

SECTION IX

ZONING DISTRICTS AND DISTRICT PROVISIONS

9.1 General

1. The City of Longville is hereby divided into Zoning Districts as shown on the official Zoning District map, which may be subsequently amended by the procedures of Section 7.
2. The boundaries are generally on the center of the streets, on lot lines, on shorelines, on the center of streams or rivers, and following the contour of the land for the Open Space District.
3. The following Districts are hereby established:
 - Open Space O
 - Residential R-1
 - Shoreline Residential R-2
 - Public P
 - Commercial Waterfront CW
 - Commercial C
 - DowntownD
4. The lakes and streams in the City have been classified as follows:
 - A. General Development (GD): None.
 - B. Recreational Development (RD): Girl Lake.
 - C. Natural Environment (NE): Craig Lake; Nellie Lake; all streams and brooks.
5. The jurisdiction of this Ordinance shall include the shorelands of all the public waters in the City listed in Sec. 9.1(4).
6. The following provisions apply to all zoning districts:
 - A. All accessory structures or uses require the establishment of a principle structure.
 - B. Agricultural use is prohibited within 50 feet of the OHW.
 - C. There shall be no impervious coverage within 50 feet of the OHW except walks and steps on grade less than four feet wide as provided for in this Ordinance, and Water Oriented Accessory Structures as provided for in this Ordinance.
 - D. Unless specifically allowed, there shall be no more than four leases per year, per dwelling.
 - E. New or replacement mobile homes are prohibited, except in designated mobile home parks.
 - F. New recreational vehicle parks are prohibited.
 - G. No residential accessory building shall be used for human habitation, except guest quarters conforming to the provisions in this Ordinance.
7. All uses are considered prohibited unless specifically allowed in this Code, even if they are not listed specifically under excluded uses.
8. Criteria for land use categories:
 - A. Preservation of natural sensitive areas.

- B. Present ownership and development.
- C. Shoreland soil types and their engineering capabilities.

- D. Topographic characteristics.
- E. Vegetative cover.
- F. In-water physical characteristics.
- G. Recreational use of surface water.
- H. Road and service center accessibility.
- I. Socio economic development needs of the public.
- J. Availability of public sewer.
- K. The necessity to reserve and restore certain areas having significant historical or ecological value.
- L. Conflicts between land uses and impacts of commercial uses or higher densities on adjacent properties.
- M. Alternative available for desired land use.
- N. Prevention of spot zoning.
- O. Conformance to the City of Longville Use Plan.

9.2 Open Space District. (O) (Corresponds to DNR Special Protection District)

1. Purpose: To establish and maintain a land use District to prevent development from occurring in the environmentally sensitive wetlands and green space whether publicly or privately owned, to enhance wildlife and passive recreation.
2. Permitted Uses. (SP)
 - Hiking Trails, Public or Private
 - Vegetation Removal, Select Cutting
3. Conditional Uses. (SP)
 - Parks, Playgrounds and Historic Sites
 - Vegetation Removal, Steep Slopes
 - Vegetation Removal, Open Cutting
4. Accessory Uses. (SP)
 - None
5. Excluded Uses. (SP)
 - Abandoned Building
 - Abandoned Motor Vehicle
 - Principle Structure
 - Accessory Structure
 - Agricultural Use
 - Extractive Use
 - Forest Land Conversion
 - Planned Unit Developments
 - Sign
6. Lot, Use and Density Requirements. (SP)
 - The setbacks of the most restrictive adjacent Zoning District shall apply.
7. Mixed Zone Lots. (SP)
 - For a lot crossing the Open District boundary into another Zoning District, the minimum lot size shall be the same as the other Zoning District with no area credit given for the Open District area.

