Bill No 98-9 Ordinance No. 519

Zoning Ordinance

NORBORNE ZONING REGULATIONS
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ZONING REGULATIONS
FOR
NORBORNE, MISSOURI

An Ordinance Regulating the Use of Land; Requiring Permits for Buildings, Structures, and Uses Thereof; Providing A Title; Providing for Jurisdiction, Scope, and Applicability; Providing for Administration of the Norborne City Zoning Ordinance; Providing Definitions; Providing for the Establishment of Zone Districts; Establishing Minimum Lot Sizes, Setbacks, and Side Yards, Providing for Certain Design Standards and Regulations for the Siting of Facilities that may have substantial Land Use Impacts; Providing for the Appointment of a Zoning Administrator; Providing for Building Permits, Establishing Standards for Granting Variances and/or Conditional Use Permits; Providing for Amendments and Rezoning; Establishing A Board of Adjustment; Providing for Non-Conforming Uses; Repealing Conflicting Ordinances to the Extent They Conflict; And Imposing Penalties, All In Conformance with RSMo Ch. 89 et. Seq., as Amended (1994).

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF NORBORNE, MO. AS FOLLOWS:

ARTICLE I
PURPOSE, AUTHORITY, JURISDICTION

1-101 Title: This Ordinance shall be known and may be referred to as the "Zoning Regulations of the City of Norborne, Mo."

1-102 Authority: The provisions set forth in these regulations have been prepared in accordance with the authority granted by the General Assembly of the State of Missouri as provided by RSMo Chapter 89 (1994).

1-103 Jurisdiction: The jurisdiction of these regulations shall include all land in the Norborne corporate limits. These regulations shall also apply to any land added to the corporate area after such land shall have been legally annexed.

ARTICLE II
DEFINITIONS

2-101 For the purpose of these regulations, certain terms or words used herein shall be interpreted as follows:

(A) The word shall is mandatory, the word may is permissive.

(B) The word lot includes the words plot or parcel.

(C) The feminine shall refer to both the feminine and the masculine, and the masculine shall refer to both the feminine and the masculine.

(D) For the purposes of these regulations, the following terms or words are defined as follows:

(1) Accessory Use: A use which is customarily incidental to the principal use, e.g., a garage for the storage of an automobile by the occupant.

(2) Area: This term refers to the amount of land surface in a lot, plot, or parcel.

(3) Area Requirements: The yard, lot area, lot width, lot coverage, and parking requirements as set forth in a specific district.

(4) Campground or Trailer Park: Any plot of ground upon which a camper or travel trailer is located regardless of whether or not a charge is made for such accommodation. However, such definition shall not include storage of one personal camper or travel trailer upon the property of the owner.

(5) Dwelling Unit: A structure or portion thereof which provides complete housekeeping facilities for one family.

(6) Family: One or more persons occupying a dwelling unit and living as a single, no-profit housekeeping unit; provided, that a group of four or more persons who are not within the second degree of kinship shall not be considered to constitute a family. Notwithstanding the foregoing definition, a family shall be deemed to include four or more persons not within the second degree of kinship occupying a dwelling and living as a single, non-profit housekeeping unit, if said occupants are handicapped persons as defined by Title VIII of the Civil Rights Act of 1968, and amendments thereto, and as amended by the Fair Housing Act of 1988. Such unrelated individuals shall have the right to occupy a dwelling unit in the same manner and to the same extent as any family unit as defined in the first part of this definition. However, nothing in this definition is intended to limit the rights of adults to provide care for minor children under the age of 22 years, or elderly or infirmed persons.

(7) Home Occupation: Any occupation or activity carried on by a member of the immediate family residing on the premises, in connection with which there is used no sign other than a name plate affixed to the outer wall, of not more

page 2 continued

than three (3) square feet in area, which will indicate from the exterior that the building is being utilized in part for any purpose other than that of a dwelling; there is kept no stock in trade nor commodity sold upon the premises; no person is employed other than a member of the immediate family residing on the premises.

