

ORDINANCE NO. 1724

AN ORDINANCE REPEALING SECTIONS 16-301 THROUGH 16-323 CONCERNING ZONING REGULATIONS FOR THE CITY OF NORTON, KANSAS, AND ADOPTING IN ITS PLACE CERTAIN ZONING AND USE DISTRICT REGULATIONS; MEANS OF AMENDMENT AND REVISIONS; AND PENALTIES THEREFORE, WITHIN THE CITY OF NORTON, KANSAS

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF NORTON, KANSAS, A MUNICIPAL CORPORATION, AS FOLLOWS:

Section 1: That Section 16-301 through 16-323 of the Zoning Regulations of the City of Norton, Kansas, are hereby repealed and in its place the following regulations are adopted:

CHAPTER 16 - ARTICLE 3. ZONING REGULATIONS AND USE DISTRICTS

16-301 USE DISTRICT CLASSIFICATIONS: In order to classify, regulate and restrict the locations of uses and locations of buildings designated for specific areas; and to regulate and determine the areas of yards, lot coverage and open spaces; and to regulate the height of buildings; and to regulate the density of population and use, properties are hereby classified into districts designated as follows:

Agriculture/Airport 1 (A-1)	Agriculture/Airport
Residential 1 (R-1)	Single-Family Dwelling District
Residential 2 (R-2)	Two-Family Dwelling District
Residential 3 (R-3)	Multiple-Family Dwelling District
Residential 4 (R-4)	Mobile and Manufactured Home District
Commercial 1 (C-1)	Commercial Business District
Factory/Industrial 1 (I-1)	Light Industrial District
Factory/Industrial 2 (I-2)	Heavy Industrial District
Factory/Industrial 3 (I-3)	Factory Industrial District
Public Use (PU)	Public Use District

16-302. ZONING DISTRICT MAP: The boundaries of the zoning district are shown on the map and/or sections attached hereto, and made a part of this Ordinance, which map is designated as the “Zoning Map”, City of Norton, Kansas. The Zoning Map and all the notations, references and other information shown thereon are a part of this Ordinance and have the same force and effect as if said map and all the notations, references and other information shown thereon were all fully set forth or described herein. Copies of the Zoning Map are properly attested and are on file with the City Clerk of the City of Norton, Kansas.

16-303. ANNEXATION RULE: All territory which may hereafter be annexed to the city shall be annexed as R-1, Single-Family Dwelling District until or unless otherwise established by ordinance.

16-304. SCOPE OF DEFINITIONS. Unless otherwise expressly stated, the following words and terms shall, for the purposes of this code, have the meanings shown in this Chapter. Words used in the present tense include the future; words stated in the masculine gender include the feminine and neuter; the singular members include the plural and the plural, the singular. Where terms are not defined in this code and are defined in the *International Building Code*, such terms shall have the meanings ascribed to them in that code. Where terms are not defined through the methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies.

16-305 DEFINITIONS. For the purpose of this article the following words and phrases shall mean:

1. **Accessory Building.** A subordinate or incidental building, customarily incidental to and located on the same lot occupied by the main use or building, such as a detached garage.
2. **Accessory Use.** A use conducted on the same lot as the primary use of the structure to which it is related; a use that is clearly incidental to, and customarily found in connection with such primary use.
3. **Agriculture.** The tilling of the soil, raising of agricultural and horticultural crops, hay, poultry, farm animals, livestock, gardening, and beekeeping. Farm residences are to be used as single-family residential dwellings.
4. **Alley.** Any public way or thoroughfare 20 feet or less in width abuts the rear of the premises or which has been dedicated to the public for public use and has been described as an alley.
5. **Alteration.** Any change, addition or modification in construction, occupancy or use.
6. **Amusement Center.** An establishment offering five or more amusement devices, including, but not limited to coin-operated electronic games, shooting galleries, table games and similar recreational diversions within an enclosed building.
7. **Apartment House.** A Residential building designed or used for three or more dwelling units.
8. **Automotive Repair, Major.** An establishment primarily engaged in the repair or maintenance of motor vehicles, trailers and similar large mechanical equipment, including paint, body and fender, and major engine and engine part overhaul, which is conducted within a completely enclosed building.
9. **Automotive Repair, Minor.** As establishment primarily engaged in the repair of maintenance of motor vehicles, trailers, and similar mechanical equipment, including brake, muffler, upholstery work, tire repair and change, lubrication, tune ups, and transmission work, which is conducted within a completed enclosed building.
10. **Automotive Self-Service Motor Fuel Dispensing Facility.** That portion of property where flammable or combustible liquids or gases used as fuel are stored and dispensed from fixed equipment into the fuel tanks of motor vehicles by persons other than a service station attendant. Such an establishment shall be permitted to offer for sale at retail other convenience items as clearly secondary activity and shall be permitted also to include a free-standing automatic car wash.
11. **Basement.** Any floor level below the first story in a building, except that a floor level in a building having only one floor level shall be classified as a basement unless such floor level qualifies as a first floor as defined herein.
12. **Billboard.** A permanent sign erected or used in the outdoor environment for the purposes of displaying commercial or noncommercial messages.
13. **Board.** The Board of Zoning Appeals
14. **Boarding House.** A dwelling containing a single dwelling unit and not more than 10 sleeping units, where lodging is provided with or without meals, for compensation for more than one week.
15. **Building.** Any structure used or intended for supporting or sheltering any use or occupancy.
16. **Building, Main.** A building in which the principal use of the site is conducted.
17. **Building Permit.** A required document necessary before the building, construction or repair work done on a building or structure, or to erect, install or enlarge a building or structure. See Norton City Code 4-107 and the International Building Code, Section 105, which requires a permit for all structures over 120 square feet.
18. **Building Temporary.** A building used temporarily for the storage of construction materials and equipment incidental and necessary to on-site permitted construction of utilities, or other community facilities, or used temporarily in conjunction with the sale of property within a subdivision under construction.
19. **Building Code.** The *International Building Code* promulgated by the International Code Council, as adopted by the jurisdiction.