9.3 Residential. (R-1)

1. Purpose: To establish and maintain a medium density land use Zoning District that is residential in nature and non-riparian.
2. Permitted Uses. (R-1)
 - Accessory Structure
 - Agricultural Use
 - Camping (Property Owner Only)
 - Dwelling, Duplex
 - Dwelling, Single Family
 - Grading in a shore or bluff impact zone (less than 10 cubic yards)
 - Hiking Trails, Public or Private
 - Home Occupation
 - Manufactured Home
 - Parks, Playgrounds and Historic Sites
 - Sign
 - Temporary Structure
 - Tennis Courts
 - Vegetation Removal, Select Cutting
3. Conditional Uses. (R-1)
 - Accessory Apartment
 - Animal Grooming Facility
 - Animal Husbandry, Domestic
 - Animal Husbandry, Food
 - Artist Studios
 - Bed and Breakfast Dwelling
 - Child Care, Family Home
 - Dwelling, Guest Quarters
 - Dwelling, Multi-Family
 - Grading in a shore or bluff impact zone (greater than 10 cubic yards and less than 50 cubic yards)
 - Grading outside of a shore or bluff impact zone (greater than 50 cubic yards)
 - PUD, Residential
 - Swimming Pools
 - Vegetation Removal, Steep Slopes
 - Vegetation Removal, Open Cutting
4. Excluded Uses. (R-1)
 - Abandoned Building
 - Abandoned Motor Vehicle
 - Adult Oriented Businesses
 - Animal Husbandry, Wild
 - Campground
 - Grading in a shore or bluff impact zone (greater than 50 cubic yards)
 - Junk Yard
 - Outdoor Storage
 - PUD, Commercial

5. Lot and Use Requirements. (R-1)

Lot Width – feet, minimum	75
Buildable Lot Area - minimum	10,000 sq ft with city sewer, 30,000 sq. ft acres without city sewer
Setback, right-of-way, local streets – feet, minimum	15
Setback, right-of-way, collector and arterial streets – feet, minimum	35
Setback, side - feet, minimum	10
Setback, cornerside – feet, minimum	15
Impervious coverage - maximum	25%
Building height - feet, maximum	25
Building height, accessory structure - feet, maximum 1-Story	20
Accessory Structure Size – square feet, maximum, cumulative	1,280 for parcels 2.5 acres or less, 1,280 for each additional 2.5 acres parcel size
Building above highest known groundwater lot lake level – feet, minimum	3
Maximum Density	1 unit/10,000 sq. ft.
Setback, Sign – feet, minimum	1

6. Performance Standards

A. Lots without municipal sewer. Subdivisions that are not connected to municipal sanitary sewer may be constructed with a minimum lot size of 10,000 square feet provided the overall density of the development does not exceed one dwelling per 30,000 square feet. The remaining 20,000 square feet per dwelling shall be used only for on-site sewage treatment until such time as municipal sanitary sewer service is provided. Deed restrictions shall be used to ensure this arrangement. Once municipal sewage treatment is provided, the additional 20,000 square feet may be used for additional dwellings at the lot sizes indicated in 9.3(5).

9.4 Shoreline Residential. (R-2)

1. Purpose: To establish and maintain a land use District on the shorelines of public waters that is recreational-residential in character and compatible with the natural resources of lakes and streams.
2. Permitted Uses. (R-2)
 - Accessory Structure
 - Camping (Property Owner Only)
 - Dwelling, Single Family
 - Grading in a shore or bluff impact zone (less than 10 cubic yards) exclusive of perennial ice ridges
 - Hiking Trails, Public or Private
 - Home Occupation
 - Manufactured Home
 - One, unlighted identification sign not to exceed 3 square feet
 - Parks, Playgrounds and Historic Sites
 - Removal of Perennial Ice Ridges
 - Sign
 - Temporary Structure
 - Tennis Courts
 - Vegetation Removal, Select Cutting
 - Water Oriented Accessory Structure
3. Conditional Uses. (R-2)
 - Agricultural Use
 - Animal Husbandry, Domestic
 - Bed and Breakfast Dwelling
 - Child Care, Family Home
 - Dwelling, Duplex
 - Dwelling, Guest Quarters
 - Grading in a shore or bluff impact zone (greater than 10 cubic yards but less than 50 cubic yards)
 - Grading outside of a shore or bluff impact zone (greater than 50 cubic yards)
 - PUD, Residential
 - Swimming Pools
 - Vegetation Removal, Bluff or Shore Impact Zone
 - Vegetation Removal, Steep Slopes
 - Vegetation Removal, Open Cutting
4. Accessory Uses. (R-2)
 - Accessory uses are allowed.
5. Excluded Uses. (R-2)
 - Abandoned Building
 - Abandoned Motor Vehicle
 - Animal Boarding Facility
 - Animal Husbandry, Wild
 - Campground
 - Church
 - Controlled Access Lots
 - Grading in a shore or bluff impact zone (greater than 50 cubic yards)

