

CITY OF BOWBELLS

ZONING CODES

NOVEMBER 2011

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5.1. ADMINISTRATION

5.1.1. Administrative Agencies

The following will have primary responsibility of administering this title as established and prescribed in this chapter:

- A. Planning Commission
- B. City Auditor

5.1.2. Planning Commission

- A. Established by the City of Bowbells Home Rule Charter.

5.1.3. Development Director--Auditor

- A. Established by the City of Bowbells Home Rule Charter.

5.1.4. Method of Documenting Amendments

Any official amendments to this title shall be incorporated in a timely manner. Such amendments shall be added to or deleted from the appropriate place. Where additional pages are required due to any amendment, the necessary pages shall be paginated.

Amendments will be followed by the ordinance number and date of adoption which shall appear in parentheses.

5.2. SCOPE AND PURPOSE

5.2.1. Citation

This title shall be known as and may be cited as the City of Bowbells zoning ordinance, except that when cited herein, it shall be referred to as "this title or chapter."

5.2.2. Adoption

The ordinance codified in this title is adopted as the City of Bowbells's zoning ordinance relating to comprehensive planning and zoning, pursuant to provisions of state law. It is the intent of these ordinances, pursuant to N.D.C.C. § 40-47-01.1 (as now enacted or hereafter amended) to extend application of the City's zoning regulations to any quarter quarter section of unincorporated territory, a majority of which quarter quarter section is located within one (1) mile [1.61 km] of the corporate limits of the City.

5.2.3. Purpose

It is the intent and purpose of this title to protect the public health, safety and general welfare of the community and the people of Bowbells through the establishment of minimum regulations governing development and use of land. This title shall divide the city into districts and establish regulations in regard to location, erection, construction, reconstruction, alteration and use of structures and land. Such regulations are established to promote orderly development and redevelopment; to provide adequate light, air and access to property; to prevent congestion in the public rights-of-way; to prevent overcrowding of land and undue concentration of structures by regulating land, buildings, yards and density of population; to provide for compatibility of different land uses; to provide for administration of this title; to provide for amendments; to prescribe penalties for violation of such regulations; and to define powers and duties of the city staff, the Planning Commission, and the city council in relation to this title.

5.2.4. Relation to City of Bowbells Comprehensive Plan

The enforcement of, amendments to, and the administration of this title shall be accomplished in accordance with the recommendations contained in the City of Bowbells Comprehensive Plan, as developed and amended on a regular basis by the Planning Commission and city council for the city.

5.2.5. Severability

It is declared to be the intention of the city that the provisions of this title are separable in accordance with the following:

- A. If any court of competent jurisdiction shall adjudge any provision of this title to be invalid, such judgment shall not affect any other provisions of this title not specifically included in said judgment.
- B. If any court of competent jurisdiction shall adjudge invalid the application of any provision of this title to a particular property, building, or other structure, such judgment shall not affect the

application of said provision to any other property, building or structure not specifically included in said judgment.

5.2.6. Conflict with Other Regulations

In the case of a conflict between this title and/or any part thereof, or any other ordinance of the city, the more restrictive provision in all cases shall apply.

5.2.7. Relation to Private Agreements

The provisions of this title are not intended to interfere with or abrogate or annul any easements, covenants or other agreements between private parties when such easements, covenants or other agreements are more restrictive or otherwise not in conflict with this title. When such easements, covenants or other agreements are less restrictive or otherwise in conflict with this title, this title shall prevail.

5.2.8. Classification of Annexed Territory

In the event that territory is annexed into the city, it shall be classified with the same zoning classification that was in effect on said property prior to annexation or the nearest comparable classification unless otherwise provided by the Ordinance annexing such property.

