Yard Depth - Thirty (30) feet.
4. Minimum Side Yard Width on Each Side of Lot - Ten (10) feet.
5. Minimum Rear Yard Depth - Twenty - five (25) feet.
6. Maximum Building Height - Thirty - five (35) feet.

E. AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES: No conditional building and/or use shall be erected or structurally altered hereafter, except in accordance with the following regulations:

1. Minimum Lot Area - Twenty - two thousand five hundred (22,500) square feet.
2. Minimum Lot Width at Building Setback Line - One hundred fifty (150) feet.
3. Minimum Front, Side (on each side of lot), and Rear Yard Depths - Fifty (50) feet.
4. Maximum Building Height - Thirty - five (35) feet or two and one - half (2-1/2) stories.

F. OTHER DEVELOPMENT CONTROLS:

1. Off - street parking and loading and/or unloading shall be provided in accordance with Articles XIII and XIV of this Ordinance.
2. No outdoor storage of any material (usable or waste) shall be permitted in this zone, except within enclosed containers.
3. No lighting shall be permitted which would glare from this zone onto any street, road, highway, deeded right - of - way, or into any residential zone.
4. Screening and landscaping shall be provided, as regulated by Section 9.16 of this ordinance. In no case shall the minimum planting strip be required to exceed the minimum setback requirement established for this zone.

SECTION 10.4 R-1EE (SINGLE AND TWO - FAMILY RESIDENTIAL - ONE EE) ZONE

A. PERMITTED USES:

1. Single - family residential dwellings (detached).
2. Two - family residential dwellings.
3. Planned Unit Development (PUD), as regulated by Article XI of this Ordinance.

B. ACCESSORY USES:

1. Customary accessory buildings and uses.
2. Fences and walls, as regulated by Article XVI of this Ordinance
3. Home occupations, subject to the restrictions and limitations established in Section 9.23 of this Ordinance.
4. Signs, as regulated by Article XV of this Ordinance.

C. CONDITIONAL USES: No building or occupancy permit shall be issued for any of the following, nor shall any of the following uses or any customary accessory buildings or uses be permitted until and unless the location of said use shall have been applied for and approved of by the Board of Adjustment, as set forth in Section 9.13:

1. Cemeteries.
2. Churches and other buildings for the purpose of religious worship, provided they are located adjacent to an arterial street.
3. Institutions for higher education, provided they are located adjacent to an arterial street.
4. Institutions for human medical care - hospitals, clinic sanitariums, convalescent homes, nursing homes, homes for the aged, provided they are located adjacent to an arterial street.
5. Nursery school.
6. Police and fire stations, provided they are located adjacent to an arterial street.
7. Public and parochial schools.
8. Publicly owned and/or operated parks, playgrounds, golf courses, community recreational centers, including libraries.
9. Recreational uses other than those publicly owned and/or operated, as follows:
 - a. Golf courses.
 - b. Country clubs.

D. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES: No building shall be erected or structurally altered hereafter, except in accordance with the following regulations:

1. Minimum Lot Area:
Single - family - Seven thousand five hundred (7,500) square feet.
Two - family - Eleven thousand five hundred (11,500) square feet.
2. Minimum Lot Width at Building Setback Line:
Single - family - Sixty (60) feet.
Two - family - Eighty (80) feet.
3. Minimum Front Yard Depth:
Single and two - family - Thirty (30) feet.
4. Minimum Side Yard Width on Each Side of Lot:
Single and two - family - Seven (7) feet.
5. Minimum Rear Yard Depth:
Single and two - family - Twenty - five (25) feet.
6. Maximum Building Height:
Single and two - family - Thirty - five (35) feet.

E. AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES: No conditional building and/or use shall be erected or structurally altered hereafter, except in accordance with the following regulations:

1. Minimum Lot Area - Twenty - two thousand five hundred (22,500) square feet.
2. Minimum Lot Width at Building Setback Line - One hundred fifty (150) feet.
3. Minimum Front, Side (on each side of lot), and Rear Yard Depths - Fifty (50) feet.
4. Maximum Building Height - Thirty - five (35) feet or two and one - half (2-1/2) stories.

