

## ARTICLE 4 ZONING DISTRICTS

### SECTION 4.010 CLASSIFICATION OF ZONES

For the purpose of this Code the following primary land use zoning districts are hereby established:

Primary Zones	Abbreviated Designation
Residential—Low Density	R-1
Residential—Medium Density	R-2
Residential—High Density	R-3
Commercial—Village Center	C-1
Commercial— Neighborhood	C-2
Limited Industrial	M-1
Educational Facilities	E-1
Public Use	P-1

### SECTION 4.030 LOCATION OF ZONES

The boundaries for the zones listed in this Code are indicated on the **Adair Village Zoning Map** which is also the Comprehensive Plan Map for the City and is hereby adopted by reference and made a part of this Code.

### SECTION 4.040 ZONING MAPS

A zoning map adopted by **Section 4.030** of this Code or an amendment thereto shall be dated with the effective date of the ordinance that adopts the map or map amendment. A certified print of the adopted map or map amendment shall be maintained in the office of the City Recorder as long as this Code remains in effect.

### SECTION 4.050 ZONE BOUNDARIES

Unless otherwise specified, zone boundaries are section lines, sub-division lines, lot lines, center lines of street or railroad right-of-way or such lines extended except where a boundary line clearly divides a lot, then the boundary line shall be determined by use of the scale designated on the Zoning Map. Where a boundary line divides a lot, the boundary line shall be utilized as a lot line for purposes of determining area and setback requirements for each zone.

### SECTION 4.060 ZONING OF ANNEXED AREAS

All areas annexed to the City shall be rezoned in conformance with the Comprehensive Plan and the Adair Village Urban Growth Boundary.

### SECTION 4.070 SIMILAR USE AUTHORIZATION

The City Administrator may permit a use not listed in this Code provided the use is of the same general type as the uses permitted in a particular zoning district. However, this section does not authorize the inclusion of a use in a zone where it is not listed or a use specifically listed in another zone. The decision of the City Administrator may be

appealed to the Planning Commission using procedures specified in Section 3.700 of this Code.

#### **SECTION 4.080 NONCONFORMING USES**

It is the intent of the nonconforming use section of this Code to permit pre-existing uses and structures that do not conform to the use or dimensional standards of this Code to continue under conditions specified herein. However, alteration or expansion of nonconforming uses and structures that may have adverse impacts in the immediate neighborhood or in the City as a whole are not permitted.

(1) **Continuation of a Nonconforming Use.**

- (a) Subject to the provisions contained herein, a nonconforming use of a structure or a nonconforming use, may be continued and maintained, but shall not be altered or expanded except as provided herein.
- (b) The expansion of a nonconforming use to a portion of a structure that was arranged or designed for such use at the time of passage of this Code is permitted.
- (c) In any industrial or commercial zone, a pre-existing dwelling may be altered or expanded, provided that such alteration or expansion shall not exceed the yard, lot coverage and building height requirements of the zone.

(2) **Nonconforming Structure.** A structure conforming as to use but nonconforming as to height, setback, lot coverage or similar dimensional standards, may be altered or extended if the alteration or extension does not cause the structure to deviate from the standards of this Code.

(3) **Discontinuance of a Nonconforming Use.**

- (a) If a nonconforming use of a structure is discontinued from active use for a period of 1 year, further use of the property shall be for a conforming use unless approved by the Planning Commission as a Conditional Use.
- (b) If a nonconforming use of a structure is discontinued from active use for a period of 6 months, further use of the property shall be for a conforming use.

(4) **Change of a Nonconforming Use.** If a nonconforming use is changed, it shall be changed to a use conforming to the regulations of the zone in which it is located.

(5) **Destruction of a Nonconforming Use or Structure.** If a nonconforming structure or a structure containing a nonconforming use is totally or destroyed to an extent exceeding fifty-one percent (51%) of the assessed valuation of the structure by any cause, a future structure or use on the site shall be either in accordance with the provisions of the zone in which the property is located or the property owner may apply for a Conditional Use permit to continue with the existing use or to replace the structure in its present location.