(8) Kennel: Any structure or premises or commercial activity on which three (3) or more dogs over three (3) months of age are owned, kept, boarded, bred, reared, or offered for sale.

(9) Lot: A tract of land defined by metes, bounds or boundary lines in a recorded deed or on a recorded plat.

(10) Lot of Record: A lot which is part of a subdivision recorded in the office of the county recorder, or a lot, plot, or parcel described by metes and bounds.

(11) Manufactured Home: A factory-built structure or structures which, in the traveling mode, is eight body feet or more in width or forty body feet or more in length, or, when erected on site, contains three hundred twenty or more square feet, equipped with the necessary service connections and made so as to be readily movable as a unit or units on its or their own running gear and designed to be used as a dwelling unit or units with a permanent foundation.

(12) Mobile Homes: The term "mobile home" for the purpose of this ordinance shall be defined as follows: A factory built structure or structures which is made so as to be readily moveable as a unit or units on its or their own running gear and designed to be used as a dwelling unit or units, with or without a permanent foundation.

Note: A camper or travel trailer is defined as a vehicle or structure designed and constructed in such manner as will permit temporary occupancy as living and sleeping quarters as is primarily required during camping or vacation travels. Such facility has identical characteristics to a mobile home in that it can be conveyed on the streets, however, in no way is it intended to become a residence.

(13) Mobile Home Park: Any site, lot, field, or tract of land upon which two (2) or more mobile homes, regardless of whether or not they are occupied or are fit for human habitation in the opinion of the city building inspector, are harbored, either free of charge or for revenue purposes, and shall include buildings, structures, tents, vehicles or enclosures used or intended to be used as part of the equipment for such mobile home park.

(14) Multi-Family Dwelling: A residential building designed for or occupied by three or more families, with the number of families in residence not exceeding the number of dwelling units provided.

(15) Non-Conforming Use: That which does not meet the requirements of the use district in which it is located at the time of the effective date of these regulations.

there is kept no stock in trade nor commodity sold upon the premises; no person is employed other than a member of the immediate family residing on the premises.

(8) Kennel: Any structure or premises or commercial activity on which three (3) or more dogs over three (3) months of age are owned, kept, boarded, bred, reared, or offered for sale.

(9) Lot: A tract of land defined by metes, bounds or boundary lines in a recorded deed or on a recorded plat.

(10) Lot of Record: A lot which is part of a subdivision recorded in the office of the county recorder, or a lot, plot, or parcel described by metes and bounds.

(11) Mobile Homes: A mobile home shali mean a vehicle or structure so designed and constructed in such a manner as will permit permanent occupancy thereof as living and sleeping quarters for one (1) or more persons, or the conduct of any business or profession, occupation or trade, or use as a selling or advertising device, and so designed that it is or may be mounted on wheels and conveyed on highways or streets, propelled or drawn by its own or other motive power, excepting a device used exclusively upon stationary rails or tracks. Mobile homes are further defined by RSMo. Chapter 700 (1994), or could also be defined as a transportable, factory-built home, equal to or less than 14 ft. in width and forty feet or more in length, designed to be used as a year-round residential dwelling and built prior to the enactment of the Federal Manufactured Housing Construction and Safety Standards Act of 1974, which became effective June 15, 1976.

Note: A camper or travel trailer is defined as a vehicle or structure designed and constructed in such manner as will permit temporary occupancy as living and sleeping quarters as is primarily required during camping or vacation travels. Such facility has identical characteristics to a mobile home in that it can be conveyed on the streets, however, in no way is it intended to become a residence.

(12) Mobile Home Park: Any site, lot, field, or tract of land upon which two (2) or more mobile homes, regardless of whether or not they are occupied or are fit for human habitation in the opinion of the city building inspector, are harbored, either free of charge or for revenue purposes, and shall include buildings, structures, tents, vehicles or enclosures used or intended to be used as part of the equipment for such mobile home park.