F. OTHER DEVELOPMENT CONTROLS:

1. Off - street parking and loading and/or unloading shall be provided in accordance with Articles XIII and XIV of this Ordinance.
2. No outdoor storage of any material (usable or waste) shall be permitted in this zone, except within enclosed containers.
3. No lighting shall be permitted which would glare from this zone onto any street, road, highway, deeded right - of - way, or into any residential zone.
4. Screening and landscaping shall be provided, as regulated by Section 9.16 of this ordinance. In no case shall the minimum planting strip be required to exceed the minimum setback requirement established for this zone.

SECTION 10.5 R-1FF (SINGLE AND TWO - FAMILY RESIDENTIAL - ONE FF) ZONE

A. PERMITTED USES:

1. Single - family residential dwellings (detached).
2. Two - family residential dwellings.

B. ACCESSORY USES:

1. Customary accessory buildings and uses.
2. Fences and walls, as regulated by Article XVI of this Ordinance
3. Home occupations, subject to the restrictions and limitations established in Section 9.23 of this Ordinance.
4. Signs, as regulated by Article XV of this Ordinance.

C. CONDITIONAL USES: No building or occupancy permit shall be issued for any of the following, nor shall any of the following uses or any customary accessory buildings or uses be permitted until and unless the location of said use shall have been applied for and approved of by the Board of Adjustment, as set forth in Section 9.13:

1. Cemeteries.
2. Churches and other buildings for the purpose of religious worship, provided they are located adjacent to an arterial street.
3. Institutions for higher education, provided they are located adjacent to an arterial street.
4. Institutions for human medical care - hospitals, clinic sanitariums, convalescent homes, nursing homes, homes for the aged, provided they are located adjacent to an arterial street.
5. Nursery school.
6. Police and fire stations, provided they are located adjacent to an arterial street.
7. Public and parochial schools.
8. Publicly owned and/or operated parks, playgrounds, golf courses, community recreational centers, including libraries.
9. Recreational uses other than those publicly owned and/or operated, as follows:
 - a. Golf courses.
 - b. Country clubs.

D. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES: No building shall be erected or structurally altered hereafter, except in accordance with the following regulations:

1. Minimum Lot Area:

Single - Family - Six thousand (6,000) square feet.
Two - Family - Nine thousand (9,000) square feet.

2. Minimum Lot Width at Building Setback Line:

Single - Family - Fifty (50) feet.
Two - Family - Seventy (70) feet.

3. Minimum Front Yard Depth - Twenty - five (25) feet.
4. Minimum Side Yard Width on Each Side of Lot - Five (5) feet.
5. Minimum Rear Yard Depth - Twenty - five (25) feet.
6. Maximum Building Height - Thirty - five (35) feet.

E. AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES: No conditional building and/or use shall be erected or structurally altered hereafter, except in accordance with the following regulations:

1. Minimum Lot Area - Twenty - two thousand five hundred (22,500) square feet.
2. Minimum Lot Width at Building Setback Line - One hundred fifty (150) feet.
3. Minimum Front, Side (on each side of lot), and Rear Yard Depths - Fifty (50) feet.
4. Maximum Building Height - Thirty - five (35) feet or two and one - half (2-1/2) stories.

F. OTHER DEVELOPMENT CONTROLS:

1. Off - street parking and loading and/or unloading shall be provided in accordance with Articles XIII and XIV of this Ordinance.
2. No outdoor storage of any material (usable or waste) shall be permitted in this zone, except within enclosed containers.
3. No lighting shall be permitted which would glare from this zone onto any street, road, highway, deeded right - of - way, or into any residential zone.
4. Screening and landscaping shall be provided, as regulated by Section 9.16 of this ordinance. In no case shall the minimum planting strip be required to exceed the minimum setback requirement established for this zone.

SECTION 10.6 R-2 (MULTI - FAMILY RESIDENTIAL - TWO) ZONE**A. PERMITTED USES:**

1. Multi - family residential dwellings.
2. Planned Unit Development (PUD), as regulated by Article XI of this Ordinance.