Interval Ownership
 Outside Storage
 PUD, Commercial
 PUD, Mixed Use
 Recreational Facilities for Resort Guests
 Recreational Facilities for General Public

6. Lot and Use Requirements. (R-2)

Lot width at OHW and building line - feet, minimum	100
Lot width with guest quarters or duplex	180
Buildable lot area - square feet, minimum	20,000
Buildable lot area with guest quarters or duplex - square feet, minimum	40,000
Setback, right-of-way, local streets – feet, minimum	10
Setback, right-of-way, collector and arterial streets – feet, minimum	30
Setback, OHW – feet, minimum	75
Water Oriented Accessory Structure Setback, OHW – feet, minimum	3705
Setback, bluff – feet, minimum	30
Setback, side - feet, minimum	10
Setback, corner side – feet, minimum	30
Setback, sign - feet, minimum	1
Impervious coverage – maximum	20%
Building height - feet, maximum	25
Building height, accessory structure - feet, maximum 1-Story	20
Accessory Structure Size – square feet, maximum, cumulative	1,280
Building above highest known groundwater or lake level – feet, minimum	3
Maximum Density	1 unit/20,000 sq. ft.
ISTS setback from OHW – feet, minimum	75

7. Performance Standards. (R-2)

A. Dwelling, Guest Quarters. A dwelling guest quarters must meet the following restrictions:

1. Shall be located along with the principal structure on the smallest lot meeting the above requirements.
2. Shall not cover more than 700 square feet of land and must not exceed 15 foot height.
3. Shall be located to reduce it's visibility as viewed from public waters and adjacent shorelands.
4. Shall be screened from adjacent parcels and public waters by vegetation, topographical location, increased setback, color or other methods assuming summer leaf on conditions.

B. Impervious Coverage. Impervious coverage may be increased by 5% through a conditional use permit if the following is provided:

1. A storm water retention plan showing containment of the 5-year, 24- hour storm event on the parcel.
2. Direct runoff of stormwater to adjacent water bodies, including wetlands and adjacent parcels, shall be eliminated through the use of berms or other permanent means.

C. Stairways, lifts and landings. Stairways and lifts are the preferred alternative to major topographic alterations for achieving access up and down bluffs and steep slopes to shore areas. Stairways and lifts must meet the following design requirements:

1. Stairways and lifts must not exceed 4 feet in width on residential lots. Wider stairways may be used for commercial properties, public open-space recreational properties, and planned unit developments.
 2. Landings for stairways and lifts on residential lots must not exceed 32 square feet in area.
 3. Canopies or roofs are not allowed on stairways, lifts or landings.
 4. Stairways, lifts and landings may be either constructed above the ground on posts or pilings, or placed into the ground, provided they are designed and built in a manner that ensures control of soil erosion.
 5. Stairways, lifts and landing must be located in the most visually inconspicuous portions of lots, as viewed from the surface of the public water assuming summer, leaf-on conditions, whenever practical.
 6. Facilities such as ramps, lifts or mobility paths for physically handicapped persons are also allowed for achieving access to shore areas, provided that the dimensional and performance standards of sub-items (1) to (5) are complied with.
- D. Fertilizer and Pesticides. Use of non-phosphorus fertilizer and pesticides in the shoreland management district must be done in such a way as to minimize runoff into the shore impact zone or public water by the use of earth, vegetation or both. Use of fertilizers containing phosphorus is prohibited.
- E. Duplexes. On Natural Environment lakes, subdivisions of duplexes must also meet the following standards:
1. Each building must meet setback at least 200 feet from the Ordinary High Water Mark.
 2. Each building must have common sewage treatment and water systems that serve both units in the building.
 3. Watercraft docking facilities for each lot must be centralized in location and serve all dwelling units in the subdivision.
 4. No more than 25% of lake shoreline can be in duplex development.
- F. Docks. The landward end of all docks must meet a 10 foot setback from the nearest lot line. Docks must be placed so that no portion of the dock, including "L" extensions or additions, and no accessory or ancillary structures or equipment (including mooring buoys, boat lifts, shore trackers or swimming platforms), extends across the projection of the setback from the lot line into the lake. Docks must also be placed so as not to block access from an adjacent property to open water. The storage of all docks, and all watercraft or water oriented items shall also be subject to this property setback rule. Notwithstanding any provision of this section to the contrary, the 10-foot setback for docks shall not apply to the extent necessary to allow ingress or egress of a pre-existing boat house. This Ordinance shall apply to the use, maintenance and installation of any dock and accessory or ancillary structures or equipment at any time.
- G. Perennial Ice Ridges. If ice ridges occur annually, the property owner shall restore the shoreline every year. Removal or grading of an ice ridge must not disturb emergent aquatic vegetation, unless authorized by an aquatic plant management permit from the DNR's Division of Fisheries. No permit is required if:
1. The ice ridge resulted from ice action within the last year.
 2. The total length of shoreline zone to be affected does not exceed 200 feet.
 3. All ice ridge material that is composed of muck, clay, or organic sediment is deposited and stabilized at an upland site above the ordinary high water level of any public water.

4. All ice ridge material that is composed of sand or gravel is removed or graded to conform to the original cross-section and alignment of the lakebed, with a finished surface at or below the ordinary high water level.
5. No additional excavation or placement of fill material occurs on the site.
6. All exposed areas are immediately stabilized as needed to prevent erosion and sedimentation.
7. Local zoning officials, the watershed district, if applicable, and the soil and water conservation district are given seven days' prior notice.

9.5 Public. (P)

1. Purpose: To establish and maintain a land use district that is publicly owned for public buildings and public facilities.

2. Permitted Uses. (P)

- Grading in a Shore or Bluff Impact Zone (less than 10 cubic yards)
- Hiking Trails, Public or Private
- Parks, Playgrounds and Historical Sites
- Public Buildings
- Public Maintenance Facilities
- Sign
- Temporary Structure
- Vegetation Removal, Select Cutting

3. Conditional Uses. (P)

- Accessory Structure
- Airport, Public or Private
- Beach
- Campground
- Camping
- Church
- Duplex
- Extractive Use
- Forest Land Conversion
- Grading in a shore or bluff impact zone (greater than 10 cubic yards but less than 50 cubic yards)
- Grading greater than 50 cubic yards outside of a shore or bluff impact zone
- Municipal Sewage Facility
- Swimming Pools
- Tennis Courts
- Vegetation Removal, Clear Cutting
- Vegetation Removal, Open Cutting
- Vegetation Removal, Steep Slopes

4. Accessory Uses. (P)

- On-site Sign
- Outside Storage

5. Excluded Uses. (P)

- Dwelling, Single Family

6. Lot and Use Requirements. (PU)

Lot width – feet, minimum	100
Minimum lot size - square feet	20,000
Impervious surface coverage - maximum	25%
Setback, right-of-way - feet	35
Setback, side - feet	15
Setback, rear - feet	35
Building height - feet, maximum	25
Building above highest known groundwater	3

