

**Annotated Outline**

The following Annotated Outline proposes the overall proposed organization of the revised Zoning Ordinance. The revised Zoning Ordinance is proposed to replace Chapter 156 of the existing Chapter 156, Zoning, of the City Code of Ordinances.

The new structure will clearly separate provisions related to development standards (how private property is developed in terms of land use, building placement, lot area, density, parking, landscaping, signs, and other aspects) from provisions that establish procedural matters (the establishment of the Board of Adjustment, how a Variance is obtained, how nonconforming uses are treated, etc.).

The Annotated Outline shows how the City’s current Ordinance fits into the overall outline of the new Ordinance. The hierarchical structures of the new Ordinance will likely evolve throughout the project as new issues come to light. In addition, note that just because existing provisions are shown as associated with the new Ordinance outline, that does not necessarily mean that such provisions will be in the final version of the updated Ordinance. The intent is, at minimum, to show similar or analogous provisions in the updated and new Ordinance compare to existing provisions.

<b>Annotated Outline for Chapter 156 – Zoning</b>	
<b>New Ordinance Table of Contents</b>	<b>Current Ordinance Sections</b>
<b>Article A – General Provisions</b>	
Section 156.A.001, Title	§ 156.001 SHORT TITLE.
Section 156.A.002, Purposes	NEW
Section 156.A.003, Authority	NEW
Section 156.A.004, Applicability	NEW
Section 156.A.005, Jurisdiction	NEW
Section 156.A.006, Abrogation and Conflict	§ 156.403 ABROGATION AND GREATER RESTRICTIONS.
Section 156.A.007, Minimum Requirements	§ 156.402 COMPLIANCE.; § 156.404 INTERPRETATION.
Section 156.A.008, Severability	§ 156.406 SEVERABILITY.
Section 156.A.009, Enactment, Effective Date, and Repeal	NEW
Section 156.A.010, Transitional Provisions	NEW
<b>Article B – District Development Standards</b>	
Section 156.B.001, Purpose and Applicability	§ 156.020 AREA REGULATIONS.(A);

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New Ordinance Table of Contents	Current Ordinance Sections
Section 156.B.002, Zoning Districts Established	§ 156.015 DISTRICTS ESTABLISHED; § 156.040 PURPOSE.; § 156.055 PURPOSE.; § 156.070 PURPOSE.; § 156.085 PURPOSE.; § 156.100 PURPOSE.; § 156.120 PURPOSE.; § 156.140 PURPOSE.; § 156.160 PURPOSE.; § 156.180 PURPOSE.; § 156.195 PURPOSE.; § 156.215 PURPOSE.; § 156.235 PURPOSE.; § 156.255 PURPOSE.; § 156.275 PURPOSE.; § 156.295 PURPOSE.; § 156.315 PURPOSE.; § 156.335 PURPOSE.; § 156.355 PURPOSE.; § 156.375 PURPOSE.
Section 156.B.003, Official Zoning Map	§ 156.016 MAP; § 156.029 ANNEXATION OF TERRITORY.; § 156.401 RULES FOR INTERPRETATION OF DISTRICT BOUNDARIES.
Section 156.B.004, Residential District Development Standards	§ 156.043 BULK REQUIREMENTS.; § 156.058 BULK REQUIREMENTS.; § 156.073 BULK REQUIREMENTS.; § 156.088 BULK REQUIREMENTS.; § 156.103 BULK REQUIREMENTS.; § 156.123 BULK REQUIREMENTS.; § 156.143 BULK REQUIREMENTS.; § 156.535 PURPOSE. (Residential Flexibility Standards); § 156.537 REQUIRED MINIMUM STANDARDS.
Section 156.B.005, Nonresidential and Mixed Use District Development Districts	§ 156.217 BULK REQUIREMENTS.; § 156.237 BULK REQUIREMENTS.; § 156.260 BULK REQUIREMENTS.; § 156.277 BULK REQUIREMENTS.; § 156.297 BULK REQUIREMENTS.; § 156.317 BULK REQUIREMENTS.; § 156.337 BULK REQUIREMENTS.; § 156.357 BULK REQUIREMENTS.; § 156.377 BULK REQUIREMENTS.
Section 156.B.006, Civic and Open Space Types	NEW
Section 156.B.007, Measurements and Allowances	§ 156.018 USE REGULATIONS.(D), (E); § 156.019 HEIGHT REGULATIONS.; § 156.020 AREA REGULATIONS.(B), (C), (D), (E); § 156.021 VISUAL CLEARANCE AT INTERSECTIONS.; § 156.105 SMALL LOT EXCEPTION.; § 156.125 SMALL LOT EXCEPTION.; § 156.145 SMALL LOT EXCEPTION.; § 156.363 SMALL LOT EXCEPTION.; § 156.383 SMALL LOT EXCEPTION.; § 156.626 SMALL LOT EXCEPTION.
<b>Article C – Use Standards</b>	
Section 156.C.001, Purpose and Applicability	§ 156.018 USE REGULATIONS.(A); § 156.569 USE IN CONFLICT WITH THE COMPREHENSIVE GUIDE PLAN.
Section 156.C.002, Use Table Legend	NEW