- (6) **Repairs and Maintenance.** Any building housing a nonconforming use may be maintained or restored to conform with the standards of the building code, including repair or replacement of fixtures, wiring, or plumbing, provided the building is not increased in cubic content or floor area.
- (7) **Completion of Structure.** Nothing contained in this Code shall require any change in the plans, construction, alteration or designated use of a structure for which a building permit has been lawfully issued prior to adoption of this Code, provided the structure, if nonconforming or intended for a nonconforming use, is completed and in use within one (1) year from the time the building permit is issued.

**SECTION 4.100 PRIMARY ZONES****SECTION 4.111 RESIDENTIAL ZONE - R-1** (Amended ORD 2013-03)

- (1) **Purpose.** To provide areas suitable and desirable for low density single-family residential use with provisions for associated residential or public service uses.
- (2) **Permitted Uses.** In an R-1 Zone, the following uses and their accessory uses are permitted subject to the standards, provisions and exceptions set forth in this Code:
  - (a) One single-family dwelling or manufactured dwelling per legal lot.
  - (b) Residential Care Homes for 5 or less people as provided in ORS 197.660 - 670 and **Section 6.102**.
  - (c) Group Child Care Home for 12 or fewer children as provided in the applicable provisions of ORS 657 A and **Section 6.102**.
  - (d) Accessory buildings subject to the following standards:
    1. Accessory buildings shall not be used for dwelling purposes.
    2. Accessory buildings shall not be placed in a front or street side yard and shall be setback at least 5 feet from an adjacent side or rear property line.
    3. Accessory buildings are limited to one story and 800 square feet unless submitted for approval under the Site Plan Review provisions of **Code Section 2.400**.
    4. No sales shall be made from an accessory structure unless it has been approved as a Home Occupation under the Conditional Use provisions of **Code Section 2.500** and the home occupation standards of **Code Section 6.101**.
    5. Boats, trailers, detached campers, recreation vehicles and similar recreational equipment may be stored on-site on a driveway or an improved surface, except in a front or side yard setback. Such vehicles shall not be used for human habitation. Temporary use of a Recreation Vehicle for guests is allowed for no more than four (4) consecutive days (as per 43.230 of the City's "Parking and Standing Vehicles" Code), Without a City Permit.
    6. Oversized vehicles including trucks, bus, motor home, campers or trailers utilized for personal use shall not be parked on a city street or right-of-way for more than 4 consecutive days without a city permit and commercial or vending vehicle street parking is not permitted, all in conformance with City Ordinance 2013-01.
  - (e) Duplex divisions in conformance with the standards of **Section 6.105**.

- (3) **Conditional Uses.** In an R-1 Zone, the following uses and their accessory uses may be permitted in conformance with the conditional use provisions of **Section 2.500** and the applicable Use Standards of **Article 6**.
- a) Replacement of any existing duplex dwelling unit.
  - (b) Home occupation in conformance with **Section 6.101**.
  - (c) Residential Care Facility for 15 or less people as provided in ORS 197.660 - 670 and **Section 6.103**.
  - (d) Group Child Care Center for 13 or more children as provided in the applicable provisions of ORS 657 A and **Section 6.103**.
  - (e) Public or semi-public uses.
- (4) **Development Standards.**
- (a) Lots shall have a minimum lot size of 10,000 square feet.
  - (b) No structure or use shall be established in a manner likely to disrupt or cause contamination of a stream, lake, or other body of water.
  - (c) Exterior street front yards shall have a minimum depth of 20 feet.
  - (d) Exterior street side yards shall have a minimum depth of 10 feet.
  - (e) Interior side yards shall have a minimum width of 5 feet.
  - (f) Rear yards shall have a minimum depth of 15 feet.
  - (g) Maximum building height shall be 30 feet.
  - (h) Manufactured Dwellings placed on individual lots outside of a Manufactured Dwelling Park shall comply with the standards of **Section 6.113**.
  - (i) Division of duplex lots constructed may be partitioned into two-single family lots according to the standards contained in **Section 6.105** and the land partition requirements of **Section 2.300**.
  - (j) See **Article 5** for additional General Development Standards and **Article 6** for Use Standards that may apply in the R-1 Zone.