20. **Building Height.** The vertical distance above the average existing grade measured to the highest point of the building. The height of a stepped or terraced building shall be the maximum height of any segment of the building.
21. **Building Line.** The perimeter of that portion of a building or structure nearest a property line, but excluding open steps, terraces, cornices and other ornamental features projecting from the walls of the building or structure.
22. **Business or Financial Services.** An establishment intended for the conduct or service or administration by a commercial enterprise, or offices for the conduct of professional or business service.
23. **Camper.** A structure designed to be mounted on a vehicle, usually a truck, which provides facilities for human habitation or temporary outdoor or recreational lodging.
24. **Child Day Care Facility, Licensed.** An established child care center, licensed by the State of Kansas, that provides care and educational activities for children.
25. **Commercial Heavy.** An establishment or business that generally uses open sales yards, outside equipment storage or outside activities that generate noise or other impacts considered incompatible with less-intense uses. Typical businesses in this definition are lumber yards, construction specialty services, heavy equipment suppliers or building contractors.
26. **Commercial Light.** An establishment or business that generally has retail or wholesale sales, office uses, or services, which do not generate noise or other impacts considered incompatible with less-intense uses. Typical businesses in this definition are retail stores, offices, catering services or restaurants.
27. **Commercial Center Community.** A completely planned and designed commercial development providing for the sale of general merchandise and/or convenience goods and services. A community commercial center shall provide for the sale of general merchandise, and may include a variety store, discount store or supermarket.
28. **Commercial Center, Convenience.** A completely planned and designed commercial development providing for the sale of general merchandise and/or convenience goods and services. A convenience commercial center shall provide a small cluster of convenience shops or services.
29. **Commercial Center, Neighborhood.** A completely planned and designed commercial development providing for the sale of general merchandise and/or convenience goods and services. A neighborhood commercial center shall provide for the sales of convenience goods and services, with a supermarket as the principal tenant.
30. **Commercial Center, Regional.** A completely planned and designed commercial development providing for the sale of general merchandise and/or convenience goods and services. A regional center shall provide for the sale of general merchandise, apparel, furniture, home furnishings, and other retail sales and services, in full depth and variety.
31. **Commercial Retail Sales and Services.** Establishments that engage in the sale of general retail goods and accessory services. Businesses within this definition include those that conduct sales and storage entirely within an enclosed structure (except for occasional outdoor "sidewalk" promotions); businesses specializing in the sale of either general merchandise or convenience goods.
32. **Comprehensive Plan.** The declaration of purposes, policies and programs for the development of the jurisdiction.
33. **Conditional Use.** A use that would become harmonious or compatible with neighboring uses through the application and maintenance of qualifying conditions.
34. **Condominium.** A single-dwelling unit in a multiunit dwelling or structure, that is separately owned and may be combined with an undivided interest in the common areas and facilities of the property.
35. **Congregate Residence.** Any building or portion thereof that contains facilities for living, sleeping and sanitation as required by this code, and may include facilities for eating and cooking for occupancy by other than a family. A congregate residence shall be permitted to be a shelter, convent,

monastery, dormitory, fraternity or sorority house, but does not include jails, hospitals, nursing homes, hotels or lodging houses.

36. **Construction or Development Sign.** A temporary sign erected during construction to inform the public of the developer, contractor, architects, engineers and the nature of the project.

37. **Day Care, Family.** The keeping for part-time care and/or instruction, whether for compensation, of six or less children at any one time within a dwelling, not including members of the family residing on the premises.

38. **Day Care, Group.** An establishment for the care and/or instruction, whether for compensation, of seven or more persons at any one time. Child nurseries, preschools and adult care facilities are included in this definition.

39. **Density.** The number of dwelling units that are allowed on an area of land, which area of land shall be permitted to include dedicated streets contained within the development.

40. **Driveway.** A private access road, the use of that is limited to persons residing, employed, or otherwise using or visiting the parcel in which it is located.

41. **Dwelling, Multiple Unit.** A building or portion thereof designed for occupancy by three or more families living independently in which they may or may not share common entrances and/or other spaces. Individual dwelling units may be owned as condominiums or offered for rent.

42. **Dwelling, Single Family.** A detached dwelling unit with kitchen and sleeping facilities, designed for occupancy by one family.

43. **Dwelling, Two Family.** A building designed or arranged to be occupied by two families living independently, with the structure having only two dwelling units.

44. **Dwelling Unit.** A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

45. **Easement.** That portion of land or property reserved for present or future use by a person or agency other than the legal owner(s) of the property. The easement shall be permitted to be for use under, on or above said lot or lots for a specified purpose.

46. **Encroachment.** A building or structure, or part thereof, that is located in an easement which does not allow for the building or structure; or between a lot line and the nearest required setback line for the building or structure; or a part of a building or structure that crosses a lot line into another lot under separate ownership or onto a right-of-way.

47. **Face of Building, Primary.** The wall of a building fronting on a street or right-of-way, excluding any appurtenances such as projecting fins, columns, pilasters, canopies, marquees, showcases or decorations.

48. **Farm Animals.** Animals other than household pets that shall be permitted to, where permitted, be kept and maintained for commercial production and sale and/or family food production, education or recreation. Farm animals are identified by these categories: large animals, e.g., horses and cattle; medium animals, e.g., sheep and goats; or small animals, e.g., rabbits, chinchillas, chickens, turkeys, pheasants, geese, ducks and pigeons.

49. **Floor Area, Gross.** The sum of the horizontal areas of floors of a building measured from the exterior face of exterior walls or, if appropriate, from the center line of dividing walls; this includes courts and decks or porches when covered by a roof.

50. **Floor Area, Net.** The gross floor area exclusive of vents, shafts, courts, elevators, stairways, exterior walls and similar facilities.

51. **Frontage.** The width of a lot or parcel abutting a public right-of-way measured at the front property line.

52. **Garage, Private.** A building or a portion of a building not more than 1,000 square feet (92.9 m²) in area, in which only private or pleasure-type motor vehicles used by the tenants of the building or buildings on the premises are stored or kept.

53. **Grade (Adjacent Ground Elevation).** The lowest point of elevation of the existing surface of the ground, within the area between the building and a line 5 feet (1524 mm) from the building.