B. ACCESSORY USES:

1. Customary accessory buildings and uses.
2. Fences and walls, as regulated by Article XVI of this Ordinance
3. Home occupations, subject to the restrictions and limitations established in Section 9.23 of this Ordinance.
4. Signs, as regulated by Article XV of this Ordinance.

C. CONDITIONAL USES: No building or occupancy permit shall be issued for any of the following, nor shall any of the following uses or any customary accessory buildings or uses be permitted until and unless the location of said use shall have been applied for and approved of by the Board of Adjustment, as set forth in Section 9.13:

1. Cemeteries.
2. Churches and other buildings for the purpose of religious worship, provided they are located adjacent to an arterial street.
3. Institutions for higher education, provided they are located adjacent to an arterial street.
4. Institutions for human medical care - hospitals, clinic sanitariums, convalescent homes, nursing homes, homes for the aged, provided they are located adjacent to an arterial street.
5. Nursery school.
6. Police and fire stations, provided they are located adjacent to an arterial street.
7. Public and parochial schools.
8. Publicly owned and/or operated parks, playgrounds, golf courses, community recreational centers, including libraries.
9. Recreational uses other than those publicly owned and/or operated, as follows:
 - a. Golf courses.
 - b. Country clubs.

D. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES: No buildings shall be erected or structurally altered hereafter, except in accordance with the following regulations:

1. Minimum Lot Area - Twenty thousand (20,000) square feet for the first four (4) dwelling units or less in one building; four thousand (4,000) square feet shall be provided for every dwelling unit thereafter in the same building. In the case of this zone, more than one principal building, as defined herein, may be permitted on one lot.
2. Minimum Lot Width at Building Setback Line - One hundred (100) feet.
3. Minimum Front Yard Depth - Forty (40) feet.
4. Minimum Side Yard Width on Each Side of Lot - Fifteen (15) feet.
5. Minimum Rear Yard Depth - Thirty (30) feet.
6. Maximum Building Height - Forty - five (45) feet or three (3) stories.

E. AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES: No conditional building and/or use shall be erected or structurally altered hereafter, except in accordance with the following regulations:

1. Minimum Lot Area - Twenty - two thousand five hundred (22,500) square feet.
2. Minimum Lot Width at Building Setback Line - One hundred fifty (150) feet.
3. Minimum Front, Side (on each side of lot), and Rear Yard Depths - Fifty (50) feet.
4. Maximum Building Height - Forty (40) feet or three (3) stories.

F. OTHER DEVELOPMENT CONTROLS:

1. Off - street parking and loading and/or unloading shall be provided in accordance with Articles XIII and XIV of this Ordinance.
2. No outdoor storage of any material (usable or waste) shall be permitted in this zone, except within enclosed containers.
3. No lighting shall be permitted which would glare from this zone onto any street, road, highway, deeded right - of - way, or into any residential zone.
4. Screening and landscaping shall be provided, as regulated by Section 9.16 of this ordinance. In no case shall the minimum planting strip be required to exceed the minimum setback requirement established for this zone.
5. A site plan, as regulated by Section 9.18 of this Ordinance, shall be required for any use permitted in this zone.

SECTION 10.7 R-3 (MULTI - FAMILY RESIDENTIAL - THREE) ZONE**A. PERMITTED USES:**

1. Multi - family residential dwellings.
2. Planned Unit Development (PUD), as regulated by Article XI of this Ordinance.

B. ACCESSORY USES:

1. Customary accessory buildings and uses.
2. Fences and walls, as regulated by Article XVI of this Ordinance
3. Home occupations, subject to the restrictions and limitations established in Section 9.23 of this Ordinance.
4. Signs, as regulated by Article XV of this Ordinance.