**SECTION 4.112 RESIDENTIAL ZONE - R-2** (Amended ORD 2013-03)

- (1) **Purpose.** To provide areas suitable and desirable for medium density single-family residential use with provisions for associated residential or public service uses.
- (2) **Permitted Uses.** In an R-2 Zone, the following uses and their accessory uses are permitted subject to the standards, provisions and exceptions set forth in this Code:
  - (a) One single-family dwelling or manufactured dwelling per legal lot.
  - (b) Residential Care Homes for 5 or less people. As provided in ORS 197.660 - 670 and **Section 6.102**.
  - (c) Group Child Care Home for 12 or fewer children as provided in the applicable provisions of ORS 657 A and **Section 6.102**.
  - (d) Accessory buildings subject to the following standards:
    1. Accessory buildings shall not be used for dwelling purposes.
    2. Accessory buildings shall not be placed in a front or street side yard and shall be setback at least 5 feet from an adjacent side or rear property line.
    3. Accessory buildings are limited to one story and 800 square feet unless submitted for approval under the Site Plan Review provisions of **Code Section 2.400**.
    4. No sales shall be made from an accessory structure unless it has been approved as a Home Occupation under the Conditional Use provisions of **Code Section 2.500** and the home occupation standards of **Code Section 6.101**.
    5. Boats, trailers, detached campers, recreation vehicles and similar recreational equipment may be stored on-site on a driveway or an improved surface, except in a front or side yard setback. Such vehicles shall not be used for human habitation. Temporary use of a Recreation Vehicle for guests is allowed for no more than four (4) consecutive days (as per 43.230 of the City's "Parking and Standing Vehicles" Code), Without a City Permit.
    6. Oversized vehicles including trucks, bus, motor home, campers or trailers utilized for personal use shall not be parked on a city street or right-of-way for more than 4 consecutive days without a city permit and commercial or vending vehicle street parking is not permitted, all in conformance with City Ordinance 2013-01.
  - (e) Multiple-family dwelling units in conformance with the Planned Development procedures of **Sections 7.200**.

- (3) **Conditional Uses.** In an R-2 Zone, the following uses and their accessory uses may be permitted in conformance with the conditional use provisions of **Section 2.500** and the applicable Use Standards of **Article 6**.
- (a) Replacement of any existing duplex dwelling unit.
  - (b) Home occupation in conformance with **Section 6.101**.
  - (c) Residential Care Facility for 15 or less people as provided in ORS 197.660 - 670 and **Section 6.103**.
  - (d) Group Child Care Center for 13 or more children as provided in the applicable provisions of ORS 657 A670 and **Section 6.103**.
  - (e) Public or semi-public uses.
  - (f) Agricultural Use in conformance with **Section 6.401**.
- (4) **Development Standards.**
- (a) Lots shall have a minimum lot size of 8,000 square feet.
  - (b) No structure or use shall be established in a manner likely to disrupt or cause contamination of a stream, lake, or other body of water.
  - (c) Exterior street front yards shall have a minimum depth of 20 feet.
  - (d) Exterior street side yards shall have a minimum depth of 10 feet.
  - (e) Interior side yards shall have a minimum width of 5 feet.
  - (f) Rear yards shall have a minimum depth of 15 feet.
  - (g) Maximum building height shall be 35 feet.
  - (h) Manufactured Dwellings placed on individual lots outside of a Manufactured Dwelling Park shall comply with the standards of **Section 6.113**.
  - (i) Manufactured Dwelling Parks shall comply with the Planned Development Standards of **Section 6.115**.
  - (j) See **Article 5** for additional General Development Standards and **Article 6** for Use Standards that may apply in the R-2 Zone.