54. **Group Care Facility.** A facility, required to be licensed by the state, which provides training, care, supervision, treatment and/or rehabilitation to the aged, disabled, those convicted of crimes, or those suffering the effects of drugs or alcohol; this does not include day care centers, family day care homes, foster homes, schools, hospitals, jails or prisons.
55. **Habitable Space (Room).** Space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet compartments, closets, halls, storage or utility space, and similar areas are not considered habitable space.
56. **Home Occupation.** The partial use of a dwelling unit for commercial or nonresidential uses by a resident thereof, which is subordinate and incidental to the use of the dwelling for residential purposes.
57. **Hospital.** An institution designed for the diagnosis, treatment and care of human illness or infirmity and providing health services, primarily for inpatients, and including as related facilities, laboratories, outpatient departments, training facilities and staff offices.
58. **Household Pets.** Dogs, cats, rabbits, birds, etc., for family use only (noncommercial) with cages, pens, etc.
59. **Industrial or Research Park.** A tract of land developed according to a master site plan for the use of a family of industries and their related commercial uses, and that is of sufficient size and physical improvement to protect surrounding areas and the general community and to ensure a harmonious integration into the neighborhood.
60. **Jurisdiction.** As used in this code, jurisdiction is any political subdivision that adopts this code for administrative regulations within its sphere of authority.
61. **Kitchen.** Any room or portion of a room within a building designed and intended to be used for the cooking or preparation of food.
62. **Landscaping.** The finishing and adornment of unpaved yard areas. Materials and treatment generally include naturally growing elements such as grass, trees, shrubs and flowers. This treatment shall be permitted also to include the use of logs, rocks, fountains, water features and contouring of the earth.
63. **Legislative Body.** The governing body of the City.
64. **Livestock.** Includes, but is not limited to, horses, bovine animals, sheep, goats, swine, reindeer, donkeys, mules and any other hoofed animals.
65. **Living Fence.** Shrubs, hedge, plants, trees or living vegetation which can obstruct the view of property, street or alley.
66. **Lot.** A single parcel of land.
67. **Manufactured Home.** A structure which is subject to the federal act and which is transportable in one or more sections which, in the traveling mode, is 8 body feet or more in width or 40 body feet or more in length, or, when erected on site, is 320 or more square feet and which is built on a permanent chassis and designed to be used as a dwelling, with or without a permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained therein, and such term shall include any structure which meets all the requirements of this subsection except the size requirements and with respect to which the manufacturer voluntarily files with the United States department of housing and urban development a certification required by the secretary of housing and urban development (HUD) and complies with the standards established under the federal act, except that such term shall not include any self-propelled recreational vehicle. (see also K.S.A. 58-4202). Bearing a label certifying that it was built in compliance with the National Manufactured Home Construction and Safety Standards of 24 CFR 3280.
68. **Manufacturing, Heavy.** All other types of manufacturing not included in the definitions of light manufacturing and medium manufacturing.
69. **Manufacturing, Light.** The manufacturing, compounding, processing, assembling, packaging or testing of goods or equipment, including research activities, conducted entirely within an enclosed

structure, with no outside storage. serviced by a modest volume of trucks or vans and imposing a negligible impact on the surrounding environment by noise, vibration, smoke, dust or pollutants.

70. **Manufacturing, Medium.** The manufacturing, compounding, processing, assembling, packaging or testing of goods or equipment within an enclosed structure or an open yard that is capable of being screened from neighboring properties, serviced by a modest volume of trucks or other vehicles.

71. **Mobile Home.** A structure which is not subject to the federal and which is transportable in one or more sections which, in the traveling mode, is 8 body feet or more in width and 36 body feet or more in length and is built on a permanent chassis and designed to be used as a dwelling, with or without a permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained therein. A mobile home is not a manufactured home as defined by this code. (see also K.S.A. 58-4202).

72. **Modular Home.** A structure which is transportable in one or more sections, designed to be used as a dwelling on a permanent foundation when connected to the required utilities, and also includes the plumbing, heating, air conditioning and electrical systems contained therein; and certified by its manufacturer as being constructed in accordance with a nationally recognized building code. The dwelling must have a width of not less than 20 feet and a length of not less than 30 feet, and a minimum of 600 square feet of usable floor space. (See also K.S.A. 58-4202)

73. **Mortuary, Funeral Home.** An establishment in which the dead are prepared for burial or cremation. The facility shall be permitted to include a chapel for the conduct of funeral services and spaces for funeral services and informal gatherings, and/or display of funeral equipment.

74. **Motel, Hotel.** Any building containing six or more sleeping units intended or designed to be used, or which are used, rented or hired out to be occupied, or which are occupied for sleeping purposes by guests.

75. **Multiple Family.** A structure that contains three or more dwelling units that are accessed by from interior elevators or hallways, or from individual exterior entrances (e.g., an apartment complex); are separated by interior walls and/or floors; and are intended to be rented, leased, or owned as a condominium by a family. The term multi-family does not include boarding houses, dormitories, fraternities, sororities, single-family attached or overnight accommodations (e.g., hotels and motels).

76. **Nonconforming Lot.** A lot whose width, area or other dimension did not conform to the regulations when this code became effective.

77. **Nonconforming Sign.** A sign or sign structure or portion thereof lawfully existing at the time this code became effective, which does not now conform.

78. **Nonconforming Structure.** A building or structure or portion thereof lawfully existing at the time this code became effective, which was designed, erected or structurally altered for a use that does not conform to the zoning regulations of the zone in which it is located.

79. **Open Space.** Land areas that are not occupied by buildings, structures, parking areas, streets, alleys or required yards. Open space shall be permitted to be devoted to landscaping, preservation of natural features, patios, and recreational areas and facilities.

80. **Park.** A public or private area of land, with or without buildings, intended for outdoor active or passive recreational uses.

81. **Parking Lot.** An open area, other than a street, used for the parking of automobiles.

82. **Parking Space, Automobile.** A space within a building or private or public parking lot, exclusive of driveways, ramps, columns, office and work areas, for the parking of an automobile.

83. **Person.** A natural person, heirs, executors, administrators or assigns, and includes a firm, partnership or corporation, it's or their successors or assigns, or the agent of any of the aforesaid.