Onsite sign setback - feet	1
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9.6 Commercial Waterfront. (CW)

1. Purpose: To establish and maintain a commercial, recreationally orientated land use District within the shoreland area comprised of resorts, restaurants, marinas and similar water oriented uses compatible with the natural resources of lakes and streams.
2. Permitted Uses. (CW)
 - Accessory Structure
 - Beach
 - Campground
 - Child Care, Center
 - Church
 - Duplex
 - Grading in a shore or bluff impact zone (less than 10 cubic yards)
 - Grading outside of shore or bluff impact zone (greater than 50 cubic yards)
 - Hiking Trails, Public or Private
 - Parks, Playgrounds and Historic Sites
 - Public Buildings
 - Recreational Facilities for Resort Guests
 - Recreational Facilities for General Public
 - Retail Sales
 - Signs
 - Swimming Pools
 - Temporary Structure
 - Tennis Courts
 - Vegetation Removal, Select Cutting
 - Weekly Rental or more than 4 leases per year of any dwelling
3. Conditional Uses. (CW)
 - Beach
 - Bed and Breakfast Dwelling
 - Camping
 - Grading in a shore or bluff impact zone (greater than 10 cubic yards but less than 50 cubic yards)
 - Interval Ownership
 - Marinas
 - Motels/Hotels
 - Parks, Playgrounds and Historical Sites
 - PUD, Commercial
 - PUD, Mixed Use
 - Public Buildings
 - Resorts
 - Restaurant/Bar
 - Tennis Courts
 - Vegetation Removal, Bluff or Shore Impact Zone
 - Vegetation Removal, Steep Slopes
 - Vegetation Removal, Open Cutting
4. Accessory Uses. (CW)
 - Controlled Access Lot

Dwelling, Single Family
 On-sale Liquor Sales (requires liquor license only, no land-use permit required)
 Outside Storage

5. Excluded Uses. (CW)

Agricultural Use
 Grading in a shore or bluff impact zone (greater than 50 cubic yards, not including beach maintenance)
 PUD, Residential
 Warehousing, Commercial

6. Lot and Use Requirements. (CW)

	GD Lake	RD Lake	NE Lake
Lot width at OHW and building line - feet, minimum	300	300	300
Lot area - acres, minimum	10	10	10
Setback, right-of-way – feet, minimum	30	30	30
Setback, OHW – feet, minimum	75	100	200
Setback, bluff – feet, minimum	30	30	30
Setback, side - feet, minimum	20	20	20
Setback, parking – feet, minimum	10	10	10
Distance between buildings – feet, minimum	20	20	20
Setback, sign (except OHW) - feet, minimum	1	1	1
Setback, sign from OHW	75	100	200
Impervious coverage – maximum	25%	25%	20%
Building height - feet, maximum	25	25	25
Building above highest known groundwater or lake level – feet, minimum	3	3	3
Maximum Density See Commercial PUD Special Provisions ISTS setback from OHW – feet, minimum	75	75	100

7. Performance Standards. (CW)

- A. Screening. Visual screening is required in exterior setback area.
- B. Buildings. Four unit or larger buildings or buildings open to public shall meet the requirements of the Uniform Building Code and be designed by a registered architect. Multi-unit buildings shall have a one- hour fire rating on all party walls and floors shall be designed to a 45 decibel rating between units. The architect shall certify to this requirement.
- C. Centralization of Mooring Facilities. Uses that require short-term watercraft mooring for patrons must centralize these facilities and design them to avoid obstructions of navigation and to be the minimum size necessary to meet the need.
- D. Stairways, lifts and landings. Stairways and lifts are the preferred alternative to major topographic alterations for achieving access up and down bluffs and steep slopes to shore areas. Stairways and lifts must meet the following design requirements:

1. Stairways and lifts must not exceed 4 feet in width on residential lots. Wider stairways may be used for commercial properties, public openspace recreational properties, and planned unit developments.
2. Landings for stairways and lifts on residential lots must not exceed 32

	GD Lake	RD Lake	NE Lake
Lot width at OHW and building line - feet, min	300	300	300
Lot area - acres, minimum	10	10	10
Setback, right-of-way – feet, minimum	30	30	30
Setback, OHW – feet, minimum	75	100	200
Setback, bluff – feet, minimum	30	30	30
Setback, side - feet, minimum	20	20	30
Setback, parking – feet, minimum	10	10	10
Distance between buildings – feet, minimum	20	20	20
Setback, sign (except OHW) - feet, minimum	1	1	1
Setback, sign from OHW	75	100	200
Impervious coverage – maximum	25%	25%	20%
Building height - feet, maximum	25	25	25
Building above highest known groundwater or lake level – feet, minimum	3	3	3
Maximum Density See Commercial PUD Special Provisions ISTS setback from OHW – feet, minimum square feet in area.	75	75	100

3. Canopies or roofs are not allowed on stairways, lifts or landings.
 4. Stairways, lifts and landings may be either constructed above the ground on posts or pilings, or placed into the ground, provided they are designed and built in a manner that ensures control of soil erosion.
 5. Stairways, lifts and landing must be located in the most visually inconspicuous portions of lots, as viewed from the surface of the public water assuming summer, leaf-on conditions, whenever practical.
 6. Facilities such as ramps, lifts or mobility paths for physically handicapped persons are also allowed for achieving access to shore areas, provided that the dimensional and performance standards of subitems (1) to (5) are complied with.
- E. Fertilizer and Pesticides. Use of fertilizer and pesticides in the shoreland management district must be done in such a way as to minimize runoff into the shore impact zone or public water by the use of earth, vegetation or both.
- F. Impervious Surface Replacement. Parcels that exceed the maximum allowed impervious surface may construct additional impervious surfaces if the overall impervious coverage is reduced on a 2:1 removal/construction ratio.

9.7 Commercial. (C)

1. Purpose: To provide a zoning classification for commercial uses oriented around the automobile. Parcels are larger than in the Downtown Commercial zone in order to provide on-site parking, on-site stormwater facilities as well as on-site water supply.

2. Permitted Uses. (C)
 - Accessory Structure
 - Athletic Clubs and Gymnasiums
 - Campground
 - Child Care, Center
 - Clinics
 - Community and Recreation Centers
 - Dry Cleaning and Laundering Services
 - Gas Station
 - Grocery Store
 - Hiking Trails, Public or Private
 - Offices Building
 - Pharmacies
 - Post Office
 - Print and Copy Shops
 - Public Buildings
 - Signs
 - Residential Uses
 - Restaurant/Bar
 - Retail Sales
 - Temporary Structures
 - Vegetative Removal, Select Cutting

3. Conditional Uses. (C)
 - Airport, Public or Private
 - Animal Boarding Facility
 - Animal Grooming Facility
 - Appliance Repair
 - Artist Studios
 - Automobile Repair Shops and Garages
 - Automobile Sales
 - Church
 - Drive-in Window Facilities
 - Dwellings, Mixed Use
 - Farm Machinery and Equipment – Retail
 - Grading outside of a shore or bluff impact zone (greater than 50 cubic yards)
 - Group Care Facility
 - Nursery
 - Parking Structure
 - Parks, Playgrounds and Historical Sites
 - Public Buildings
 - PUD, Commercial
 - Resorts

Temporary Vehicle Storage Facilities
 Tennis Courts
 Vegetative Removal, Clear Cutting
 Vegetative Removal, Open Cutting
 Vegetative Removal, Steep Cutting
 Warehousing

4. Accessory Uses. (C)

On-sale Liquor Sales (requires liquor license only, no land-use permit required)
 Outdoor Storage