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New Ordinance Table of Contents	Current Ordinance Sections
Section 156.C.003, Use Table	§ 156.041 PERMITTED USES.; § 156.042 SPECIAL USES.; § 156.056 PERMITTED USES.; § 156.057 SPECIAL USES.; § 156.071 PERMITTED USES.; § 156.072 SPECIAL USES.; § 156.086 PERMITTED USES.; § 156.087 SPECIAL USES.; § 156.101 PERMITTED USES.; § 156.102 SPECIAL USES.; § 156.121 PERMITTED USES.; § 156.122 SPECIAL USES.; § 156.141 PERMITTED USES.; § 156.142 SPECIAL USES.; § 156.216 PERMITTED AND SPECIAL USES.; § 156.236 PERMITTED AND SPECIAL USES.; § 156.256 PERMITTED AND SPECIAL USES.; § 156.276 PERMITTED AND SPECIAL USES.; § 156.296 PERMITTED AND SPECIAL USES.; § 156.316 PERMITTED AND SPECIAL USES.; § 156.336 PERMITTED AND SPECIAL USES.; § 156.356 PERMITTED AND SPECIAL USES.; § 156.376 PERMITTED AND SPECIAL USES.; § 156.430 TABLE.
Section 156.C.004, Limited Use Standards	NEW
Section 156.C.005, Special Use Permit Standards	§ 156.027 ADULT ENTERTAINMENT BUSINESSES.; § 156.028 HALFWAY HOUSES AND EX-OFFENDER REHABILITATION SERVICES.; § 156.570 SPECIAL USES.