84. **Plot Plan.** A plot of a lot, drawn to scale, showing the actual measurements, the size and location of any existing buildings or buildings to be erected, the location of the lot in relation to abutting streets, and other such information.

85. **Political Sign.** A temporary sign intended to advance a political statement, cause or candidate for office.
86. **Prescriptive Easement.** An easement upon another's real property acquired by continued use without permission of the owner for a period of time. Prescriptive easements do not show up on title reports, and the exact location and/or use of the easement may not be precise.
87. **Public Improvement.** Any drainage ditch, storm sewer or drainage facility, sanitary sewer, water main, roadway, parkway, sidewalk, pedestrian way, tree, lawn, off-street parking area, lot improvement, or other facility for which the local government may ultimately assume the responsibility for maintenance and operation, or for which the local government responsibility is established.
88. **Public Services.** Uses operated by a unit of government to serve public needs, such as police (with or without jail), fire service, ambulance, judicial court or government offices, but not including public utility stations or maintenance facilities.
89. **Public Utility Station.** A structure or facility used by a public or quasi-public utility agency to store, distribute, generate electricity, gas, telecommunications, and related equipment, or to pump or chemically treat water. This does not include storage or treatment of sewage, solid waste or hazardous waste.
90. **Public Way.** Any street, alley or similar parcel of land essentially unobstructed from the ground to the sky, which is deeded, dedicated or otherwise permanently appropriated to the public for public use.
91. **Quasi-Public.** Essentially a public use, although under private ownership or control.
92. **Quorum.** A majority of the authorized members of a board or commission.
93. **Real Estate Sign.** A temporary sign advertising the sale, lease or rental of the property or premises upon which it is located.
94. **Recreation, Indoor.** An establishment providing completely enclosed recreation activities. Accessory uses shall be permitted to include the preparation and serving of food and/or the sale of equipment related to the enclosed uses. Included in this definition shall be bowling, roller skating or ice skating, billiards, pool, motion picture theaters, and related amusements.
95. **Recreation, Outdoor.** An area free of buildings except for restrooms, dressing rooms, equipment storage, maintenance buildings, open-air pavilions and similar structures used primarily for recreational activities.
96. **Recreational Vehicle (RV).** A vehicular-type unit built on or for use on a chassis and designed primarily as living quarters for recreational, camping, vacation or travel use and which has its own motive power or is mounted on or drawn by another vehicle, and which has a body width not exceeding eight feet and a body length not exceeding 40 feet; but such term shall not include a unit which has no electrical system which operates above 12 volts and has no provisions for plumbing, heating and any other component or feature for which a standard is set out in Kansas Statutes Annotated. The term "recreational vehicle" shall include but not be limited to a motor home, truck camper, travel trailer and camping trailer; provided, however, a recreational vehicle shall not include a boat, or a manufactured, mobile, or modular home (see also K.S.A. 75-1212).
97. **Recycling Facility.** Any location whose primary use is where waste or scrap materials are stored, bought, sold, accumulated, exchanged, packaged, disassembled or handled, including, but not limited to, scrap metals, paper, rags, tires and bottles, and other such materials.
98. **Registered Design Professional.** An architect or engineer registered or licensed to practice professional architecture or engineering as defined by statutory requirements of the professional registration laws of the state in which the project is to be constructed.
99. **Rehabilitation Center (Halfway House).** An establishment whose primary purpose is the rehabilitation of persons. Such services include drug and alcohol rehabilitation, assistance to emotionally and mentally disturbed persons, and halfway houses for prison parolees and juveniles.

100. **Religious, Cultural and Fraternity Activity.** A use or building owned or maintained by organized religious organizations or nonprofit associations for social, civic or philanthropic purposes, or the purpose for which persons regularly assemble for worship.
101. **Renovation.** Interior or exterior remodeling of a structure, other than ordinary repair.
102. **Restaurant.** An establishment that sells prepared food for consumption. Restaurants shall be classified as follows:
Restaurant, fast food. An establishment that sells food already prepared for consumption, packaged in paper, Styrofoam or similar materials, and may include drive-in or drive-up facilities for ordering.
Restaurant, general. An establishment that sells food for consumption on or off the premises.
Restaurant, take-out. An establishment that sells food only for consumption off the premises.
103. **School, Commercial.** A school establishment to provide for the teaching of industrial, clerical, managerial or artistic skills. This definition applies to schools that are owned and operated privately for profit and that do not offer a complete educational curriculum (e.g., beauty school or modeling school).
104. **Setback.** The minimum required distance between the property line and the building line.
105. **Sign.** An advertising message, announcement, declaration, demonstration, display, illustration, insignia, surface or space erected or maintained in view of the observer thereof for identification, advertisement or promotion of the interests of any person, entity, product or service, including the sign structure, supports, lighting system and any attachments, ornaments or other features used to draw the attention of observers.
106. **Site Plan.** A plan that outlines the use and development of any tract of land.
107. **Sleeping Unit.** A room or space in which people sleep, which can also include permanent provisions for living, eating and either sanitation or kitchen facilities, but not both. Such rooms and spaces that are also part of a dwelling unit are not sleeping units.
108. **Storage Unit/Shipping Container.** A unit originally or specifically designed or used to store goods or merchandise during shipping or hauling by container ships, rail or other types of transportation.
109. **Story.** That portion of building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a usable or unused under-floor space is more than 6 feet (1829 mm) above grade as defined herein for more than 50 percent of the total perimeter or is more than 12 feet (3658 mm) above grade as defined herein at any point, such usable or unused under-floor space shall be considered as a story.
110. **Street.** Any thoroughfare or public way not less than 16 feet (4877 mm) in width which has been dedicated.
111. **Street, Private.** A right-of-way or easement in private ownership, not dedicated or maintained as a public street, which affords the principal means of access to two or more sites.
112. **Structure.** That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.
113. **Subdivision.** The division of a tract, lot or parcel of land into two or more lots, plats, sites or other divisions of land.
114. **Temporary Sign.** A sign intended to display either commercial or noncommercial messages of a transitory or temporary nature. Portable signs or signs not permanently embedded in the ground or not permanently affixed to a building or structure are considered temporary signs.
115. **Theater.** A building used primarily for the presentation of live stage productions, performances or motion pictures.
116. **Trailer House/Single Wide.** Shall mean a portable dwelling unit designed and equipped for long term occupancy with a flush toilet, bathing facilities, the usual basic kitchen facilities, including a sink, of construction and use installation specifications in accordance with the International Building

Code, and which has a width of less than 14 feet and a length of more than 25 feet, and which requires a special permit for highway transportation.