(13) Modular Home: A pre-built or factory built residential structure, transported to the site in at least two (2) or more pieces of more or less equal size, with a width of at least 27 ft. and a roof with a pitch of 4:1 or greater, placed on a permanent foundation and meeting the minimum construction standard of the American Institute of Manufactured Homes. This type of residential structure does not have permanent wheels or trailer chassis and may also be referred to as a "manufactured home".

(14) Multi-Family Dwelling: A residential building designed for or occupied by three or more families, with the number of families in residence not exceeding the number of dwelling units provided.

(15) Non-conforming use: That which does not meet the requirements of the use district in which it is located at the time of the effective date of these regulations.

(16) Parking Space: An on-lot space available for the parking of one motor vehicle and having an area of not less than 200 square feet, exclusive of space necessary to provide access to a street.

(17) Property Line: The line bounding a lot as defined herein as shown or depicted on the official plat, deed, or property title instrument for said property parcel.

(18) Residential Structure: A structure containing one or more dwelling units. A mobile home shall be considered as a residential structure when located in a Residential District and must meet all requirements for a residential structure.

(19) Single-Family Dwelling: A detached residential dwelling unit other than a mobile home, designed for and occupied by one family only.

(20) Structure: Anything constructed or erected with a fixed location on the ground, or attached to something with a fixed location on the ground. Among other things, structures include buildings, walks, fences, and billboards.

(21) Two-Family Dwelling: A detached residential building containing two dwelling units, designed for occupancy by not more than two families.

(22) Yard: A horizontal distance from a lot line to a parallel designated line. A yard is an open space extending the full distance of the lot.

Any definition not set forth herein shall have the meaning or be synonymous with the definition set forth in Webster's Ninth New Collegiate Dictionary.

ARTICLE III
ESTABLISHMENT ZONING DISTRICTS: OFFICIAL ZONING MAP

3-101 For the purposes of this ordinance the City of Norborne is hereby divided into zoning districts, as shown on the Official Zoning Map which, together with all explanatory matter thereon, is hereby incorporated by reference and declared to be a part of this ordinance. Said districts shall be known as:

R-1 Single-Family Residence District
R-2 One and Two Family Residence District
R-3 Multi-Family Residence District

C-1 General Commercial
C-2 Highway Oriented Commercial District

I-1 Manufacturing and Agri-Business District

O-1 Open Space/Agricultural District

P-1 Public Zone District

3-102 A certified copy of the Official Zoning Map, together with any amendments thereto, shall be filed with the Carroll County Recorder. In the case of conflict between said map and the provisions of this ordinance, the latter shall govern.

3-103 Major Thoroughfare Plan; Community Facilities Plan: A major thoroughfare plan or community facilities plan may be adopted by the governing body pursuant to the provisions of Missouri Statutes, Section 89.340 and, if adopted, shall be included on the official map. Subsequent to inclusion of such a plan or plans, whenever any street or highway is widened or improved, or any new street is opened or interests in lands for other public purposes are acquired by the municipality, it shall not be required in such proceedings to pay for any building or structure placed without a permit or in violation of conditions of a permit within the limits of the mapped street or outside of any building line that may have been established upon the existing street or within any area thus identified for public purposes.

3-104 All territories which may hereafter be annexed to the City of Norborne shall be subject to the zoning classification of O-1, provided that the annexed area may be subject to such interim zoning requirements as the Board of Alderman or Board of Alderman may approve. The Planning Commission shall immediately begin review of the zoning classification of any annexed land and shall, within six months of the date of said annexation, prepare a report and submit a recommendation to the Board of Aldermen as to the proper zoning district classification.

3-105 Whenever any street, alley or other public way is vacated by official action of the Board of Aldermen, the zoning districts adjoining each side of such street, alley or public way shall be automatically extended to the center of such vacation and all area included in the vacation shall then and henceforth be subject to all appropriate regulations of the extended districts.