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New Ordinance Table of Contents	Current Ordinance Sections
<p>Section 156.C.006, Overlay and Special Purpose Districts</p> <ul style="list-style-type: none"> <li>- Manufactured Home Park</li> <li>- Education</li> <li>- Traditional Neighborhood</li> <li>- Flood hazard Overlay</li> </ul>	<p>§ 156.161 PERMIT REQUIRED.; § 156.162 SITE PLAN REVIEW REQUIREMENT.; § 156.163 PERMITTED USES.; § 156.165 HEIGHT REGULATIONS.; § 156.166 MOBILE HOME PARK REGULATIONS.; § 156.167 APPROVAL STANDARDS FOR EXPANDED OR NEW MOBILE HOME PARKS.; § 156.168 INDIVIDUAL LOT BULK REQUIREMENTS.; § 156.169 NON-CONFORMING MOBILE HOMES.;</p> <p>§ 156.181 PERMITTED USES.; § 156.182 SPECIAL USES.; § 156.183 BULK REQUIREMENTS.;</p> <p>§ 156.196 PERMITTED USES.; § 156.197 GENERAL PROVISIONS.; § 156.198 BULK REQUIREMENTS.; § 156.199 PARKING REQUIREMENTS.; § 156.200 DESIGN GUIDELINES.</p> <p>§ 156.395 STATUTORY AUTHORIZATION.; § 156.396 FINDINGS OF FACT.; § 156.397 STATEMENT OF PURPOSE. § 156.399 LANDS TO WHICH SUBCHAPTER APPLIES.; § 156.400 ESTABLISHMENT OF OFFICIAL FLOODPLAIN ZONING MAP.; § 156.405 WARNING AND DISCLAIMER OF LIABILITY.; § 156.407 ESTABLISHMENT OF ZONING DISTRICTS. Through § 156.410 GENERAL FLOODPLAIN OVERLAY DISTRICT.</p>
<p>Section 156.C.007, Accessory Uses and Structures</p>	<p>§ 156.020 AREA REGULATIONS.(C); § 156.022 FENCES AND WALLS.; § 156.023 DECKS AND PATIOS.; § 156.024 ACCESSORY BUILDINGS.; § 156.025 HOME OCCUPATIONS.; § 156.026 SATELLITE TELEVISION DISH ANTENNAS.</p>
<p>Section 156.C.008, Temporary Uses and Structures</p>	<p>§ 156.018 USE REGULATIONS (C), (F); § 156.600 PURPOSE AND INTENT.; § 156.601 SHORT-TERM AND LONG-TERM TEMPORARY USES.; § 156.603 EVALUATION OF TEMPORARY USE PERMIT APPLICATION.; § 156.604 USES PERMITTED WITH A TEMPORARY USE PERMIT.; § 156.605 CONDITIONS OF APPROVAL.</p>
<p>Section 156.C.009, New and Unlisted Uses</p>	<p>NEW</p>
<p>Section 156.C.010, Performance Standards</p>	<p>§ 156.219 PERFORMANCE STANDARDS.; § 156.239 PERFORMANCE STANDARDS.; § 156.257 PERFORMANCE STANDARDS.; § 156.279 PERFORMANCE STANDARDS.; § 156.299 PERFORMANCE STANDARDS.; § 156.319 PERFORMANCE STANDARDS.; § 156.339 PERFORMANCE STANDARDS.; § 156.359 PERFORMANCE STANDARDS.</p>

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<b>New Ordinance Table of Contents</b>	<b>Current Ordinance Sections</b>
<b>Article D – Building Design Standards</b>	
Section 156.D.001, Purpose and Applicability	NEW
Section 156.D.002, General Requirements	NEW
Section 156.D.003, Single-and Two-Family	§ 156.017 GENERAL REGULATIONS AND PROVISIONS.(A)
Section 156.D.004, Multiplex	NEW
Section 156.D.005, Townhouse	NEW
Section 156.D.006, Multiple-Family	NEW
Section 156.D.007, Mixed Use	§ 156.258 ARCHITECTURAL STANDARDS.; § 156.259 HOUSING.
Section 156.D.008, Nonresidential	§ 156.017 GENERAL REGULATIONS AND PROVISIONS.(B), (C); § 156.220 ARCHITECTURAL STANDARDS.; § 156.240 ARCHITECTURAL STANDARDS.; § 156.280 ARCHITECTURAL STANDARDS.; § 156.300 ARCHITECTURAL STANDARDS.; § 156.320 ARCHITECTURAL STANDARDS.; § 156.340 ARCHITECTURAL STANDARDS.
<b>Article E – Parking, Loading, and Stacking</b>	
Section 156.E.001, Purpose and Applicability	§ 156.515 PURPOSE. (Parking and Loading); § 156.516 WHEN PROVISIONS APPLICABLE.
Section 156.E.002, General Requirements	NEW
Section 156.E.003, Parking Design	§ 156.518 PERFORMANCE STANDARDS.
Section 156.E.004, Required Off-Street Parking	§ 156.517 OFF-STREET SPACES REQUIRED.
Section 156.E.005, Parking Credits and Reductions	§ 156.519 OFF-STREET PARKING ON A SEPARATE LOT.
Section 156.E.006, Off-Street Loading	§ 156.263 LOADING REGULATIONS.; § 156.520 OFF-STREET LOADING REQUIREMENTS.
Section 156.E.007, Off-Street Stacking	NEW
<b>Article F – Landscaping, Buffering, and Screening</b>	
Section 156.F.001, Purpose and Applicability	NEW
Section 156.F.002, General Requirements	NEW
Section 156.F.003, Development Landscaping	§ 156.503 PARKING LOT LANDSCAPING.
Section 156.F.004, Buffering	§ 156.500 PURPOSE (Buffering).
Section 156.F.005, Screening	§ 156.303 SCREENING REQUIREMENTS.; § 156.502 SCREENING.

