

ARTICLE X

DISTRICTS AND DISTRICT BOUNDARIES

SECTION 10-1 ESTABLISHMENT OF DISTRICTS

In order to regulate and restrict the location of trades and industries and the locations of buildings erected, reconstructed, altered or enlarged for specified uses, to regulate and limit the height and bulk of buildings hereafter erected, reconstructed, altered or enlarged, to regulate and determine the area of yards and other open spaces and to regulate and limit the density of population, the municipality is hereby divided into the zoning districts described in Article XI.

SECTION 10-2 OFFICIAL ZONING MAP

The districts aforesaid, and the boundaries of such districts, shall be as shown upon the map attached hereto and made a part of this ordinance, said map being designated "Official Zoning Map," and said map and all notations, references, and other information shown thereon shall be a part of this ordinance the same as if all such matters and information were fully described herein. The original of said map shall bear even date with the passing of this ordinance; shall be signed by the Mayor and attested by the City Secretary, under the seal of the City, and shall be kept in the office of the City Secretary in the City Hall; a replica thereof shall be reproduced at such scale as will permit its being attached to this ordinance.

SECTION 10-3 DETERMINATION OF BOUNDARIES

In determining the location of zoning district boundaries on the map accompanying and made a part of this ordinance, the following rules shall apply:

- (a) Where boundaries are shown to follow streets or alleys, the centerline of such streets or alleys, as they exist at the time of adoption of this ordinance, shall be the zoning boundary; or
- (b) Where boundaries are shown to enter on cross blocks, property lines of lots, as they exist at the time of adoption of this ordinance, shall be the zoning boundary; or
- (c) Where boundaries are shown on unsubdivided property, the location shall be determined by scale shown on the map unless dimensions are given on the map.

Sec. 10-1
10-2
10-3

ARTICLE XI DISTRICT REGULATIONS

SECTION 11-1 DESCRIPTIONS OF ZONING DISTRICTS

A. Working Area Zones

The *working area zones* consist of those districts in which the primary purpose is the establishment and operation of activities of a commercial or industrial nature. Uses are grouped in terms of their operating characteristics, their functional relationship to one another, and the extent of their service to the neighborhood, the city or the region. Commercial districts provide for offices, personal service establishments, retail sales, intensive business uses and wholesale sales activity. Manufacturing and industrial districts are designed for a wide variety of uses including storage, processing, fabrications, manufacturing, repairing or distribution of products. Regulations insure the grouping of compatible uses with particular attention to building bulk, user demand, transportation needs, and requirements for public services and utilities. Where appropriate, special safeguards are imposed to protect adjacent property in non-compatible zones.

B. Living Area Zones

The *living area zones* consist of residential districts accommodating housing of various types. District regulations are designed to stabilize and protect the essential characteristics of the districts, to promote and encourage a suitable environment for family life consistent with the density limitations of the zone, and to permit those uses which are necessary to the functioning of a residential community. Density of family units is limited by means of minimum area requirements per dwelling unit. Other regulations provide for yard and open space, limitations on building bulk, and for separation between detached buildings.

C. Special Purpose Zones

The *special purpose zones* are designed to recognize the unique requirements of urban life and community development. The objective of these zones is to provide a convenient mechanism for dealing with the problems of urban growth in a manner that recognizes the needs of the community while respecting the rights of individuals.

SECTION 11-2 UNIFORM HEIGHT AND AREA REGULATIONS

The regulations set forth in the following table are established as minimum and maximum tolerance limits to regulate the development of land, the provision of open space, the density of dwelling units and the height of buildings and other structures in each of the districts listed. Where required for specific uses or development special height and area regulations found elsewhere and in each zoning district shall also apply.