ARTICLE IV
APPLICATION OF ZONING DISTRICT REGULATIONS

4-101 No building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved, or structurally altered unless in conformity with all of the applicable regulations herein specified for the zoning district in which it is located.

4-102 The uses permitted or prohibited in each zoning district shall include, but shall not be limited to, those uses enumerated as being permitted or prohibited within the respective zoning district as set forth herein.

4-103 When a use is proposed for a zoning district that is not explicitly permitted or prohibited within the zoning district, the planning commission shall determine whether said use is compatible (i.e., in character) and if it so finds that it is, authorize said use to be established. The planning commission shall decide each application on its merits, taking into consideration such factors as existing uses, access, location, adequacy of public utilities to the area in question, major street plans, etc. The planning commission may impose conditions under which a use may be permitted in order to insure compatibility. The finding of a use to be compatible in one location does not mean the same use is compatible at another location, even within the same zoning district.

4-104 The regulations pertaining to each zoning district establish the character of the zoning district, and the regulations shall be applied uniformly within the zoning district.

4-105 No building or other structure shall hereafter be erected or altered (1) to accommodate or house a greater number of families; (2) occupy a greater percentage of lot area, and (3) to have narrower or smaller rear yards, front yards, side yards, or other open spaces than herein required; or in any other manner contrary to the provisions of these regulations.

4-106 Interpretation of District Boundaries: When uncertainty exists with respect to the boundaries of districts as shown on the Official Zoning Map the following rules shall apply:

(A) District boundary lines are intended to be along or parallel to the center line of streets, alleys, easements, other rights-of-way, and creeks, streams, or other water channels.

(B) District boundary lines are intended to be identical with or parallel to property lines of the lot lines of platted additions.

(C) In the absence of specific distances such dimensions shall be determined by the scale of the official map.

(D) When the street or property layout existing on the ground is at variance with that shown on the Official Zoning Map, the City Planning Commission shall interpret the district boundaries of this ordinance.

4-107 Building Codes To Be Obeyed; Energy Efficiency Declared As City Policy: The City of Norborne has adopted the building code as promulgated by the Building Officials Conference of America (BOCA), including, but not limited to, the requirements that buildings and structures be made energy efficient in all respects. The City of Norborne hereby declares it to be municipal policy that buildings and structures constructed in the community shall be energy efficient to the maximum extent practical.

4-108 Drainage Requirements Based on Hydraulic Survey: The installation of any culvert, drainage tube, private bridge, or other structure over a drainage swale or public easement shall require a hyraulic assessment to insure that such culvert, road tube or private bridge is properly sized to accommodate the expected water run-off from a 100 year flood incident, as defined by the U.S. Army Corps of Engineers.

ARTICLE V
ZONING DISTRICTS
R-1, SINGLE-FAMILY RESIDENCE DISTRICT

5-101 Residential District (R-1). This district is intended to provide for residential development of spacious character, together with such public buildings, schools, churches, public recreational facilities and accessory uses as may be necessary or are normally compatible with residential surroundings.

(A) Permitted Uses: See Land Use Matrix

(B) Conditional Uses: See Land Use Matrix

(C) Area Requirements:

1. Minimum lot area: 5000 square feet.
2. Minimum lot width (measured at front yard line): 50 feet.
3. Minimum lot depth: 100 feet.
4. Minimum yard requirements:
   (a) Front 15 feet.
   (b) Side 10 feet.
   (c) Side (exterior) 5 feet.
   (d) Rear 5 feet.
   (e) Accessory uses shall have a front yard and an exterior side yard of not less than that required for the principal structure. An interior side yard shall be not less than 3 feet and a rear yard of not less than 10 feet.
5. Maximum height: 2 1/2 stories or 35 feet.
6. Maximum lot coverage: 40 percent.

(D) Off-Street Parking:

(1) Two off-street parking spaces per each dwelling unit, on the lot.
(2) Churches. One (1) parking space for each five (5) seats provided in the main sanctuary or meeting room.