5. Excluded Uses. (C)

Agricultural Uses
 Auto Storage Yard
 Junk Yard
 Tattoo Parlor

6. Lot and Use Requirements. (C)

Impervious surface coverage - maximum	50%
Setback, right-of-way - feet	10
Setback, parking from lot line - feet	5
Setback, side - feet	5
Setback, rear - feet	5
Setback, OHW – feet	75
Building height - feet, maximum	25
Building above highest known groundwater	3
Minimum lot size - square feet	20,000
Onsite sign setback - feet	1

7. Performance Standards. (C)

- A. Compatibility of Use. Use shall be compatible with the surrounding neighborhood. Uses shall not present noise, odor, light nuisances or any other nuisances.
- B. Parking. Adequate off-street parking shall be provided. On-street parking is not allowed under any circumstances.
- C. Screening. All sites shall be landscaped to provide 100% screening to adjacent residentially zoned parcels, where applicable. Percentages shall be determined by amount of structure that can be seen during leaf-on conditions.
- D. Landscaping. All new development in the Commercial zone shall be landscaped with native plantings to provide an aesthetic appearance between the road and any new structures. A landscaping and screening plan shall be submitted and approved by the Planning Commission with each construction permit.
- E. Lighting. Lighting shall be minimal. Lighting shall be downward directional and shall be compatible with the surrounding development. Lights approved with signs must be turned off at the close of each business day.

9.8 Downtown. (D)

1. Purpose: To establish and maintain a land use district for a mix of high-density residential and commercial uses. Development in this zone relies less on automobile traffic and more on walking. Infrastructure must be in place to provide on-street parking and walkways as well as connection to municipal sanitary sewer utilities. The Downtown zone should be clustered to provide the maximum amount of interaction and accessibility between the different establishments.
2. Permitted Uses. (D)
 - Accessory Structure
 - Child Care, Center
 - Church
 - Clinics
 - Community and Recreation Centers
 - Dry Cleaning and Laundering Services
 - Gas Station
 - Grocery Store
 - Hiking Trails, Public or Private
 - Office Buildings
 - Pharmacies
 - Post Office
 - Print and Copy Shops
 - Public Buildings
 - Restaurant/Bar
 - Retail Sales
 - Sign
3. Conditional Uses. (D)
 - Animal Grooming Facility
 - Appliance Repair
 - Artist Studios
 - Church
 - Parking Structure
 - Parks, Playgrounds and Historical Sites
 - Public Buildings
 - PUD, Commercial
4. Accessory Uses. (D)
 - Accessory Apartment
 - Dwellings, Mixed Use
 - On-sale Liquor Sales (requires liquor license only, no land-use permit required)
5. Excluded Uses. (D)
 - Agricultural Uses
 - Auto Storage Yard
 - Junk Yard
6. Lot Use and Requirements. (D)

Lot width— feet, minimum	30
Buildable lot area – square feet, minimum	2250
Setback, right of way, City road- feet, minimum	0
Setback, right of way, County or State road, feet, minimum	0
Setback, side yard – feet, minimum	0
Setback, rear – feet, minimum	10
Setback, sign – feet, minimum	0
Setback, parking from building or lot line – feet, minimum	0
Setback, wetland – feet, minimum	50
Impervious Coverage with storm were available	90%
Impervious Coverage without storm sewer available	50%
Building height – feet, maximum	25
Building above highest groundwater level – feet, minimum	3

7. Performance Standards

- A. Parking. Properties that abut Highway 84 shall provide for adequate parking outside of the highway right-of-way.
- B. Impervious Coverage. For lots without storm sewer available, impervious coverage may be increased by 25% through a conditional use permit if the following is provided:
 - 1. A storm water retention plan showing containment of the 10-year, 24-hour storm event on the parcel.
 - 2. Direct runoff of stormwater to adjacent parcels shall be eliminated through the use of berms or other permanent means.