**SECTION 4.113 RESIDENTIAL ZONE - R-3** (Amended ORD 2013-03)

- (1) **Purpose.** To provide areas suitable and desirable for higher density single-family residential use at a density of six point five (6.5) dwelling units per net residential acre. A net residential acre is 43,560 square feet of residentially designated buildable land excluding areas used, or intended for use, of public street right-of-ways, restricted hazard area, public open spaces and resource protected areas. Higher densities may be provided under the provisions of **Code Section 7.200, Planned Development** that can include a mixture of housing types and densities.
- (2) **Permitted Uses.** In an R-3 Zone, the following uses and their accessory uses are permitted subject to the standards, provisions and exceptions set forth in this Code:
  - (a) One single-family dwelling or manufactured dwelling per legal lot.
  - (b) Residential Care Homes for 5 or less people. As provided in ORS 197.660 - 670 and **Code Section 6.102.**
  - (c) Group Child Care Home for 12 or less children as provided in the applicable provisions of ORS 657 A and **Code Section 6.102.**
  - (d) Accessory buildings subject to the following standards:
    1. Accessory buildings shall not be used for dwelling purposes.
    2. Accessory buildings shall not be placed in a front or street side yard and shall be setback at least 5 feet from an adjacent side or rear property line.
    3. Accessory buildings are limited to one story and 800 square feet unless submitted for approval under the Site Plan Review provisions of **Code Section 2.400.**
    4. No sales shall be made from an accessory structure unless it has been approved as a Home Occupation under the Conditional Use provisions of **Code Section 2.500** and the home occupation standards of **Code Section 6.101.**
    5. Boats, trailers, detached campers, recreation vehicles and similar recreational equipment may be stored on-site on a driveway or an improved surface, except in a front or side yard setback. Such vehicles shall not be used for human habitation. Temporary use of a Recreation Vehicle for guests is allowed for no more than ~~30~~four (4) consecutive days (as per 43.230 of the City's "Parking and Standing Vehicles" Code), Without a City Permit.
    6. Oversized vehicles including trucks, bus, motor home, campers or trailers utilized for personal use shall not be parked on a city street or right-of-way for more than 4 consecutive days without a city permit and commercial or vending vehicle street parking is not permitted, all in conformance with City Ordinance 2013-01.



- (3) **Conditional Uses.** In an R-3 Zone, the following uses and their accessory uses may be permitted in conformance with the conditional use provisions of **Code Section 2.500** and the applicable Use Standards of **Code Article 6** or **Code Section 7.200**.
- (a) Multiple-family mixed housing types and higher density housing may be approved as a Conditional Use under **Code Section 7.200, Planned Development**.
  - (b) Home occupation in conformance with **Code Section 6.101**.
  - (c) Residential Care Facility for 15 or less people as provided in ORS 197.660 - 670 and **Code Section 6.103**.
  - (d) Group Child Care Center for 13 or more children as provided in the applicable provisions of ORS 657 A670 and **Code Section 6.103**.
  - (e) Public or semi-public uses.
  - (f) Agricultural Use in conformance with **Code Section 6.401**.
- (4) **Development Standards.**
- (a) Lots shall have a minimum lot size of 6,500 square feet unless approved under the Planned Development provisions of **Code Section 7.200** as a Conditional Use.
  - (b) No structure or use shall be established in a manner likely to disrupt or cause contamination of a stream, lake, or other body of water.
  - (c) Exterior street front yards shall have a minimum depth of 20 feet.
  - (d) Exterior street side yards shall have a minimum depth of 10 feet.
  - (e) Interior side yards shall have a minimum width of 5 feet.  
For multiple family or row housing the Planning Commission may approve zero side yard setbacks under (3) (a) above.
  - (f) Rear yards shall have a minimum depth of 15 feet.
  - (g) Maximum building height shall be 35 feet.
  - (h) Manufactured Dwellings placed on individual lots outside of a Manufactured Dwelling Park shall comply with the standards of **Code Section 6.113**.