ARTICLE VI
R-2, ONE AND TWO FAMILY RESIDENCE DISTRICT

6-101 Residential District (R-2). This district is intended to provide for residential development of moderate to high density character, together with such public buildings, schools, churches, public recreational facilities, and accessory uses as may be necessary or are normally compatible with residential surroundings.

(A) Permitted Uses: See Land Use Matrix

(B) Conditional Uses: See Land Use Matrix

(C) Area Requirements:

(1) Minimum lot area.
(a) Single-family dwelling: 5,000 square feet.
(b) Two-family dwelling: 3,500 square feet per unit (7,000 square feet minimum lot size).
(c) Mobile home park: 2 acres.
(d) All other permitted uses: 7,000 square feet.

(2) Minimum lot width (measured at front yard line)

(a) Residential uses	50 feet.
(b) Mobile home park	200 feet.
(c) All other uses	50 feet.

(3) Minimum lot depth (measured at the mid-point and perpendicular to front yard line):

(a) Residential uses	100 feet.
(b) Mobile home park	200 feet.
(c) All other uses	100 feet.

(4) Minimum yard requirements:

(a) Front	15 feet.
(b) Side	5 feet.
(c) Side (exterior)	5 feet.
(d) Rear	5 feet.

(e) Accessory uses shall have a minimum front setback of not less than the principal structure, a minimum side yard of not less than ten (10) feet except on an exterior lot side yard shall be not less than that required for the principal structure and a minimum rear yard of not less than 10 feet.

(D) Off-Street Parking:

(1) Two off-street parking spaces per each dwelling unit.
(2) Churches, one (1) parking space for each five (5) seats provided in the main sanctuary or meeting room.

ARTICLE VII
R-3, MULTI-FAMILY RESIDENCE DISTRICT

7-101 Residential District (R-3): It is the purpose of the "R-3" District to assist in the maintenance and development of desirable residential neighborhoods, characterized by high density development, appropriate levels of service and choice of tenancy. Non-residential uses permitted in this district shall be limited to those uses and buildings that will provide stability and dignity to the area as a residential neighborhood.

7-102 Principal Permitted Uses: See Land Use Matrix.

7-103 Conditional Uses: See Land Use Matrix.

7-104: Requirements: The following requirements shall be observed:

A. Maximum Building Height: Three stories except as authorized by the Board of Aldermen, who will review each application whose height exceeds three stories. The Board of Aldermen shall base approval of greater heights on the following criteria:

a. Street system is adequate for the proposed density of development and entrances are planned to accommodate peak traffic and pedestrian needs.

b. Adequate fire protection is provided for the proposed building and neighboring properties.

B. Minimum Lot Area: Ten thousand (10,000) square feet.

C. Minimum Lot Frontage: The minimum lot frontage at the building line shall be seventy-five (75) feet.

D. Maximum Lot Coverage Including Accessory Building: Eighty (80) percent.

E. Minimum Floor Area: The minimum floor area shall be:

3 or more bedrooms	2 bedrooms	1 bedroom
1,000 sq. ft.	900 sq. ft.	700 sq. ft.

F. Yard Setbacks: Front, rear and side yard setbacks shall be:

Front Yard Setbacks	Rear Yard	Side Yard
10	5	5

G. Minimum parking spaces per dwelling unit:

1.5 parking spaces.

ARTICLE VIII
C-1, CENTRAL BUSINESS DISTRICT

8-101 Central Business District (CBD). The Central Business District is the Zone District created for the area of intensive commercial uses, including retail stores, banks, offices, and related uses.

(A) Permitted Uses: See Land Use Matrix

(B) Conditional Uses: See Land Use Matrix

(C) General requirements: All uses in the Central Business District shall be exempt for off-street parking requirements, except that any business hereafter building or expanding on a parcel in the Central Business District which results in a gross floor area of 15,000 square feet or more, shall provide off-street parking at the ratio of one (1) space for each 250 square feet of floor area. Such parking does not necessarily have to be located on the same parcel, but must be located within 300 feet of the use to be served.