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Table 1: Transition to New Zoning Districts

	City of Bowbells Zoning	Burke County Zoning
Residential		
	RS-2 / Low Density 2 units per acre	AG / Low intensity development
	RS-4 / Low Density 4 units per acre	Re / Single-family dwellings
	RS-6 / Low Density 6 units per acre	-
	RM-8 / Medium Density 8 units per acre	-
	RM-12 / Medium Density 12 units per acre	-
	RH-16 / High Density 16 units per acre	-
	RH-25 / High Density 25 units per acre	-
	RMH / Mobile Home or RV Parks	-
Commercial		
	CN / Neighborhood Commercial	-
	CC / Community Commercial	Co / Commercial business or service
	CH / Highway Commercial	R-Rec / General Farm operations and seasonal residence developments
Industrial		
	IL / Limited Industrial	In / Same as "Co" excluding hotels and motels
	IG / General Industrial	-
Public/Semi-Public		
	PS / Public or Semi-Public	-

5.3. ESTABLISHMENT OF ZONE DISTRICTS

5.3.1. District Classifications

For the purpose of this title, the city shall be divided into the following districts:

District Abbreviation	Base Zoning District Name
RS-2	Low-Density Single Family Residential 2
RS-4	Low-Density Single Family Residential 4
RS-6	Low-Density Single Family Residential 6
RM-8	Medium-Density Residential 8
RM-12	Medium-Density Residential 12
RH-16	High-Density Multi-Family Residential 16
RH-25	High-Density Multi-Family Residential 25
RMH	Mobile/Manufactured Home Residential
CN	Neighborhood Commercial
CC	Community Commercial
CH	Highway Commercial
IL	Limited Industrial
IG	General Industrial
PS	Public and Semi-Public

The boundaries of the above zones are established as shown on a map entitled "Zoning Map of the City of Bowbells, North Dakota," which has been recommended and certified by the City of Bowbells city council with the signature of the mayor affixed thereto and is made a part of this title.

5.3.2. Interpretation of District Boundaries

Where uncertainty exists with respect to any of the boundaries of the districts as shown on the zoning map, the following rules shall apply:

- A. Where district boundaries are indicated as approximately following the centerlines of street, highway or railroad rights-of-way or such lines extended, such centerlines or such lines extended shall be construed to be such boundaries.
- B. Where district boundaries are indicated as approximately following the corporate limit line of the city, such corporate limit line shall be construed to be such boundaries.
- C. Where district boundaries are indicated as approximately following property lines or such lines extended, such property lines or such lines extended shall be construed to be such boundaries.

- D. Where district boundaries are indicated as approximately following the centerline of drainage ways, such centerlines or such lines extended shall be construed to be such boundaries.
- E. No district boundary line shall hereinafter be established to divide one lot into two or more districts unless the size of the lot in question is such that division is determined to be essential by the Planning Commission and the city council.

5.4. RESIDENTIAL ZONING DISTRICTS

5.4.1. General Purpose and Intent

The residential districts in this chapter are created for the following general purposes:

- A. Provide appropriate areas for residential development that are consistent with the Land Use Plan and with standards of public health and safety
- B. Ensure adequate light, air, privacy and open space for each dwelling and protect residents from harmful effects of excessive noise, population density, traffic congestion and other significant adverse environmental effects
- C. Protect residential areas from fires, explosions, toxic fumes and substances and other public safety hazards
- D. Provide residential lands with varying densities and types of housing to offer city residents with a variety of housing options
- E. Increase residential activity
- F. Allow low-intensity, resident-serving, nonresidential uses within some residential areas to minimize the need for travel and to encourage vibrant neighborhoods
- G. Ensure the provision of public services and facilities needed to accommodate planned population densities

5.4.2. Establishment of Base Residential Zoning Districts

Table 2 sets out the base residential districts used in this Code.