**SECTION 4.121 COMMERCIAL ZONE—VILLAGE CENTER - C-1** (Amended  
ORD 2013-03)

- (1) **Purpose.** The C-1 zone is applied to the area of Adair Village that is intended to become the pedestrian-oriented, mixed-use heart of the village. Appropriate building types include commercial, mixed-use, and live/work buildings, with ground floor space reserved for retail and services, with residential, and/or offices above. Buildings are placed primarily at the back of sidewalks, to reinforce the pedestrian orientation of the streets.

The City of Adair Village is endeavoring to promote a design and development concept or theme. All structures building permits for development within this zone shall be accompanied with written, pictorial or other documentation demonstrating compliance with this overall building theme. Approval of all designs shall be at the discretion of the City.

- (2) **Permitted Uses.** In a C-1 Zone, the following uses and their accessory uses are permitted subject to the Site Plan Review provisions of **Section 2.400** and the standards, provisions and exceptions set forth in this Code, provided all commercial activities except off-street parking, open plaza and sidewalk use, and temporary activities shall be conducted entirely within an enclosed building:
- (a) Retail Stores or Shops.
  - (b) Personal or Business Service & Financial.
  - (c) Small Repair Shops (See 3 (b) below).
  - (d) Restaurants or Cafes.
  - (e) Offices, Business or Professional.
  - (f) Financial Institutions.
  - (g) Indoor Commercial Amusement, Studios or Galleries.
  - (h) Public or Semi-public buildings and uses.
  - (i) Second story residences above commercial uses.
  - (j) Hotels or Bed & Breakfast establishments.
  - (k) Specialized Schools or Studios.
- (3) **Conditional Uses.** In a C-1 Zone, the following uses and their accessory uses may be permitted, subject to the provisions of **Section 2.500**:
- (a) Uses requiring an Emission Discharge Permit from the Oregon Department of Environmental Quality.

- (b) Limited fabrication or assembly operations including plumbing, sheet metal and cabinet shops.
  - (c) Bar, Tavern or Nightclub.
  - (d) Permitted uses listed in (2) above, requiring open display or storage.
- (4) **Development Standards.**
- (a) Each site shall be adequately served by public utilities including municipal water and sewer service and shall provide sidewalks and improved streets.
  - (b) There is no minimum lot area other than that required to comply with the applicable development standards.
  - (c) Front and side street yards may have a minimum building depth of 0-feet.
  - (d) Interior and rear yards abutting other commercial sites may be 0-feet and shall be at least 10 feet when abutting a residential use or zone.
  - (e) Maximum building height shall be 35 feet in height. .
  - (f) Access shall be designed to cause minimum interference with traffic movement on abutting streets. Where necessary, additional right-of-way shall be dedicated to maintain adequate traffic circulation.
  - (g) The site shall be landscaped and effectively screened from adjacent residential areas, as provided in **Section 5.134**.
  - (h) The arrangement of buildings, parking areas, signs and other facilities shall be designed and oriented to minimize noise and glare relative to adjacent property.
  - (i) Artificial lighting, including illuminated signs and lights for parking areas, shall be so arranged and constructed as not to produce direct glare on adjacent property or otherwise interfere with the use and enjoyment of adjacent property.
  - (j) No building permit shall be issued within the C-1 Zone without approval of a Site Plan Review.
  - (k) See **Article 5** for additional General Development Standards and **Article 6** for Use Standards that may apply in the C-1 Zone.