C. CONDITIONAL USES: No building or occupancy permit shall be issued for any of the following, nor shall any of the following uses or any customary accessory buildings or uses be permitted until and unless the location of said use shall have been applied for and approved of by the Board of Adjustment, as set forth in Section 9.13:

1. Cemeteries.
2. Churches and other buildings for the purpose of religious worship, provided they are located adjacent to an arterial street.
3. Institutions for higher education, provided they are located adjacent to an arterial street.
4. Institutions for human medical care - hospitals, clinic sanitariums, convalescent homes, nursing homes, homes for the aged, provided they are located adjacent to an arterial street.
5. Nursery school.
6. Police and fire stations, provided they are located adjacent to an arterial street.
7. Public and parochial schools.
8. Publicly owned and/or operated parks, playgrounds, golf courses, community recreational centers, including libraries.
9. Recreational uses other than those publicly owned and/or operated, as follows:
 - a. Golf courses.
 - b. Country clubs.

D. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES: No building shall be erected or structurally altered hereafter, except in accordance with the following regulations:

1. Minimum Lot Area - Twelve thousand five hundred (12,500) square feet for the first four (4) dwelling units or less in one building; two thousand (2,000) square feet shall be provided for every dwelling unit thereafter in the same building. In the case of this zone, more than one principal building, as defined herein, may be permitted on one lot.
2. Minimum Lot Width at Building Setback Line - One hundred (100) feet.
3. Minimum Front Yard Depth - Forty (40) feet.
4. Minimum Side Yard Width on Each Side of Lot - Fifteen (15) feet.
5. Minimum Rear Yard Depth - Thirty (30) feet.
6. Maximum Building Height - Forty - five (45) feet or three (3) stories.

E. AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES: No conditional building and/or use shall be erected or structurally altered hereafter, except in accordance with the following regulations:

1. Minimum Lot Area - Twenty - two thousand five hundred (22,500) square feet.
2. Minimum Lot Width at Building Setback Line - One hundred fifty (150) feet.
3. Minimum Front, Side (on each side of lot), and Rear Yard Depths - Fifty (50) feet.
4. Maximum Building Height - Forty (40) feet or three (3) stories.

F. OTHER DEVELOPMENT CONTROLS:

1. Off - street parking and loading and/or unloading shall be provided in accordance with Articles XIII and XIV of this Ordinance.
2. No outdoor storage of any material (usable or waste) shall be permitted in this zone, except within enclosed containers.
3. No lighting shall be permitted which would glare from this zone onto any street, road, highway, deeded right - of - way, or into any residential zone.
4. Screening and landscaping shall be provided, as regulated by Section 9.16 of this ordinance. In no case shall the minimum planting strip be required to exceed the minimum setback requirement established for this zone.
5. A site plan, as regulated by Section 9.18 of this Ordinance, shall be required for any use permitted in this zone.

SECTION 10.8 NC (NEIGHBORHOOD COMMERCIAL) ZONE

A. PERMITTED USES:

1. Animal clinics.
2. Apparel shop.
3. Art galleries.
4. Art supplies.
5. Bakery and bakery goods store, provided the products are sold exclusively on the premises.
6. Banks and other financial institutions, including savings, loan, and finance companies with drive - in windows.
7. Barber and beauty shops.
8. Book, stationery, or gift shop.
9. Camera and photographic supplies.
10. Candy store, soda fountain, ice cream store, including drive-thrus and excluding drive – ins.
11. Delicatessen store.
12. Drug store, including drive-thrus.
13. Dry cleaning and laundry pick - up station.
14. Eating and drinking places, including drive-thrus and excluding drive – ins.
15. Florist shop.
16. Food store and supermarkets.
17. Furniture store.
18. Garden supplies.
19. Glass, china, or pottery store.
20. Haberdashery.
21. Hardware store.
22. Health spas.
23. Hobby shop.
24. Hospitals.
25. Household and electrical appliance store, including incidental repair.
26. Interior decorating studio.
27. Jewelry store, including repair.
28. Laundromats and self - service washing and drying.
29. Leather goods and luggage store.
30. Library.
31. Locksmith shop.
32. Music, musical instruments, and records, including incidental repair.
33. Offices.
34. Off - street parking lots and/or garages.
35. Opticians and optical goods.
36. Package liquor and wine store, excluding drive-ins and drive-thrus.
37. Paint and wallpaper store.
38. Pet shop, excluding boarding and outside runs.