Table 2: Base Residential Zoning Districts Established

District Abbreviation	Base Zoning District Name
RS-2	Low-Density Single Family Residential 2
RS-4	Low-Density Single Family Residential 4
RS-6	Low-Density Single Family Residential 6
RM-8	Medium-Density Residential 8
RM-12	Medium-Density Residential 12
RH-16	High-Density Multi-Family Residential 16
RH-25	High-Density Multi-Family Residential 25
RMH	Mobile/Manufactured Home Residential

5.4.3. RS-2: Low-Density Single Family Residential 2

The RS-2 district accommodates large-lot, single-family, detached dwellings and accessory development compatible with the natural landscape. The district provisions discourage any use that would substantially interfere with development of single-family detached dwellings or the quiet residential nature of the district. Complimentary uses such as parks, open space, minor utilities, accessory dwellings and certain temporary uses are permitted. General and large day care uses, some forms of institutional housing, religious assemblies and major utilities are allowed with a conditional use permit.

Table 3: Dimensional Standards RS-2 District

	District Standard
Density, Max (units/gross acre)	2
	Lot Standard
Lot area, min (sq ft)	20,000
Lot width, min (ft)	100
Lot coverage, max (ft)	N/A
	Setback, Minimum
Front (ft)	30
Side, interior (ft)	15 (from eaves)
Side, corner (ft)	25 (from eaves)
Rear (ft)	35
Accessory Structure (ft)	10 feet from principal structure 10 feet from lot line
Front loaded garage (ft)	20 feet from property line
	Building Standards
Principal bldg height, max (ft)	35
Accessory bldg height, max (ft)	25; 20 flat roof
Spacing between units (ft)	N/A
Dwelling unit size, min (sq ft)	1,200
Accessory structure size, max:	10% of lot or 50% of dwelling unit size, whichever is greater

5.4.4. RS-4: Low-Density Single Family Residential 4

The RS-4 district accommodates a variety of residential use types at low densities. The district allows single-family detached homes as well as typical accessory development. Complimentary uses such as parks, open space, minor utilities, accessory dwellings and certain temporary uses are permitted. General and large daycare uses, some forms of institutional housing, religious assemblies and major utilities are allowed with a conditional use permit.

Table 4: Dimensional Standards RS-4 District

	District Standard
Density, Max (units/gross acre)	4
	Lot Standard
Lot area, min (sq ft)	10,000
Lot width, min (ft)	75
Lot coverage, max (ft)	N/A
	Setback, Minimum
Front (ft)	25
Side, interior (ft)	10 (from eaves)
Side, corner (ft)	15 (from eaves)
Rear (ft)	25
Accessory Structure (ft)	10 feet from principal structure 10 feet from lot line
Front loaded garage (ft)	20 feet from property line
	Building Standards
Principal bldg height, max (ft)	35
Accessory bldg height, max (ft)	25; 20 flat roof
Spacing between units (ft)	20
Dwelling unit size, min (sq ft)	1,000
Accessory structure size, max:	10% of lot or 50% of dwelling unit size, whichever is greater

5.4.5. RS-6: Low-Density Single Family Residential 6

The RS-6 district accommodates a variety of residential use types at low densities. The district allows single-family detached homes as well as typical accessory development. Complimentary uses such as parks, open space, minor utilities, accessory dwellings and certain temporary uses are permitted uses. General and large daycare uses, some forms of institutional housing, religious assemblies, and major utilities are allowed with a conditional use permit.

Table 5: Dimensional Standards RS-6 District

	District Standard
Density, Max (units/gross acre)	6
	Lot Standard
Lot area, min (sq ft)	7,000
Lot width, min (ft)	70
Lot coverage, max (ft)	N/A
	Setback, Minimum
Front (ft)	20
Side, interior (ft)	5
Side, corner (ft)	10
Rear (ft)	20
Accessory Structure (ft)	10 feet from principal structure 5 feet from lot line
	Building Standards
Principal bldg height, max (ft)	35
Accessory bldg height, max (ft)	25; 20 flat roof
Spacing between units (ft)	10
Dwelling unit size, min (sq ft)	900
Accessory structure size, max:	10% of lot or 50% of dwelling unit size, whichever is greater

5.4.6. RM-8: Medium-Density Residential 8

The RM-8 district provides medium-density residential uses designed to promote high-quality, well designed, single-family detached, and moderate-density attached residential development on smaller parcels. Complimentary uses such as parks, open space, minor utilities, accessory dwellings and certain temporary uses are permitted uses.