117. **Travel Trailer (including motor homes, tent trailers and similar recreational vehicles)** A mobile home that is a self-propelled vehicle or a vehicle without a mode of power designed to be drawn by a motor vehicle to be used as a transient living accommodation facility for travel, recreation, business, trade, vacation and construction work which is designed for frequent moves but not for long term residential occupation.

118. **Travel Trailer Park.** An area that is intended to be used primarily as a site for placing or parking of travel trailers and includes any building or other structure or facility on the area intended for, or to be used for cooking, personal cleanliness, washing, health or sanitation, or any of or all these purposes, including any structures or facilities primarily used for maintenance of the said park.

119. **Use.** The activity occurring on a lot or parcel for which land or a building is arranged, designed or intended, or for which land or a building is or may be occupied, including all accessory uses.

120. **Use, Change Of.** The change within the classified use of a structure or premise.

121. **Use, Nonconforming.** A use that lawfully occupied a building or land at the time this code became effective, which has been lawfully continued and which does not now conform with the use regulations.

122. **Use, Principal.** A use that fulfills a primary function of a household, establishment, institution or other entity.

123. **Use, Temporary.** A use that is authorized by this code to be conducted for a fixed period of time. Temporary uses are characterized by such activities as the sale of agricultural products, contractors' offices and equipment sheds, fireworks, carnivals, flea markets, and garage sales.

124. **Variance.** A deviation from the height, bulk, setback, parking or other dimensional requirements established by this code.

125. **Warehouse, Wholesale or Storage.** A building or premises in which goods, merchandise or equipment are stored for eventual distribution.

126. **Yard.** An open, unoccupied space on a lot, other than a court, which is unobstructed from the ground upward by buildings or structures, except as otherwise provided in this code.

127. **Yard, Front.** A yard extending across the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and a line parallel thereto.

128. **Yard, Rear.** A yard extending across the full width of the lot, the depth of which is the minimum horizontal distance between the rear lot line or ordinary high-water line and a line parallel thereto.

129. **Yard Side.** An open, unoccupied space on the same lot with the building and between the building line and the side lot line, or to the ordinary high-water line.

AGRICULTURAL/AIRPORT 1 (A-1). AGRICULTURAL/AIRPORT DISTRICT.

16-306. INTENT AND PURPOSE OF DISTRICT. This district is intended to provide a location for land situated on the fringe of the urban area to be used for agricultural and airport purposes, but which may undergo urbanization in the future.

16-307. DISTRICT REGULATIONS. In the A-1 District no building or land shall be used, and no building or structure shall be erected, altered or enlarged which is arranged or designed for other than one of the uses listed in Section 16-308 below.

16-308. USE REGULATIONS:

1. General farm operations.
2. Single-family dwelling units on a minimum of two acres
3. Airports

RESIDENTIAL 1 (R-1). SINGLE FAMILY DWELLING DISTRICT

16-309. INTENT AND PURPOSE OF DISTRICT. The R-1 Single-Family Dwelling District is established for the purpose of single-family dwelling use and to allow certain public facilities. It is intended that no uses be permitted in the district that would tend to devalue property or interfere with the health, safety, order or the general welfare of persons residing in the district. Regulations are to control density of population and to provide adequate open space around buildings and structures in the district.

16-310. DISTRICT REGULATIONS. In the R-1 District, no building or structure shall be allowed, and no building or structure shall be erected, altered or enlarged which is arranged, intended or designed for other than one of the uses listed in Section 16-311 below.

16-311. USE REGULATIONS.

1. Single-family Dwelling.
2. Residential designed manufactured housing or residential designed modular home.
3. Group care facility, foster homes and boarding homes for children.
4. Licensed Child Day Care Facility.
5. Churches and similar places of worship and parish houses.
6. Golf Courses, except miniature golf courses and driving tees for commercial purposes.
7. Hospitals.
8. Nursing or convalescent homes.
9. Public parks, playgrounds, recreational areas.
10. Schools.
11. Customary accessory uses on the same lot with the principal use, including private garages, accessory building, garden houses, tennis courts, and swimming pools, but which do not include uses unrelated to the principal use or any activity commonly conducted for gain.
12. Home Occupations.
13. Public Buildings and Governmental Services.
14. Gardening and Crops.
15. Private Garages - The private garage may be erected for residential use only, on its own lot, but must have similar siding and roofline of the houses within a two-block radius. The sidewalls may not exceed 10 feet in height and the front yard, side yard, rear yard and lot coverage shall conform to the regulations of the district in which it is located, except as set forth herein. There shall be no outside storage of equipment or materials.
16. Accessory Buildings - An accessory building (except garages) on an interior lot shall be located not less than 60 feet from the front lot line, and not less than five feet from any side line, except where a private garage is designed and constructed as part of the main building, or a detached garage that has similar siding and roof line as the house and whose sidewalls are 10 feet high or less, shall conform to the front yard and side yard regulations of the district in which it is located. No detached accessory buildings shall be erected closer than five (5) feet to any other building. This shall not be interpreted to prohibit the erection of a joint garage by owners of

adjoining lots. An accessory building on a corner lot shall not be erected closer to the side street line than the main building on an adjacent reversed frontage lot, or the front yard line of adjacent interior lots facing on the side street, nor within five feet of any lot line which is the side line of a side yard on an adjoining lot.

17. Communication antennas and communication towers or accessory towers, or similar structures that do not exceed the maximum height restriction of fifty (50) feet. The location of every tower shall be set back from all property lines a distance a distance equal to least one-half ($\frac{1}{2}$) of its height and shall be a monopole or a lattice self-support type. Guyed towers shall not be permitted unless the tower can meet a setback requirement from all property lines equal to its height.
18. Wind Towers of a height of less than fifty feet, with a setback requirement from all property lines equal to one and a half times its height.