- 39. Police and fire stations.
- 40. Post office.
- 41. Radio and television store (including repair).
- 42. Shoe store and shoe repair.
- 43. Sporting goods.
- 44. Studios for professional work or teaching of any form of fine arts, photography, music, drama, or dance.
- 45. Tailor shop.
- 46. Toy store.
- 47. Variety store, including notions and "five and ten" stores.
- 48. Nursery schools.
- 49. Outdoor dining in connection with a restaurant provided that such outdoor dining area meets the following minimum requirements:
 - a. Such area shall be designed to identify clearly the limits of the outdoor dining area, which shall not include any drive-thru facility.
 - b. Entertainment, music, and sound amplifying systems shall comply with the Park Hills ordinance governing Noise Control.
 - c. Such area shall not be permitted to locate within any minimum required side, or rear yard.
 - d. Outdoor dining areas shall be operated no later than 10:00 p.m. on Sunday through Thursday, inclusive, and no later than 11:00 p.m. on Friday and Saturday.

B. ACCESSORY USES:

- 1. Customary accessory uses.
- 2. Fences and walls, as regulated by Article XVI of this Ordinance.
- 3. Signs, as regulated by Article XV of this Ordinance.

C. CONDITIONAL USES: No building or occupancy permit shall be issued for any of the following, nor shall any of the following uses or any customary accessory buildings or uses be permitted until and unless the location of said use shall have been applied for and approved by the Board of Adjustment, as set forth in Section 9.13 of this Ordinance:

- 1. Service stations (including auto repairing, providing all repair except that of a minor nature -- e.g., change of fan belt, minor carburetor adjustment, tire removal and/or replacement, windshield wiper replacement, etc. -- is conducted wholly within a completely enclosed building and providing further that such service station is located adjacent to an arterial street, as identified in the adopted comprehensive plan for Park Hills).

D. AREA AND HEIGHT REGULATIONS: No building shall be erected or structurally altered hereafter, except in accordance with the following regulations:

1. Minimum Lot Area - Ten thousand (10,000) square feet.
2. Minimum Lot Width at Building Setback Line - Fifty (50) feet.
3. Minimum Front Yard Depth - Fifty (50) feet.
4. Minimum Side Yard Width - No restrictions, except when adjacent to a street, road, highway, or other right - of - way, then the required width shall be the same as required for a minimum front yard depth in this zone. When buildings abut each other, firewall construction, as required by the Park Hills Building Code, shall be required. In the event a side yard is provided, it shall never be less than fifteen (15) feet.
5. Minimum Rear Yard Depth - Fifteen (15) feet.
6. Maximum Building Height - Forty - five (45) feet.
7. In the case of this zone, more than one principal building, as herein defined, may be constructed on one lot.

E. OTHER DEVELOPMENT CONTROLS:

1. Animal clinics and hospitals are limited to making outside runs during daytime hours.
2. Off - street parking and loading and/or unloading shall be provided in accordance with Articles XIII and XIV of this Ordinance.
3. No outdoor storage of any material (usable or waste) shall be permitted in this zone except within enclosed containers.
4. No lighting shall be permitted which would glare from this zone onto any street, road, highway, deeded right - of - way, or into any residential zone.
5. Screening and landscaping shall be provided, as regulated by Section 9.16 of this ordinance. In no case shall the minimum planting strip be required to exceed the minimum setback requirement established for this zone.
6. No use producing objectionable odors, noise, or dust shall be permitted within five hundred (500) feet from the boundary of any residential zone.
7. All business activities permitted within this zone shall be conducted within a completely enclosed building with the exception of off - street parking, loading, or unloading areas, and the outdoor play areas of nursery schools.
8. A site plan, as regulated by Section 9.18 of this Ordinance, shall be required for any use permitted in this zone.