Table 6: Dimensional Standards RM-8 District

	District Standard
Density, Max (units/gross acre)	8
Common open space, min (%)	1.65 x density/100
	Lot Standard
Lot area, min (sq ft)	Varies per Table 7
Lot width, min (ft)	See Table 7
Lot coverage, max (ft)	N/A
	Setback, Minimum
Front (ft)	Varies per Table 7
Side, interior (ft)	Varies per Table 7
Side, corner (ft)	Varies per Table 7
Rear (ft)	Varies per Table 7
Accessory Structure (ft)	10 feet from principal structure 5 feet from lot line
Front loaded garage (ft)	20 from street/sidewalk
Side loaded garage (ft)	10 from street/sidewalk
	Building Standards
Principal bldg height, max (ft)	35
Accessory bldg height, max (ft)	25; 20 flat roof
Spacing between units (ft)	10
Dwelling unit size, min (sq ft)	900
Accessory structure size, max:	10% of lot or 50% of dwelling unit size, whichever is greater

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Table 7: Form Requirements in the RM-8 District

Standard	Use Type		
	Single-Family Detached (Street-Loaded)	Single-Family Detached (Alley Loaded) ^{1}	Single-Family Attached
Maximum density (units/gross acre)	8	8	8
Lot area (sq ft)	5,000	3,000	2,000 per lot Min, plus 1000 Per unit
Lot width, min (ft)	no more than 25% of the lots on the block may be less than 50' wide		
Front setbacks, min (ft) ^{2}	10	10	10
Rear setbacks, min (ft)	10	5	10 (5 from alley)
Garage setback from alley	N/A	5/18	5/18
Max/min (ft) ^{3}			
Maximum percentage of single-Family per block	60%	60%	60%

Notes:

{1} Cluster homes are subject to single-family detached (alley-loaded) standards for purposes of this table

{2} See the Single-Family Residential Design Standards

{3} Alley loaded garages may not have less than a three-foot rear yard setback

5.4.7. RM-12: Medium-Density Residential 12

The RM-12 district provides medium-density residential uses designed to promote high-quality, well designed, single family detached, and moderate-density attached residential development on smaller parcels. This district allows most single-family development types as well as complimentary uses such as parks, open space, schools, minor utilities, accessory uses and certain temporary uses are permitted uses.

Table 8: Dimensional Standards RM-12 District

District Standard	
District size, min (acres)	2
Density, Max (units/gross acre)	12
Common open space, min (%)	1.65 x density/100
Lot Standard	
Lot area, min (sq ft)	2,500
Lot width, min (ft)	N/A
Setback, Minimum	
Front (ft)	Varies per Table 9
Side, interior, and corner (ft)	Varies per Table 9
Rear (ft)	Varies per Table 9
Accessory Structure (ft)	10 feet from principal structure 5 feet from lot line
Front loaded garage (ft)	20 from street/sidewalk
Side loaded garage (ft)	5 from street/sidewalk
Building Standards	
Principal bldg height, max (ft)	35
Accessory bldg height, max (ft)	25; 20 flat roof
Spacing between units (ft)	10
Dwelling unit size, min (sq ft)	900
Accessory structure size, max:	10% of lot or 50% of dwelling unit size, whichever is greater

Table 9: Form Requirements in the RM-12 District

Standard	District Requirements
All setbacks	All setbacks must be at least building height when adjacent to lower density residential districts
Front Setback (Measured from the Sidewalk or lot line, Whichever is greater)	18 feet to a street-facing garage 10 to the front building wall 10 feet to a side-entry garage 8 feet to a porch of at least 36 square feet, including a depth of at least 6 feet
Interior side setbacks	0 feet for attached wall 5 feet for other interior side setback
Corner side setback	10 feet
Rear setback	The setback for a garage shall be at least 18 feet from the edge of the alley/property line when surface parking is provided between the garage and the alley, or 5 feet or less if no surface parking is provided
Garages	Two-car garages are required for each detached single-family residential dwelling unit. All garages must be a minimum 20' x 20' clear
Guest parking	RM-12 developments shall provide a total of 1.5 spaces of guest parking per dwelling unit in the development. Guest parking may be provided in mid-block bays of up to 12 spaces, in designated lots, or as on-street spaces.

