

Table of Contents

<u>Article</u>	<u>Section</u>	<u>Description</u>	<u>Page</u>
I	17.01	Title, Intent and Purpose	4
	17.01.010	Title	4
	17.01.020	Intent	4
	17.01.030	Purpose	4
II	17.02.010	Definitions	7
	17.02.020	Purpose	7
	17.02.030	List of Definitions	7
III	17.03.	General Regulations	38
	17.03.010	Conformity with Regulations	38
IV	17.04	Zoning Districts	50
	17.04.010	Schedule of Zones	50
	17.04.020	Zoning Map	50
	17.04.030	Determination of District Boundaries	50
	17.04.040	Zoning District Regulations	51
	17.04.040C	Residential Zones	53
	17.04.040C.1	R-1A Single Family Residential	53
	17.04.040C.2	R-1B Single Family Residential	54
	17.04.040C.3	R-2 Single Family Residential	54
	17.04.040C.4	R-3 Single Family Residential	55
	17.04.040C.5	R-4 Single Family Residential	57
	17.04.040C.6	R-5A Single & Two Family Residential	59
	17.04.040C.7	R-5B Single & Two Family Residential	64
	17.04.040C.8	R-5C Multifamily Residential	69
	17.04.040C.9	R-6 Multifamily Residential	73
	17.04.040C.10	R-7 Apartment Residential	77
	17.04.040D	Commercial Zones	78
	17.04.040D.1	C-1 Neighborhood Commercial	78
	17.04.040D.2	C-2A Community Commercial	80
	17.04.040D.3	C-2B Community Commercial	86
IV	17.04.040D.4	C-3A Community Office/Professional	92
	17.04.040D.5	C-3B Community Commercial/Office	95
	17.04.040D.6	C-4 Downtown Commercial/Office	102
	17.04.040D.7	C-5 Highway Commercial	114
	17.04.040D.8	C-6 Highway Commercial	118
	17.04.040E	Office Zones	123
	17.04.040E.1	O-1 General Office	123
	17.04.040E.2	H-I Hospital/Institutional	125
	17.04.040E.3	D-HI Downtown Hospital/Institutional	127
	17.04.040F	Industrial Zones	129
	17.04.040F.1	I-1 Light Industrial	129
	17.04.040F.2	I-2 General Industrial	130
	17.04.040F.3	I-2E General/Entertainment Industrial	134

	17.04.040G	Educational/Institutional	138
	17.04.040G.1	IN-1 Institutional (College Avenue)	138
	17.04.040G.2	IN-2 Institutional (Cook/Douglass)	139
	17.17.04.040H	Conservation Zone	140
	17.04.040H.1	W-C Waterfront Conservation	140
	17.04.050	Zoning District Standards Table	150
V	17.05	Off-Street Parking & Loading	152
	17.05.010	General Provisions	152
	17.05.030	Schedule of Off-Street Parking Requirements	158
	17.05.040	Off-Street Loading Requirements	162
	17.05.050	Schedule of Off-Street Loading Requirements	162
VI	17.06	Signage	163
	17.06.010	Sign Permits	163
	17.06.020	Exempt Signs	164
	17.06.030	Prohibited Signs	166
	17.06.040	Prohibited Sign Features	168
	17.06.050	General Sign Regulations	168
	17.06.060	Permitted Sign Regulation Table	176
	17.06.070	Murals	191
VII	17.07	Design & Performance Standards	192
	17.07.010	General Intent	192
	17.07.020	Standard Requirements	192
	17.07.030	Design Review	194
	17.07.040	Circulation System	195
	17.07.050	Sidewalks & Bikeways	202
	17.07.060	Buildings	203
	17.07.070	Landscaping	206
	17.07.080	Lighting	217
	17.07.090	Outdoor Storage – Refuse & Recycling	218
	17.07.100	Steep Slope Regulations	227
	17.07.110	Tree Replacement Requirements	248
VIII	17.08	Enforcement & Compliance	240
	17.08.010	Administration & Enforcement	240
	17.08.020	Compliance	241
	17.08.030	Permits & Approvals	242
	17.08.040	Violations & Penalties	244
	17.08.050	Exemptions	245
	17.08.060	Site Plan Approval Required	246
	17.08.070	Subdivision Approval Required	247
IX	17.09	Additional Provisions	247
	17.09.010	Zoning Map	247
	17.09.020	Repealer	247
	17.09.030	Severability	247
	17.09.040	Effective Date	247