ARTICLE IX

C-2, COMMERCIAL ZONE DISTRICT

9-101 General Commercial District (C). The General Commercial District is the Zone District intended for retail and service land uses that provide adequate off-street parking and unloading facilities, that need large areas for outdoor storage, and that serve the traveling public. This district will, in most cases, be located adjacent to a highway or major arterial street.

9-102 (A) Permitted Uses: See Land Use Matrix

(B) Conditional Uses: See Land Use Matrix

(C) Area Requirements.

(1)	Minimum lot area	5,000 square feet.
(2)	Minimum lot width	50 feet.
(3)	Minimum lot depth	100 feet.
(4)	Minimum yard:	
	(a) Front	10 feet.
	(b) Side-street (corner lot)	0 feet.
	(c) Rear (from property line or center of alley if one exists)	15 feet.
(5)	Maximum height	2 1/2 stories or 35 feet.
(6)	Maximum lot coverage	50 percent.

(D) Off-Street Parking. On-lot parking shall be provided as follows:

(1) Motels, hotels. One space for each sleeping unit.
(2) Places of public assembly. One space for each 5 seats provided.
(3) Retail stores. One space for each 250 square feet of floor area.
(4) One parking space for each employee.

(E) When a commercial zoning district abuts a residential zoning district, a minimum rear yard of 25 feet is required. Screening in the form of a clapboard fence or line of shrubs or bushes may also be required as a condition for obtaining a building permit by the city planning commission.

ARTICLE X
I-1, LIMITED INDUSTRIAL MANUFACTURING DISTRICT

10-101 Limited Industrial Districts (I-1): The term "limited" refers to performance characteristics. Uses included in the category are warehousing and industries which may produce "some noise, traffic congestion, or danger, but which are of such scale or character that they present no serious hazard to neighboring premises from fire, smoke, noise or odors."

(A) Performance Standards:

All uses permitted in the I-1 Limited Industrial District shall comply with the following performance standards; as interpreted by the Planning and Zoning Commission, City Code Enforcement Officer or City Engineer:

No use shall be permitted or operated that produces vibration, concussion, dust, dirt, fly ash, odor, noxious gases, heat or glare perceptible at any point on the lot line.

(B) Permitted Uses Allowed: See Land Use Matrix

(C) Conditional Uses Allowed: See Land Use Matrix and below

The Board of Adjustment shall have the responsibility of issuing conditional use permits for activities which may pose a problem with respect to noise, pollution, vibration, or due to the injurious nature of a manufacturing activity. All manufacturing activities that the Zoning Administrator, City Engineer, City Health Officer, or Chief of the Fire Department deem as potentially hazardous to the citizens of Norborne shall be required to obtain a conditional use permit prior to construction. Said conditional use permit may set forth minimum standards for operation and may be valid for a defined time period.

ARTICLE XI
I-2, HEAVY INDUSTRIAL DISTRICT

11-101 Heavy Industrial District (I-2): Heavy Industrial District includes activities with relatively strong nuisance characteristics or high hazard factors. Again, the classification does not depend on the products handled but on the degree of nuisance interpreted by the City which is a result of the manufacturing activity.

(A) Storage of bulk materials is permitted when it is found that the specific location and safeguards provided will so reduce the danger from fire or explosion as not to be dangerous to the health, safety, or general welfare of the community.

(1) Area Requirements.

(a) Industrial District (I-1):

(1) Lot coverage: Structures shall not cover more than 50 percent of the lot area.
(2) Yards: All structures shall be built at least 50 feet from the front property line and 35 feet from all other property lines.
(3) On-lot parking: Adequate on-lot, one parking space per employ, shall be provided for all employees and visitors.
(4) On-lot parking loading and unloading facilities: Each structure or use shall provide on-lot loading and unloading facilities which shall not block a street, alley, or other public way.
(5) Storage: All bulk storage must be within the confines of structures, or properly screened from front site view.