**SECTION 4.122 COMMERCIAL ZONE—NEIGHBORHOOD CENTER - C-2**

(Amended ORD 2013-03)

- (1) **Purpose.** To provide small-scale, neighborhood-serving commercial uses within convenient walking distance of homes. Appropriate building types include mixed-use and live/work buildings, with ground floor space reserved for retail and services, with residential and/or offices above, and row-houses.
- (2) **Permitted Uses.** In a C-2 Zone, the following uses and their accessory uses are permitted subject to the Site Plan Review provisions of **Section 2.400** and the standards, provisions and exceptions set forth in this Code, provided all operations except off-street parking and temporary activities shall be conducted entirely within an enclosed building:
  - (a) Small Retail Stores or Shops.
  - (b) Personal or Business Service.
  - (c) Small Cafes.
  - (d) Second story residences above commercial uses.
- (3) **Conditional Uses.** In a C-2 Zone, the following uses and their accessory uses may be permitted, subject to the provisions of **Section 2.500**:
  - (a) Indoor Commercial Amusement or Galleries.
  - (b) Public or Semi-public uses.
  - (c) Bed & Breakfast establishments.
  - (d) Studios – Art, Dance or Reading Rooms.
- (4) **Development Standards.**
  - (a) Each site shall be adequately served by public utilities including municipal water and sewer service and shall provide sidewalks and improved streets.
  - (b) There is no minimum lot area other than required to comply with the applicable development standards.
  - (c) Front and side street yards shall have a minimum depth of 5-feet utilized exclusively for sidewalks, landscaping, and access drives.
  - (d) Interior and rear yards abutting other commercial sites may be 0-feet and shall be at least 10 feet when abutting a residential use or zone.
  - (e) Maximum building height shall be 35 feet.

- (f) Access shall be designed to cause minimum interference with traffic movement on abutting streets. Where necessary, additional right-of-way shall be dedicated to maintain adequate traffic circulation.
- (g) The site shall be landscaped and effectively screened from adjacent residential areas, as provided in **Section 5.134**.
- (h) The arrangement of buildings, parking areas, signs and other facilities shall be designed and oriented to minimize noise and glare on adjacent property.
- (i) Artificial lighting, including illuminated signs and lights for parking areas, shall be so arranged and constructed as not to produce direct glare on adjacent property or otherwise interfere with the use and enjoyment of adjacent property.
- (j) No building permit shall be issued within the C-2 Zone without approval of a Site Plan Review.
- (k) See **Article 5** for additional General Development Standards and **Article 6** for Use Standards that may apply in the C-2.

**SECTION 4.124 BUILDING TYPE STANDARDS**

Each proposed building shall comply with the requirements of this Section.

- (1) Building Frontage: Attached single-family structures shall not exceed 4 units or 84 lineal feet of frontage along any street. Multiple family units shall not exceed 8 contiguous units or 100 lineal feet.

TABLE 4.1-1 BUILDING TYPE	ZONES WHERE ALLOWED			MINIMUM LOT AREA	MAXIMUM LOT AREA	MAXIMUM DENSITY IN DWELLING UNITS PER LOT
	R-3	C-2	C-1			
Single dwelling	c			3,800 sq.ft.	Max lot area shall not exceed 200% of zone minimum lot area	1 unit per lot
Single dwelling plus accessory dwelling unit (ADU)	c			6,000 sq.ft.		2 units per lot
Courtyard cluster	c			Varies as approved by the City		6 units per cluster, as approved by the City
Duplex	c			7,600 sq.ft.		2 units per lot
Rowhouse	c	c	c	1,200 sq.ft.		1 unit per lot
Live/work		c	c	1,200 sq.ft.		1 unit per lot
Mixed-use building		c	c	2,500 sq.ft.		1 or more units per lot, as approved by the City
Commercial building		c	c	N.A		N.A.
Notes: Key: c = Building type allowed (1) Allowed with conditional use permit.						

