

## 1.02.01 PROCESS DIAGRAM FOR GENERAL USE OF THE ORDINANCE

STEP  
**1**DETERMINE WHAT ZONING DISTRICT YOUR PARCEL IS IN BY REFERENCING  
THE ZONING MAPS 2.02.01 AND/OR 2.02.02 IN **CHAPTER 2**

**STEP 2** **WHAT IS MY PROPOSED USE?**  
Refer to Use Tables 2.03.01.1 through 2.03.01.8 in **Chapter 2** to determine if your proposed use is permitted.

**STEP 3** **WHAT IF I HAVE AN EXISTING BUILDING OR USE?**  
Refer to **Chapter 1**, Article 2 for Applicability  
Refer to **Chapter 4**, Article 2 for non-conforming buildings, structures, and uses.

**STEP 4** **IS MY USE A PERMITTED USE OR A SPECIAL USE?**  
Refer to **Chapter 2** for Use Standards  
Refer to **Chapter 5** for Special Use Standards. *(Special Uses will also need to meet the Use Standards of Chapter 2).*

**STEP 5** **WHAT DOES THE ZONING DISTRICT REQUIRE?**  
Refer to the requirements for your specific Form Generating Zoning District in **Chapter 2**, Article 4, Sections 2.04.16 through 2.04.19. Form Generating Zoning Districts will regulate building and parking placement, lot coverage, building height, permitted Building Types and facades, Build-to-Lines and Build-to-Zones.

**STEP 6** **WHAT BUILDING TYPE CAN I USE? (IF APPLICABLE)**  
Applicable In Form Generating Zoning Districts only. Refer to Building Type standards in **Chapter 3**, Article 4, Sections 3.04.01 through 3.04.11. Building Type standards will regulate building size and massing, ground floor activation, floor heights, and facade location and composition.  
  
It is recommended that you verify the various facade options that are associated with each Building Type and Form Generating Zoning District.

**STEP 7** **WHAT ARE OTHER DEVELOPMENT REQUIREMENTS?**  
Refer to the Site Development Standards in **Chapter 4** to determine requirements for landscaping, parking, signs, driveways, environmental, and general requirements associated with your project.

**STEP 8** **HOW DO I SUBMIT A PROJECT FOR REVIEW?**  
Refer to the Approval Procedures in **Chapter 6** for Site Plan review and approval process.  
  
This chapter also has requirements for Planned Unit Developments (PUD) and Site Condominiums.

**STEP 9** **DO I REQUIRE REZONING OR VARIANCES?**  
If your project requires a rezoning or a variance, refer to Zoning Ordinance Administration in **Chapter 7**. Article 1 regulates amendments and rezonings and Article 2 regulates variances and appeals.

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**1.02.02 FREQUENTLY ASKED QUESTIONS**

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- 5 SPECIAL USES
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Where is my parcel located?

**CHAPTER 2: SECTIONS 2.02.01 & 2.02.02 ZONING MAPS**

These maps will tell you the Zoning District that your parcel is located within. They include an overall city map (2.02.01) and an enlarged map of the downtown area. (2.02.02)

Where can I put my desired use (ie - restaurant, apartments, clothing store, etc.)?

**CHAPTER 2: SECTION 2.03.01 USE TABLES**

The Use Tables in this Section tell you which uses are permitted and where they are permitted.

What is the difference between Standard Zoning Districts and Form Generating Zoning Districts?

**CHAPTER 2: ARTICLE 1**

The difference between Standard Zoning Districts and Form Generating Zoning Districts is stated in the Purpose and Intent section. Generally, the Form Generating Zoning Districts have additional requirements that go above and beyond those found in standard zoning districts that establish the form of the development pattern through Building Types and facade options.

**CHAPTER 8: DEFINITIONS**

The two different types of Zoning Districts are defined in this Chapter

How do I determine where my building can be placed on the site?

**CHAPTER 2: ARTICLE 4 ZONING DISTRICTS**

Each Zoning District has requirements for building placement on the site. In Standard Zoning Districts, placement is regulated by setback and yard requirements. In Form Generating Zoning Districts placement is regulated by Build-to-Lines and Build-to-Zones, based on Building Types and facade options.

What is a Build-to-Zone (BTZ) or a Build-to-Line (BTL)?

**CHAPTER 8: DEFINITIONS**

These terms are defined in the Definitions Chapter. BTZs and BTLs replace the setbacks of the Standard Zoning Districts for development within the Form Generating Zoning Districts. They typically require buildings to be closer to the street in order to have a more active and vibrant streetspace and sidewalk.

## 1.02.02 FREQUENTLY ASKED QUESTIONS (CONTINUED)

How tall can my building be?

**CHAPTER 2: ARTICLE 4 ZONING DISTRICTS**

This chapter will tell you how many stories your building can be based on the Zoning District of your parcel location

**CHAPTER 3: ARTICLE 4 BUILDING TYPES**

In Form Generating Zoning Districts, the Building Type Standards will tell you the requirements for height (in feet) of the ground floor story.

How many parking spaces do I need?

**CHAPTER 4: ARTICLE 4 OFF-STREET PARKING STANDARDS**

This chapter will tell you the required number of parking spaces for your use and Zoning District.

Where is it appropriate to put my parking lot?

**CHAPTER 2: ARTICLE 4 ZONING DISTRICTS**

This chapter will tell where on the site it is appropriate to place parking (note that it is typically not appropriate to have parking lots facing the street in Form Generating Zoning Districts).

What types of signs am I allowed to have?

**CHAPTER 4 : ARTICLE 5 SIGN STANDARDS**

This chapter will tell you what permitted and temporary signs you are allowed to have.

Will I need to install landscaping?

**CHAPTER 4: ARTICLE 3 LANDSCAPE STANDARDS**

This chapter will tell you the required minimum landscape standards for your property. Table 1.03.01 will share when the standards are required to be met.