5.4.8. RH-16: High-Density Multifamily Residential 16

The RH-16 district provides opportunities for high-density multifamily residential uses that are designed to be compatible with their surroundings. The district also allows other medium-density residential use types, including attached residential. Live/work units, and residential units over ground-floor nonresidential uses. Complimentary uses such as parks, open space, minor utilities, accessory dwellings and certain temporary uses are permitted uses.

Table 10: Dimensional Standards RH-16 District

District Standard	
District size, min (acres)	2
Density, Max (units/gross acre)	16
Common open space, min (%)	1.65 x density/100
Lot Standard (attached residential)	
Lot area, min (sq ft)	N/A
Lot width, min (ft)	N/A
Lot Standard (detached residential)	
Lot area, min (sq ft)	2,500
Lot width, min (ft)	40
Lot coverage, max (%)	75%
Setback, Minimum (Adjacent to lower-density residential districts)	
Front (ft)	same as building height
Side, interior (ft)	same as building height
Side, corner (ft)	same as building height
Rear (ft)	same as building height
Setback, Minimum (Not adjacent to lower-density residential districts)	
Front (ft)	10
Side, interior (ft)	5
Side, corner (ft)	7
Rear (ft)	15
Building Standards	
Principal bldg height, max (ft)	35
Spacing between units (ft)	20
Dwelling unit size, min (sq ft)	900

5.4.9. RH-25: High-Density Multifamily Residential 25

The RH-25 district provides opportunities for high-density multifamily residential uses that are designed to be compatible with their surroundings. The district also allows other medium-density residential use types, including attached residential. Live/work units and residential units over ground-floor nonresidential uses. Complimentary uses such as parks, open space, minor utilities, accessory dwellings and certain temporary uses are permitted uses.

Table 11: Dimensional Standards RH-25 District

	District Standard
District size, min (acres)	5
Density, Max (units/gross acre)	25
Common open space, min (%)	1.65 x density/100
	Lot Standard
Lot area, min (sq ft)	N/A
Lot width, min (ft)	N/A
	Setback, Minimum
	(Adjacent to lower-density residential districts)
Front (ft)	same as building height
Side, interior (ft)	same as building height
Side, corner (ft)	same as building height
Rear (ft)	same as building height
	Setback, Minimum
	(Not adjacent to lower-density residential districts)
Front (ft)	10
Side, interior (ft)	5
Side, corner (ft)	7
Rear (ft)	15
	Building Standards
Principal bldg height, max (ft)	40
Spacing between units (ft)	20
Dwelling unit size, min (sq ft)	900

5.4.10. RMH: Mobile Home Residential

The RMH district provides appropriate locations for mobile home park sites, parks for permanent residents, parks with rental spaces, and parks where spaces are individually owned in a mobile home estate subdivision. Complimentary uses typically found in such parks may include laundry facilities, gathering areas, recreational facilities, rental offices and certain accessory uses.

Table 12: Dimensional Standards RMH District

	District Standard
District size, min (acres)	10
Density, Max (units/gross acre)	8
Common open space, min (%)	1.65 x density/100
	Lot Standard
Lot area, min (sq ft)	3000
Lot width, min (ft)	35
Lot coverage, max (%)	40
	Setback, Minimum
Front (ft)	10
Side, interior (ft)	0
Side, corner (ft)	5
Rear (ft)	5
Street/common driveway (ft)	15
District perimeter (ft)	20
	Building Standards
Height, max (ft)	15
Spacing between units (ft)	15
Dwelling unit size, min (sq ft)	N/A
Age of mobile home	3 ^{1}

{1} no mobile home shall be placed on a lot that is older than 3 years from time of manufacture