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<b>New Ordinance Table of Contents</b>	<b>Current Ordinance Sections</b>
Section 156.F.006, Installation and Maintenance	§ 156.485 LANDSCAPING STANDARDS.; § 156.486 LIABILITY.
<b>Article G – Signs</b>	
Section 156.G.001, Purpose and Applicability	§ 156.550 PURPOSE.
Section 156.G.002, General Requirements	§ 156.552 (A) Sign Permit Fees and Requirements; § 156.552 (C) Exemptions;
Section 156.G.003, Prohibited Signs	§ 156.552 (D) Prohibited Signs
Section 156.G.004, Permanent Signs	§ 156.552 (E) Supplemental provisions.; § 156.552 (G) Projecting Signs.; § 156.552 (J) Advertising signs.; § 156.552 (M) Awnings and marquees.; § 156.552 (N) Wall Signs.; § 156.552 (O) Freestanding Signs.; § 156.552 (P) Historic District(s) Signs; § 156.552 (Q) Highway 30 Sign Overlay District.; Signs; § 156.552 (R) Canopy Signs;
Section 156.G.005, Sign Illumination	§ 156.552 (K) Electronic message centers; § 156.552 (L) Changeable copy signs
Section 156.G.006, Temporary Signs	§ 156.552 (C) Exemptions; § 156.552 (H) Portable Signs.; § 156.552 (I) Inflatable signs
Section 156.G.007, Installation, Maintenance, and Removal	§ 156.552 (B) Inspection
<b>Article H – Outdoor Lighting (?)</b>	
Section 156.H.001, Purpose and Applicability	NEW
Section 156.H.002, General Requirements	§ 156.521 LIGHTING STANDARDS.
Section 156.H.003, Light Sources	§ 156.521 LIGHTING STANDARDS.
Section 156.H.004, Lighting Placement and Height	NEW
<b>Article I – Development Review Bodies</b>	
Section 156.I.001, City Council	NEW
Section 156.I.002, Plan and Zoning Commission	NEW
Section 156.I.003, Board of Adjustment	§ 156.413(A)-(D) Duties of Board of Adjustment; § 156.620 CREATION AND MEMBERSHIP. through § 156.622 JURISDICTION.
Section 156.I.004, Planning Director	NEW
Section 156.I.005, Zoning Administrator	§ 156.411 ZONING ADMINISTRATOR.
Section 156.I.006, Floodplain Administrator	NEW
Section 156.I.007, Building Official	NEW

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<b>Article J – Development Review Procedures</b>	
Section 156.J.001, Common Review Procedures	§ 156.413(E) Hearings and Decisions of the Board of Adjustment.; § 156.465 FEE.; § 156.566 HEARINGS REQUIRED.; § 156.568 PROTECTIVE RESTRICTIONS.; § 156.589 CONCLUDING REQUIREMENTS.; § 156.606 FEES.; § 156.624 NOTICE AND FEE.; § 156.625 RELIEF.
Section 156.J.002, Legislative Review Procedures - Text Amendment - Zone Change - Master Development Plan - Master Sign Plan	§ 156.003 CHANGES, AMENDMENTS AND REZONINGS.; § 156.302 GENERAL DEVELOPMENT PLAN STANDARDS.; § 156.415 AMENDMENTS. § 156.586 PURPOSE. through § 156.588 PUD PROCEDURES.
Section 156.J.003, Administrative Review Procedures - Site Plan - Building Permit - Floodplain Development Permit - Sign Permit - Certificate of Occupancy - Administrative Adjustment - Temporary Use Permit	§ 156.412 FLOODPLAIN DEVELOPMENT PERMIT.; § 156.460 GENERAL. (Certificate of Occupancy) through § 156.464 NON-CONFORMING USE.; § 156.480 PURPOSE. (Site Plan Review) through § 156.484 REVIEW PROCEDURE.; § 156.538 REVIEW AND APPROVAL PROCESS.; § 156.602 APPLICATION AND PERMIT PROCESSING.
Section 156.J.004, Quasi-Judicial Review Procedures - Special Use Permit - Variance - Variance, Floodplain - Appeal of Administrative Decision	§ 156.413(A)-(D) Duties of Board of Adjustment; (E) Hearings and decisions of the Board of Adjustment.; § 156.565 PURPOSE. (Special Use Regulations); § 156.567 STANDARDS FOR REVIEW.; § 156.623 APPEALS.
<b>Article K – Nonconformities</b>	
Section 156.K.001, Purpose and Applicability	NEW
Section 156.K.002, Nonconforming Uses	§ 156.018 USE REGULATIONS.(B); § 156.414 NON-CONFORMING USES.; § 156.445 NON-CONFORMING USES OF LAND.
Section 156.K.003, Nonconforming Structures	§ 156.446 NON-CONFORMING BUILDINGS.
Section 156.K.004, Nonconforming Site Improvements	§ 156.552 (F) Non-Conforming Signs
Section 156.K.005, Conversion of Nonconformities	§ 156.362 DWELLING UNITS.