(b) Industrial District (I-2):

(1) Lot coverage: Structure shall not cover more than 75 percent of the lot area.
(2) Yards: All structures erected after these regulations become effective shall be built at least 50 feet from the front property line and 25 feet from all other property lines.
(3) On-lot parking: Adequate on-lot parking space shall be provided for all employees and visitors.
(4) On-lot loading and unloading facilities: Each structure or use shall provide on-lot loading and unloading facilities which shall not block a street, alley, or other public way.

ARTICLE XII
O-1, OPEN SPACE (AGRICULTURAL & CONSERVANCY AREAS)

12-101 Open Space and Flood Plain District (O-1): The purpose of this district shall be to provide for agricultural land uses within the City of Norborne, as well as to designate certain areas within the district generally unsuited for development due to the potential for flooding or poor drainage. Other purposes including protecting the rights of property owners within the city limits in such a way as to permit the conduct of specified agricultural activities. Other considerations in establishing this district include providing a zone classification for land that is inaccessible by roadway, does not have utilities or is characterized as unsuited for development due to steep slopes, rolling topography, or other environmental considerations.

(A) Permitted Uses: The following open space uses shall be permitted within the "O" zone district provided that they do not adversely affect the efficiency nor unduly restrict the capacity of channels, floodways, or any tributary to a stream, drainage ditch, or any other drainage facility or system.

See Land Use Matrix

(B) Conditional Uses Allowed: The following uses may be permitted if outside of a designated flood plain but within an "O" zone district, upon application to the Planning Commission and subsequent approval of a conditional use permit:

Refer to Land Use Matrix

(C) Designated Flood Plains. Areas designated as floodplain under the Federal Flood Insurance Act or by the City Planning Commission after a land survey has been completed, shall be restricted from development and from construction of structures designed for year-round residential habitation. All new structures or modifications to existing structures within the designated floodplain shall have a low flood damage potential and shall not unduly impede the flow of potential floodwaters. The City Planning Commission may require that buildings constructed in the designated floodplain areas of Norborne after the date of adoption of this ordinance be floodproofed in a manner designed to minimize the potential for flood damage.

(D) Area Requirements.
(1) Minimum Lot Area: 1.0 acre (43,560 sq. feet)
(2) Minimum Lot Width: (100 feet)
(3) Maximum Lot Coverage: (including accessory structures) 25 percent
(4) Lot Line Setbacks

Front Yard Setbacks	Rear Yard Setbacks	Side Yard Setbacks
50 Feet (All Structures)	25 Feet (All Structures)	25 Feet

(5) Maximum Building Height: 35 feet or three stories.

ARTICLE XIII
"P" PUBLIC ZONE DISTRICT

13-101 Purpose: To recognize a district which is currently in the public domain and which is the location of actual or planned facilities intended to serve the public; to permit orderly and economic development of public service utilities and schools within such a "Public" district.

13-102 Principal Permitted Uses: See Land Use Matrix

13-103 Conditional Uses: See Land Use Matrix

13-104 General Requirements: The following requirements shall be observed:

A. Accessory Uses: Uses incidental to and in the same zone district as the principal use are allowed

B. Minimum Lot Size: Front yards, side yards, rear yards,
Setbacks: All proposed developments, whether new or amounting to expansions of existing uses, shall be reviewed and approved by the Planning Commission on matters related to lot sizes, setbacks, sideyards, etc.

C. Maximum Lot Coverage: 65%

D. Maximum Structure Height: No principal structure shall exceed two (2) stories or thirty-five (35) feet in height

E. Buffer Required: Where a Public Zone District is located adjacent to another district in which the principal permitted use is clearly in conflict with or may be negatively affected by a permitted use in the Public Zone District, the Planning Commission may require buffer strips or other landscaping and related measures as may be necessary to protect the public interest and/or to comply with the spirit and intent of this Ordinance.

LAND USE MATRIX

The following matrix identifies those land uses authorized as either permitted (P) or conditional (C) uses in Articles V through XIII.