**SECTION 4.141 EDUCATIONAL FACILITIES ZONE - E-1**

- (1) **Purpose.** The purpose of the Educational Facilities Zone (E-1) is to provide for the orderly development and use of land and buildings owned and operated by private or public educational entities for education and training purposes or support.
- (2) **Permitted Uses.** In the E-1 Zone, the following uses and their accessory uses are permitted subject to the Site Plan Review provisions of **Section 2.400**:
  - (a) Educational, Religious, Public Uses and support activities.
  - (b) Faculty, employee and student housing.
- (3) **Limitations of Use.**
  - (a) Proposed new buildings and exterior additions to existing buildings or uses proposed on the site shall be submitted to the City for review and approval under the Site Plan Review provisions of **Section 2.400**.
  - (b) Proposed alterations to existing site features shall be submitted to the City for review and approval under the Site Plan Review provisions of **Section 2.400**. This shall not apply to shifts in locale of outdoor training or classroom sites within the required setback of any property within the zone.
  - (c) Exceptions: Maintenance, repairs and remodeling of existing buildings and site features may be undertaken with a Building Permit issued by the City.
- (4) **Development Standards.**
  - (a) Each site shall be adequately served by public utilities including municipal water and sewer service and shall provide sidewalks and improved streets.
  - (b) Yard fronting on an external boundary or street for any new structure or exterior addition to an existing building shall have a minimum depth of 25 feet.
  - (c) No new, freestanding structure or additions to existing structures shall exceed 50 feet in height.
- (5) **Change or Abandonment of Use.** Whenever the use of any E-1 Zone, or a part of any such zone, is abandoned or the ownership is either transferred for different use or reverts to Federal Government Control, such abandoned or transferred area shall be designated a Planned Development Area – PD until a revised zoning plan for the area has been adopted by the City.

**SECTION 4.151 PUBLIC USE ZONE - P-1**

- (1) **Purpose.** To provide areas suitable and desirable for public use provided that the property is governmentally owned (federal, state, county or municipal) and to provide for the orderly development and use of publicly owned property.
- (2) **Permitted Uses.** In a P-1 Zone, any use or structure is permitted subject to the Site Plan Review procedures of **Section 2.400** provided that it is governmentally owned and complies with all applicable provisions of City Codes governing the type of use or structure proposed.
- (3) **Transfer of Ownership.**
  - (a) Whenever a P-1 Zone, or any part of a P-1 Zone, is transferred to private ownership, the P-1 Zone shall cease to apply and the property shall be designated a Planned Development Area – PD unless the property owner initiates a Zone Change Amendment in accordance with the procedures of **Section 2.700**.
  - (b) Whenever any privately owned land is considered for acquisition by a governmental agency for public use, the agency shall initiate a Zone Change Amendment in accordance with the procedures of **Section 2.700**.
- (4) **Development Standards.**
  - (a) Each site shall be adequately served by public utilities including municipal water and sewer service and shall provide sidewalks and improved streets.
  - (b) Exterior yards shall have a minimum depth of 20 feet utilized exclusively for sidewalks, landscaping and access drives unless otherwise approved as part of the Site Plan Review procedures of **Section 2.400**. A 10-foot landscape buffer shall be maintained at the street when the exterior yard is utilized for parking as specified in **Section 5.134**.
  - (c) Interior yards shall be 25 feet with a landscaped yard buffer.
  - (d) No structure shall be constructed within 60 feet of the centerline of a street right-of-way.
  - (e) Access shall be designed to cause minimum interference with traffic movement on abutting streets. Where necessary, additional right-of-way shall be dedicated to maintain adequate traffic circulation.
  - (f) The site shall be landscaped and effectively screened from adjacent areas, as provided in **Section 5.134**.
  - (g) The arrangement of building, parking areas, signs and other facilities shall be designed and oriented to minimize noise and glare impacts on adjacent property.



- (h) Artificial lighting, including illuminated signs and lights for parking areas, shall be so arranged and constructed as not to produce direct glare on adjacent property or otherwise interfere with the use and enjoyment of adjacent property.