16-312. INTENSITY OF USE REGULATIONS. Every lot shall have an area of not less than 7500 square feet, and an average lot width of not less than fifty feet.

16-313. LOT COVERAGE. The principal building, and any garage, storage or accessory buildings shall not cover more than thirty-five (35) percent of the lot area.

16-314. HEIGHT REGULATIONS. No buildings shall exceed thirty-five (35) feet in height.

16-315. YARD REGULATIONS:

1. Front Yard. There shall be a front yard having a depth of not less than twenty (20) feet. Where a lot or group of lots have a double frontage, the required front yard shall be provided on both streets. Where a lot is located at the intersection of two (2) or more streets, there shall be a front yard on each street side of a corner lot.
2. Side Yard. There shall be a side yard having a width of not less than five feet from the drip line of all buildings.
3. Rear Yard. There shall be a rear yard having a depth of not less than twenty-five feet or 20 percent (20%) of the depth of the lot, whichever is smaller.
4. An accessory building may be built in a side or rear yard, but such accessory buildings shall not be closer than five feet from the drip line to such side or rear lot line. No detached accessory building shall be erected closer than five feet from any other building. Such accessory building cannot encroach on any utility easement line. Accessory buildings shall not exceed thirty (30%) percent of the area of the required rear yard.

HOME OCCUPATIONS

16-316. GENERAL. Home occupations shall be permitted in all Residential Zones, provided the home occupation is clearly and obviously subordinate to the main use for residential purposes. Home occupations shall be conducted wholly within the primary residential structure of the premises or in a permitted garage accessory thereto.

16-317. CONDITIONS. All home occupation uses shall meet the following conditions:

1. In any dwelling unit all home occupations collectively, shall occupy no more than twenty-five percent (25%) of the gross floor area of one floor of said dwelling unit.

2. No person, other than a member of the immediate family occupying such dwelling unit, shall be employed in the home occupation.
3. There shall be no equipment or machinery used in such activities that are perceptible off the premises by reason of noise, smoke, odor, dust, electrical interference or vibration.
4. There shall be no exterior display or storage of goods on the premises.
5. There shall be no display outside the building or through the windows or openings any external evidence of the operation of the occupation, except, that one unanimated, non-illuminated identification sign shall be allowed on the building or window on the street front of not more than two square feet.
6. Parking shall be available for patrons so as not to impede or hinder traffic on a street or public right-of-way.

16-318. USES. Home occupation uses shall include the following:

1. Sewing. Alternations, reupholstering or tailoring.
2. Fabrication of handicraft or arts and crafts items and jewelry making.
3. Studio of artist, photographer, writer or composer.
4. Laundering or pressing.
5. Rooming and boarding of not more than one person.
6. Professional offices of licensed professional persons, not including medical or dental professionals.
7. Office facilities for salesman, contractor, computer programmer, publishing, word processing, computer repair, planner, secretary-typist, tax return preparation, accounting, realtors, insurance agents, massage therapists, and similar occupations provided client contact consists of no more than one customer at any one time.
8. Teaching or tutoring, including music, dancing, speech or other arts, which instructions limited to no more than three students at a time.
9. Licensed residential daycare, for children or adults.
10. Barber or beauty shop, limited to one professional.
11. Gun shops.

RESIDENTIAL 2 (R-2). TWO-FAMILY DWELLING DISTRICT

16-319. INTENT AND PURPOSE OF DISTRICT: The R-2 Two-Family Dwelling District is intended for the purpose of allowing a slightly higher density than in district R-1 yet retaining the residential qualities. This district allows duplexes, two-family condominiums, single-family homes, certain community facilities, and certain special uses.

16-320. DISTRICT REGULATIONS: In the R-2 District, no building or land shall be used, and no building or structure shall be erected, altered or enlarged which is arranged, intended, or designed for other than one of the uses listed in Section 16-321 below.

16-321. USE REGULATIONS:

1. Any use permitted in R-1.
2. Two-Family Dwellings.
3. Two-Family Unit Condominiums.
4. Bed & Breakfast Inns.

16-322. INTENSITY OF USE REGULATIONS. Every lot shall have an area of not less than 6,000 square feet, and an average lot width of not less than fifty feet.

16-323. LOT COVERAGE. The principal building, and any garage, storage or accessory buildings shall not cover more than thirty-five (35) percent of the lot area.

16-324. HEIGHT REGULATIONS. No buildings shall exceed forty-five (45) feet in height. An additional five-foot side yard set-back shall be required for any building over thirty-five (35) feet.

16-325. YARD REGULATIONS:

1. Front Yard. There shall be a front yard having a depth of not less than twenty (20) feet. Where a lot or group of lots have a double frontage, the required front yard shall be provided on both streets. Where a lot is located at the intersection of two (2) or more streets, there shall be a front yard on each street side of a corner lot.
2. Side Yard. There shall be a side yard having a width of not less than five feet from the drip line of all buildings.
3. Rear Yard. There shall be a rear yard having a depth of not less than twenty-five feet or 20 percent (20%) of the depth of the lot, whichever is smaller.
4. An accessory building may be built in a side or rear yard, but such accessory buildings shall not be closer than five feet from the drip line to such side or rear lot line. No detached accessory building shall be erected closer than five feet from any other building. Such accessory building cannot encroach on any utility easement line. Accessory buildings shall not exceed thirty (30%) percent of the area of the required rear yard.

RESIDENTIAL 3 (R-3). MULTIPLE-FAMILY DWELLING DISTRICT

16-326. INTENT AND PURPOSE OF DISTRICT: The R-3 Multiple Family Dwelling District is intended for the purpose of allowing moderate to high residential density land use with the co-mingling of compatible single-family and two-family dwellings, apartments, certain community facilities, and certain special uses, while retaining residential qualities.

16-327. DISTRICT REGULATIONS: In the R-3 District, no building or land shall be used, and no building or structure shall be erected, altered or enlarged which is arranged, intended, or designed for other than one of the uses listed in Section 16-328 below.