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New Ordinance Table of Contents	Current Ordinance Sections
<b>Article L – Enforcement and Remedies</b>	
Section 156.L.001, Violations	NEW
Section 156.L.002, Non-Judicial Remedies	§ 156.999 PENALTY.
Section 156.L.003, Judicial Remedies	§ 156.999 PENALTY.
<b>Article M – Word Usage</b>	
Section 156.M.001, Rules of Construction	§ 156.002 DEFINITIONS.
Section 156.M.002, Definitions	§ 156.002 DEFINITIONS.; § 156.398 DEFINITIONS.; § 156.551 DEFINITIONS.; § 156.585 DEFINITIONS.

Sections in current Zoning Ordinance that only serve as cross-references to other Sections: § 156.221 SITE PLAN REQUIREMENTS.; § 156.241 SITE PLAN REQUIREMENTS.; § 156.262 SITE PLAN REQUIREMENT.; § 156.281 SITE PLAN REQUIREMENTS.; § 156.301 APPROVAL PROCEDURE.; § 156.321 SITE PLAN REQUIREMENTS.; § 156.341 SITE PLAN REQUIREMENTS.; § 156.360 SITE PLAN REQUIREMENTS.; § 156.380 SITE PLAN REQUIREMENTS.

§ 156.044 PARKING REQUIREMENTS.; § 156.059 PARKING REGULATIONS.; § 156.074 PARKING; § 156.089 PARKING REGULATIONS.REGULATIONS.; § 156.104 PARKING REGULATIONS.; § 156.124 PARKING REGULATIONS.; § 156.144 PARKING REGULATIONS.; § 156.164 PARKING REGULATIONS.; § 156.184 PARKING REGULATIONS.; § 156.218 PARKING REQUIREMENTS.; § 156.238 PARKING REQUIREMENTS.; § 156.278 PARKING REQUIREMENTS.; § 156.282 PARKING LOT AND BUFFERING REQUIREMENTS.; § 156.298 PARKING REQUIREMENTS.; § 156.318 PARKING REQUIREMENTS.; § 156.338 PARKING REQUIREMENTS.; § 156.358 PARKING REQUIREMENTS.; § 156.378 PARKING REQUIREMENTS.

§ 156.222 PARKING LOT AND BUFFERING REQUIREMENTS; § 156.242 PARKING LOT AND BUFFERING REQUIREMENTS.; § 156.261 PARKING LOT AND BUFFERING REQUIREMENTS.; § 156.342 PARKING LOT AND BUFFERING REQUIREMENTS.; § 156.322 PARKING LOT AND BUFFERING REQUIREMENTS.; § 156.361 LOT AND BUFFERING REQUIREMENTS.; § 156.381 LOT AND BUFFERING REQUIREMENTS.; § 156.522 PARKING LOT LANDSCAPING REQUIREMENTS.