SECTION 10.9 HC (HIGHWAY COMMERCIAL) ZONE

A. PERMITTED USES:

1. Automotive service and repair.
2. Bank, and other financial institutions including loan, savings, and finance companies, with drive - in windows.
3. Catering.
4. Computer service and repair.
5. Eating and drinking places, including drive – ins, and drive-thrus.
6. Household and electrical appliances, sales and service.
7. Motor vehicle parts, wholesale and retail sales.
8. Off - street parking lots and/or garages.
9. Police and fire stations.
10. Privately owned and/or operated recreational uses, including, but not limited to, indoor soccer, cheerleading, and gymnastic facilities.
11. Nursery schools.
12. Storage facilities.
13. Home improvement design, sales, service and installation, including the fabrication of such products.
14. Professional Offices

B. ACCESSORY USES:

1. Customary accessory buildings and uses.
2. Fences and walls, as regulated by Article XVI of this Ordinance.
3. Signs, as regulated by Article XV of this Ordinance.
4. Uses as listed below, included within and entered from within, any motel or hotel building, as a convenience to the occupants thereof, and their customers, provided that the accessory uses shall not exceed ten (10) percent of the gross floor area of the permitted uses in the building and no exterior advertising displays for any accessory uses shall be visible from outside the building:
 - a. Barber shop.
 - b. Beauty shop.
 - c. News and confectionery stands.
 - d. eating establishments and taverns.

C. CONDITIONAL USES: No building or occupancy permit shall be issued for any of the following, nor shall any of the following uses or any customary accessory buildings or uses be permitted until and unless the location of said use is applied for and approved by the Board of Adjustment, as set forth in Section 9.13 of this Ordinance:

1. Service stations (including auto repairing, providing all repair work except that of a minor nature -- e.g., change of fan belt, minor carburetor adjustment, tire removal and/or replacement, windshield wiper replacement, etc. -- is conducted wholly within a completely enclosed building and providing further that such service station is located adjacent to an arterial street).
- D. AREA AND HEIGHT REGULATIONS: No building shall be erected or structurally altered hereafter, except in accordance with the following regulations:
1. Minimum Lot Area - Ten thousand (10,000) square feet. In the case of this zone, more than one principal building, as herein defined, may be permitted on one lot.
 2. Minimum Lot Width at Building Setback Line - Fifty (50) feet.
 3. Minimum Front Yard Depth - Fifty (50) feet.
 4. Minimum Side Yard Width on Each Side of Lot - No restrictions, except when adjacent to a street, road, highway, or other right - of - way, then the required width shall be the same as required for a minimum front yard depth in this zone. When buildings abut each other, firewall construction, as required by the Park Hills Building Code, shall be required. In the event a side yard is provided, it shall never be less than fifteen (15) feet.
 5. Minimum Rear Yard Depth - Fifteen (15) feet.
 6. Maximum Building Height - Forty - five (45) feet.
 7. In the case of this zone, more than one principal building, as herein defined, may be constructed on one lot.
- E. OTHER DEVELOPMENT CONTROLS:
1. Off - street parking and loading and/or unloading shall be provided in accordance with Articles XIII and XIV of this Ordinance.
 2. No outdoor storage of any material (usable or waste) shall be permitted in this zone except within enclosed containers, except for home improvement design, sales, service and installation uses, which shall meet the following standards:
 - a. The outdoor storage and display of materials shall not exceed 25 percent of the gross floor area of the principal structure, and in no case be greater than 1,000 square feet.
 - b. Any outdoor storage and display must be within the side or rear yard and no further than 50 feet from the building, and at least 50 feet from any right-of-way.
 - c. The outdoor storage and display of materials shall not exceed 8 feet in height.
 - d. The outdoor storage and display area shall be screened by one of the following:

- i. 1 tree per 35 feet of linear boundary, or fraction thereof, from either List A (shade trees or List B (flowering and non-flowering trees), plus a single row hedge from either List D (deciduous shrubs) or List E (evergreen/broadleaf shrubs)
 - ii. A double row, staggered planting of trees from List C (evergreen/broadleaf trees) at 15 feet on center
3. No lighting shall be permitted which would glare from this zone onto any street, road, highway, deeded right - of - way, or into any adjacent property.
4. Screening and landscaping shall be provided, as regulated by Section 9.16 of this ordinance. In no case shall the minimum planting strip be required to exceed the minimum setback requirement established for this zone.
5. No use producing objectionable odors, noise, or dust shall be permitted within five hundred (500) feet from the boundary of any residential zone.
6. A site plan, as regulated by Section 9.18 of this Ordinance shall be required for any use in this zone.
7. Off - street parking and loading and/or unloading areas may be located in front and side yard areas in this zone provided that no off - street parking areas shall be closer than fifteen (15) feet to the streets, road, highway, or right - of - way line or boundary line of any adjacent district. This fifteen (15) foot area shall remain open and unobstructed except items specifically permitted in yards in this Ordinance.
8. Business activities permitted within this zone shall be conducted within a completely enclosed building with the exception of off - street parking, loading and/or unloading areas, providing, however, that temporary parking of vehicles to be repaired or serviced may be allowed if stored within an area completely enclosed on all sides by a fence or wall, as regulated by Article XVI of this Ordinance. The outdoor storage and display of materials is permitted for home improvement design, sales, service and installation uses is permitted pursuant to the requirements of subsection E., 2., above. The fabrication associated with home improvement design, sales, service and installation uses must be within a completely enclosed structure.

SECTION 10.10 PO (PROFESSIONAL OFFICE) ZONE

A. PERMITTED USES:

1. Banks and other financial institutions, including loan, savings, and finance companies with drive - in windows.
2. Clinics - medical or dental.
3. Offices.
4. Off - street parking lots and/or garages.
5. Police and fire stations.
6. Post office.

B. ACCESSORY USES:

1. Customary accessory buildings and uses.
2. Fences and walls, as regulated by Article XVI of this Ordinance.
3. Signs, as regulated by Article XV of this Ordinance.
4. Uses as listed below, included within and entered from within, any office building, as a convenience to the occupants thereof, their patients, clients, or customers, provided that the accessory uses shall not exceed ten (10) percent of the gross floor area of the permitted uses in the building and no exterior advertising displays for any of the accessory uses shall be visible from outside the building:
 - a. A prescription pharmacy.
 - b. Barber shop.
 - c. Beauty shop.
 - d. Coffee shop or refreshment stand.
 - e. Medical or dental laboratory.
 - f. News and confectionery stands.
 - g. Eating and drinking places (excluding drive - ins or carry - outs).

C. AREA AND HEIGHT REGULATIONS: No building shall be erected or structurally altered hereafter, except in accordance with the following regulations:

1. Minimum Lot Area - Twenty - two thousand five hundred (22,500) square feet.
2. Minimum Lot Width at Building Setback Line - One hundred (100) feet.
3. Minimum Front Yard Depth - Fifty (50) feet.
4. Minimum Side Yard Width - Fifteen (15) feet.
5. Minimum Rear Yard Depth - Twenty - five (25) feet.
6. Maximum Building Height - Forty - five (45) feet.

D. OTHER DEVELOPMENT CONTROLS:

1. Off - street parking and loading and/or unloading shall be provided in accordance with Articles XIII and XIV of this Ordinance.
2. No outdoor storage of any material (usable or waste) shall be permitted in this zone except within enclosed containers.
3. No lighting shall be permitted which would glare from this zone onto any dedicated street, road, highway, deeded right - of - way, or into any residential zone.
4. Screening and landscaping shall be provided, as regulated by Section 9.16 of this ordinance. In no case shall the minimum planting strip be required to exceed the minimum setback requirement established for this zone.
5. No use producing objectionable odors, noise, or dust, shall be permitted within five hundred (500) feet from the boundary of any residential zone.
6. All business activities permitted within this zone shall be conducted within a completely enclosed building, with the exception of off - street parking, loading, or unloading areas.
7. A site plan, as regulated by Section 9.18 of this Ordinance shall be required for any use permitted in this zone.