16-328. USE REGULATIONS:

1. Any use permitted in R-1 or R-2.
2. Multiple-Family Dwellings.
3. Apartment Houses.
4. Rooming, Lodging and Boarding Houses.
5. Private clubs and lodges, except those the chief activity of which is a service customarily carried on in a business.
6. Condominiums for greater than 2 family units.

16-329. INTENSITY OF USE REGULATIONS. Every lot shall have an area of not less than 6,000 square feet, and an average lot width of not less than fifty feet.

16-330. LOT COVERAGE. The principal building, and any garage, storage or accessory buildings shall not cover more than thirty-five (35) percent of the lot area.

16-331. HEIGHT REGULATIONS. No buildings shall exceed sixty (60) feet in height. An additional five-foot sideward setback shall be required for any building over thirty-five (35) feet. An additional 5-foot side yard shall be required for all building between thirty-five (35) to forty-five (45) feet. An additional 10 feet side yard set-back shall be required for all buildings over forty-five (45) feet.

16-332. YARD REGULATIONS:

1. Front Yard. There shall be a front yard having a depth of not less than twenty (20) feet. Where a lot or group of lots have a double frontage, the required front yard shall be provided on both streets. Where a lot is located at the intersection of two (2) or more streets, there shall be a front yard on each street side of a corner lot.
2. Side Yard. There shall be a side yard having a width of not less than five feet from the drip line of all buildings.
3. Rear Yard. There shall be a rear yard having a depth of not less than twenty-five feet or 20 percent (20%) of the depth of the lot, whichever is smaller.
4. An accessory building may be built in a side or rear yard, but such accessory buildings shall not be closer than five feet from the drip line to such side or rear lot line. No detached accessory building shall be erected closer than five feet from any other building. Such accessory building cannot encroach on any utility easement line. Accessory buildings shall not exceed thirty (30%) percent of the area of the required rear yard.

RESIDENTIAL 4 (R-4) MANUFACTURED, MODULAR HOMES, AND TRAVEL TRAILER PARKS

16-333. INTENT AND PURPOSE OF DISTRICT: The R-4 Manufactured and Modular Home Community is intended for the purpose of allowing Manufactured Homes, Modular Homes, Manufactured Home Parks or Subdivisions and Travel Trailer Parks.

16-334. DISTRICT REGULATIONS: In the R-4 District, no building or land shall be used, and no building or structure shall be erected, altered or enlarged which is arranged, intended, or designed for other than one of the uses listed in Section 16-335 below.

16-335. USE REGULATIONS:

1. Any use permitted in R-3.
2. Manufactured Home or Modular Home not on a permanent foundation.
3. Mobile Home Park or Subdivision.
4. Travel Trailer Park.

16-336. INTENSITY OF USE REGULATIONS. Every lot shall have an area of not less than 6,000 square feet, and an average lot width of not less than fifty feet.

16-337. LOT COVERAGE. The principal building, and any garage, storage or accessory buildings shall not cover more than thirty-five (35) percent of the lot area.

16-338. HEIGHT REGULATIONS. No buildings shall exceed forty-five (45) feet in height.

16-339. YARD REGULATIONS:

1. Front Yard. There shall be a front yard having a depth of not less than twenty (20) feet. Where a lot or group of lots have a double frontage, the required front yard shall be provided on both streets. Where a lot is located at the intersection of two (2) or more streets, there shall be a front yard on each street side of a corner lot.
- 2 Side Yard. There shall be a side yard having a width of not less than five feet from the drip line of all buildings.
- 3 Rear Yard. There shall be a rear yard having a depth of not less than twenty-five feet or 20 percent (20%) of the depth of the lot, whichever is smaller.
- 4 An accessory building may be built in a side or rear yard, but such accessory buildings shall not be closer than five feet from the drip line to such side or rear lot line. No detached accessory building shall be erected closer than five feet from any other building. Such accessory building cannot encroach on any utility easement line. Accessory buildings shall not exceed thirty (30%) percent of the area of the required rear yard.

16-340. MOBILE HOME PARK OR SUBDIVISION. A Mobile Home Park or Subdivision shall mean any area, tract or site within or upon which a minimum of 10 manufactured homes or modular house space lots which are located for dwelling units, and which meet the following requirements:

1. The mobile home community shall be located on a well-drained site, properly graded to insure rapid drainage and freedom from stagnant water.
2. The mobile home spaces shall be provided consisting of a minimum of 4,800 square feet for each modular house space or lot and a minimum of 4,000 for each mobile home space or lot, which lot or space shall be clearly defined and marked.
3. Dwellings shall be harbored on each space so that there shall be at least a 20-foot clearance between each dwelling, provided however, that with respect to dwellings parked end to end, the end to end clearance may not be less than 15 feet. No dwelling shall be located closer than 20 feet from any building within the community or from any property line bounding the community.
4. All spaces or lots shall be adjacent to a roadway of not less than 32 feet in width where vehicles are permitted to park on the roadway adjacent to dwellings; otherwise, off-street or off-roadway parking lots shall be maintained at a minimum ratio of one and one-half car spaces for each space or lot and the roadway may then have a minimum width of 24 feet. All such roadways shall have unobstructed access to a public street or highway, provided further that the sole vehicular access shall not be by an alley and that all dead-end roadways shall include adequate vehicular turning space at the end thereof.
5. All roadways and walks within the mobile home community shall be hard surfaced and lighted pursuant to residential street lighting requirements.
6. A park and recreational area shall be provided having a minimum of 150 square feet per dwelling space or lot.

16-341. TRAVEL TRAILER PARK. All travel trailer parks shall meet the following requirements:

- a. Travel trailer parks shall be located on a well-drained site, properly graded to insure rapid drainage and freedom from stagnate water.