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Table 13: Summary Dimensional Table for Residential Districts

District	District Standards			Lot Standards		Min. Setbacks					Building Standards	
	Min. Site Area (acres)	Max Density (unites/gross acre)	Min Common Open Space per Dwelling Unit (sq ft)	Min Lot Area (square feet)	Min Lot Width (feet)	Front	Interior Side	Corner Side	Rear {1}	Max Principal Building Height (feet)	Min Spacing Between units (feet)	Min Dwelling Unit Size (sq feet)
RS-2	N/A	2	N/A	20,000	100	30	15	25	35	35	N/A	1,200
RS-4	N/A	4	N/A	10,000	75	25	10	15	25	35	20	1,000
RS-6	N/A	6	N/A	6,000	60	20	5	10	20	35	10	900
RM-8	N/A	8	*	*	*	*				25	10	900
RM-12	10	12	*	2,500	N/A	*				35	10	900
RH-16	5	16	500 per unit	N/A	N/A	*				40	20	900
RH-25	5	25	500 per unit	N/A	N/A	*				40	20	900
RMH	10	8	*	3,000	35	10	0	5	5	15	15	N/A
*Variable - see district standards												
{1} Rear setbacks along alleys vary depending upon district. See standards.												

5.5. NON-RESIDENTIAL ZONING DISTRICTS

5.5.1. General Purpose and Intent

The non-residential districts in the chapter are created to:

- A. Implement the city's vision by accommodating a full range of office, retail, commercial and industrial uses needed by Bowbells's residents, businesses, visitors and workers
- B. Encourage site planning, land use planning and architectural design that create an interesting, pedestrian friendly environment
- C. Maintain and enhance the city's economic base and provide shopping, entertainment and employment opportunities close to where people live and work
- D. Preserve, protect and promote employment-generating uses
- E. Create suitable environments for various types of commercial and industrial uses and protect them from the adverse effects of incompatible uses
- F. Allow flexibility to encourage redevelopment and positive improvements to existing businesses and residences
- G. Minimize potential negative impacts of nonresidential development on adjacent residential areas
- H. Ensure the appearance and operational impact of commercial/industrial developments do not adversely affect the character of the areas in which they are located
- I. Provide suitable locations for public and semi-public uses needed to compliment nonresidential development

5.5.2. Establishment of Base Non-Residential Zoning Districts

Table 14 sets out the non-residential districts used in the Code.

Table 14: Base Non-Residential Zoning Districts Established

District Abbreviation	Base Zoning District Name
CN	Neighborhood Commercial
CC	Community Commercial
CH	Highway Commercial
IL	Limited Industrial
IG	General Industrial
PS	Public and Semi-Public

5.5.3. CN: Neighborhood Commercial

The CN district provides sites for small-scale offices and businesses serving the daily needs of nearby residential areas while establishing development standards that prevent significant adverse effects on adjacent residential uses.

Table 15: Dimensional Standards CN District

	District Standard
District size, min (ft)	20,000
District size, max (acres)	5
	Lot Standard
Lot area, min (sq ft)	5,000
Lot width, min (ft)	80
Lot coverage, max (%)	35
	Setback, Minimum
Front (ft)	10
Side, interior (ft)	10
Side, corner (ft)	10
Rear (ft)	10
	Building Standards
Height, max (ft)	35

5.5.4. CC: Community Commercial

The CC district provides sites for community and regional retail shopping centers containing a variety of commercial establishments including: retail stores and business selling home furnishings, apparel, durable goods and specialty items; restaurants; commercial recreation; service stations and personal and financial services. The CC district is generally intended for application along Highway 2 and at the intersection of major streets.