SECTION 10.11 INST (INSTITUTIONAL) ZONE

A. PERMITTED USES:

1. Churches and other buildings for the purpose of religious worship or assembly.
2. Public and parochial schools, colleges and universities, including those structures and facilities used by such schools for related purposes, including recreation and the housing of students, guests, and the employees of the schools, Permitted uses include, but are not limited to, administrative buildings, classrooms, lecture halls, laboratories, libraries, athletic fields and facilities, swimming pools, dormitories, theatres, cafeterias, alumni centers, book stores, outdoor fundraising activities, faculty and staff housing, student and faculty centers, nursery schools, and maintenance buildings.
3. Hospitals, including those structures used by the hospital for related purposes, including recreation and housing of employees, guest, and students of the hospital. This includes administrative buildings, classrooms, lecture halls, laboratories, libraries, dormitories, faculty and staff housing, student and faculty centers, and maintenance buildings.
4. Convents, including cemeteries operated in connection therewith.
5. Nursing homes, convalescent homes, rest homes, and homes for the aged.
6. Municipal buildings and police and fire stations.
7. Publicly or privately owned parks, playgrounds and community recreation centers.

B. ACCESSORY USES:

1. Customary accessory buildings, structures, improvements, and uses, including operations required to maintain or support any use permitted in this zone on the same property as the permitted use.
2. Boundary fences and walls, as regulated by Article XVI, of this ordinance.
3. Signs, as regulated by Article XV (including Section 15.7 (F)), of this ordinance .

C. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES:

1. Minimum Lot Area – One (1) acre.
2. Minimum Lot Width at Building Setback Line - One hundred (100) feet.
3. Minimum Front Yard Depth – Fifty (50) feet.
4. Minimum Side Yard Width on Each Side of Lot - Fifty (50) feet.
5. Minimum Rear Yard Depth – Fifty (50) feet.
6. Maximum Building Height – Sixty (60) feet.

7. In the case of this zone, more than one building may be constructed on one lot. Improvements existing at the time of establishment of this zone shall be exempt from the requirements of this section (Section 10.11.,C.).

D. OTHER DEVELOPMENT CONTROLS:

1. Off-street parking and loading and / or unloading shall be provided in accordance with Articles XIII and XIV of this Ordinance, except that Section 13.0.,L and Section 13.1 of Article XIII shall not apply.
2. No outdoor storage of any items, which are to be sold or any components which will be manufactured, processed, packed or assembled to create an item to be sold or used, shall be permitted in this zone.
3. The following shall be prohibited: emission of noise which is noxious enough to destroy the enjoyment of dwellings or other uses of property in the city by interfering with the ordinary comforts of human existence, including noises created by the operation or causing the operation of any whistle, rattle, bell, gong, clapper, drum, horn, piano, radio, calliope, phonograph, stereo, loud speaker, public address system, or other sound-producing or sound-amplifying instrument, or by the calling, shouting, or in any other way or manner creating noise or sound in such a manner as to disturb the peace and quiet of a neighborhood or to interfere with the transaction of business or other ordinary pursuits. Any sound-producing or sound-amplifying instruments shall be pointed or directed away from residential areas. Nothing herein shall be construed to prohibit the reasonable use of automobiles and ordinary noises attendant thereto, or the holding of athletic contests with ordinary music and other noises attendant thereto, or lawful public meetings, parades or celebration.
4. Lighting of one athletic field shall be permitted, subject to the following restrictions:
 - a. In order to control spill and glare, lighting shall not exceed 4 poles, 72 luminaries, with a lighting level of no more than 55 constant horizontal foot candles. Lighting specifications shall conform to Musco Green Generation Lighting Technology or substantially similar specifications.
 - b. Lights shall not be used on Sundays.
 - c. No more than twelve (12) football games per season shall be played per year using lights.
 - d. Lights shall be turned off on or before 11:00 p.m. on Fridays and on or off before 10:00 p.m. on any other day of the week.
 - e. For athletic contests played at night, adequate security and traffic control measures shall be implemented as reasonably determined by the city police chief. If determined necessary by the police chief, no fewer than three (3), and up to four (4), off-duty policemen shall be engaged and assigned to provide security during night football games.