Table 16: Dimensional Standards CC District

	District Standard
District size, min (acres)	2
	Lot Standard
Lot area, min (sq ft)	7,500
Lot width, min (ft)	80
Lot coverage, max (%)	N/A
	Setback, Minimum
Front (ft)	30
Side, interior (ft)	10
Side, corner (ft)	15
Rear (ft)	15
	Building Standards
Height, max (ft)	35

5.5.5. CH: Highway Commercial

The CH district provides sites for auto-orientated commercial uses including hotels, motels, service stations, car washes, automobile sales and services, drive-through and drive-in restaurants, offices, limited warehousing and commercial services. The CH district is generally intended for application along Highway 2.

Table 17: Dimensional Standards CH District

	District Standard
District size, min (acres)	5
	Lot Standard
Lot area, min (sq ft)	7,500
Lot width, min (ft)	70
Lot coverage, max (%)	40
	Setback, Minimum
Front (ft)	40
Side, interior (ft)	10
Side, corner (ft)	20
Rear (ft)	20
	Building Standards
Height, max (ft)	40

5.5.6. IL: Limited Industrial

The IL district provides areas appropriate for low intensity industrial uses including light manufacturing, warehousing and distribution, research and development and commercial services. The IL district also serves to protect these areas, to the extent feasible, from the disruption and competition for space from unrelated retail, primary office and general industrial uses.

Table 18: Dimensional Standards IL District

	District Standard
District size, min (acres)	5
	Lot Standard
Lot area, min (ft)	10,000
Lot width, min (ft)	70
Lot coverage, max (%)	50
	Setback, Minimum
Front (ft)	35
Side, interior (ft)	20
Side, corner (ft)	25
Rear (ft)	20
	Building Standards
Height, max (ft)	40

5.5.7. IG: General Industrial

The IG district provides and protects existing industrial sites and allows continued operation of existing general industry, manufacturing and related activities, which are subject to *Development and Design Standards* to minimize potential environmental impacts.

Table 19: Dimensional Standards IG District

	District Standard
District size, min (acres)	5
	Lot Standard
Lot area, min (ft)	20,000
Lot width, min (ft)	150
Lot coverage, max (%)	50
	Setback, Minimum
Front (ft)	35
Side, interior (ft)	0
Side, corner (ft)	15
Rear (ft)	10
	Building Standards
Height, max (ft)	N/A

5.5.8. PS: Public and Semi-Public

A. Purpose and Intent

The PS district is established to:

1. Allow consideration of public and semi-public use separately from regulations for an underlying base zoning that may or may not be appropriate in combination with the public or semi-public use;
2. Permit consideration of establishment or expansion of a large public or semi-public use at rezoning hearings rather than only at condition use permit hearing and give notice to all residents of the extent of an approved site for a large public or semi-public use by delineating it on the zoning map; and
3. Allow the Planning Commission and City Council to consider the most appropriate use of a site following discontinuance of large park or recreation facility without the encumbrance of a base zoning district that may or may not provide appropriate regulations for reuse of the site.

B. District Standards

Intensity and dimensional standards shall be as specified by the conditional use permit, provided that if the conditional use permit fails to an element regulated by an abutting base district, or no conditional use permit is required for the use listed, the most restrictive regulations of the nearest base district shall apply to each parcel of a PS district.

ZONING CODES: CITY OF BOWBELLS

Table 20: Non-Residential, Mixed-Use and Special Purpose Zoning Districts

District	District Standards			Lot Standards		Setbacks					Height
	Min District Size (acres)	Max Density (units/gross acre)	Min Lot Area (square feet)	Min Lot Width (feet)	Min Lot Coverage (%)	Floor Area Ratio (FAR)	Min Front	Min Interior Side	Min Corner Side	Min Rear	Max Building Height (feet)
CN	2	N/A	10,000	80	35	N/A	10	10	10	10	35
CC	5	N/A	10,000	80	N/A	N/A	30	10	15	15	35
CH	5	N/A	7,500	70	40	N/A	40	10	20	20	40
IL	N/A	N/A	43,560	70	50	N/A	35	20	25	20	40
IG	N/A	N/A	87,120	150	50	N/A	35	0	15	10	None
PS	Public and Semipublic										
*Variable - see district standards											
{1} Rear setbacks along alleys vary depending upon district. See standards.											