- b. There shall be a minimum lot size for each travel trailer of at least 16 feet by 40 feet. (The 40 feet dimension may be modified based on special topography limitations.) There shall be a minimum space between trailers of at least 8 feet and there must be at least a minimum space to the lot lines of 4 feet. Each lot shall be clearly defined and marked.
- c. There shall be a minimum lot set-back from the property line of 20 feet to any arterial or collector street, and 10 feet to any residential street, provided that when 30 percent or more of the frontage abutting on one side of the street, between two intersecting streets, is built up with buildings having a front-yard depth of more or less than the above requirements, no trailer lot set-back shall project beyond the average front-yard line established. Nothing in this regulation shall be interpreted as to require a front-yard depth of more than 45 feet.
- d. No travel trailer shall be located closer than 15 feet from any building within the travel trailer park.
- e. Each travel trailer space shall be provided with at least one parking space and meet the National Fire Protection Agency (NFPA) 1194; Standard for Recreational Vehicle Parks and Campgrounds.
- f. All spaces or lots must be adjacent to a private roadway. On a one-way drive, the roadway must be at least 15 feet. On a two-way drive, the roadway must be at least 22 feet.
- g. Each travel trailer space shall have an individual utility connection for electric, water and sewer and must be connected to the city sewer system and electrical system for the purpose of disposing of substances from the trailer and for the purposes of providing power to the trailer.

16-342. MOBILE HOME COMMUNITY PARK PERMIT AND TRAVEL TRAILER PARK PERMIT

- a. It shall be unlawful for any person to establish, maintain, operate or permit to be established, maintained or operated any mobile home community park or Travel Trailer Park within the city limits, without first having secured a permit therefore as herein required, except those mobile home communities or parks and travel trailer parks that are already established. The cost for the Mobile Home Community Park Permit and the Travel Trailer Park permit shall be \$25.00. This permit is a one-time fee and is non-transferable.
- b. The applicant for a permit for a mobile home community park or travel trailer park shall submit three copies of the plan showing location, size and topography of the site for review of the planning commission and governing body. The plan must show the home or trailer spaces or lots, roadways, sidewalks, parking areas, electrical lines, utility lines, methods of defining each home or travel trailer space or lot in such a way to demonstrate that the proposed manufactured home community park or travel trailer park will meet the requirements set out herein.
- c. Travel trailers may be parked while occupied in manufactured home communities. Travel trailers parked while occupied in public areas located in city parks, may not be parked in excess of two weeks. The two-week restriction does not apply to non-resident companies or persons for a specific job for the duration of the job.
- d. Travel trailers may be stored while unoccupied on property owned or leased by its owners of the travel trailer in residential districts so long as the placement of the travel trailer stored conforms with the set-back and side-yard requirements of such district.

16-343. PARKING. Except as provided hereinafter, it shall be unlawful for any person to park any travel trailer, modular house or mobile home on any street, alley, highway, or other public place or on any tract of land, whether owned by the person himself, herself or by others, within the city.

- 16-344. EMERGENCY.** Emergency or temporary stopping or parking, not exceeding one hour at any one time, if permitted by traffic regulations and other ordinances of this city, shall be allowed.
- 16-345. ZONING DISTRICTS.** No person shall park or occupy any mobile home or travel trailer in any district, except as provided in the zoning ordinance and except those that are already so situated. Each present installation shall be considered a nonconforming use and will be permitted to remain if the use is continuous.
- 16-346. SEWER CONNECTION.** It shall be unlawful for the owner of any mobile home community park or the owner or occupant of any manufactured home which has the facility to make sewer connection to permit the house to be parked and occupied by a person or persons without first connecting the trailer to the city sewer system for the purpose of disposing of substances from the trailer.
- 16-347. GARBAGE RECEPTACLES.** Tightly covered trash/garbage cans shall be provided in quantities adequate to permit disposal of all garbage and rubbish. The trash/garbage cans shall be kept in sanitary condition at all times. Garbage and rubbish shall be collected and disposed of as frequently as may be necessary to ensure that the garbage cans shall not overflow.
- 16-348. FIRE PROTECTION.** Every mobile home park and travel trailer park shall always be equipped with one fire extinguisher in good working order for every three home spaces located not further than 100 feet from each home space. No open fires shall be permitted at any place which would endanger life or property. No fires shall be left unattended at any time.

COMMERCIAL (C-1) DISTRICTS

16-349. INTENT AND PURPOSE OF DISTRICT. The Commercial (C-1) District is intended for the purposes of allowing certain commercial businesses, commercial centers, and commercial retail sales and Services within the District.

16-350. DISTRICT REGULATIONS: In the Commercial (C-1) District, no building or land shall be used, and no building or structure shall be erected, altered or enlarged which is arranged, intended, or designed for other than one of the uses listed in Section 16-351 below.

16-351. USE REGULATIONS

The following uses are permitted in District C-1:

1. Any use permitted in R-1, R-2 and R-3.
2. Automotive repair and motor fuel dispensing facilities.
3. Retail stores.
4. Business or financial services.
5. Convenience Stores.
6. Family & Group day care facilities.
7. Public Utility Stations.

8. Restaurants.
9. Group Care Facilities, Physical Fitness Centers, Cultural and fraternal activities, rehabilitation centers, schools and colleges.
10. Amusement centers such as bowling alleys, golf driving ranges, miniature golf, ice rinks pool halls and similar recreation uses.
11. Building Material supply sales.
12. Cultural institutions.
13. Community commercial centers.
14. Health and Medical institutions.
15. Hotels and Motels.
16. Commercial printing and publishing.
17. Taverns and cocktail lounges.
18. Breweries.
19. Indoor theatres.
20. Self-Storage warehouses.
21. Automotive repair.
22. Automotive or Equipment sales or rentals.
23. Commercial bakers.
24. Regional commercial centers.
25. Plastic product design.
26. Molding and assembly.
27. Small metal product design.
28. Parking lots.
29. Accessory towers, satellite dishes and similar structures that do not exceed the maximum height restriction of 50 feet, when approved by the City Code Official.

16-352. INTENSITY OF USE REGULATIONS. Every lot shall have an area of not less than 6,000 square feet, and an average lot width of not less than 30 feet.

16-353. LOT COVERAGE. There are no lot coverage restrictions in this District.

16-354. HEIGHT REGULATIONS. No buildings and allowed towers shall exceed forty-five (45) feet in height.

16-355. YARD REGULATIONS: There are no yard regulations in this District.

FACTORY/INDUSTRIAL ZONES (I-1) DISTRICTS

16-356. INTENT AND PURPOSE OF DISTRICT. The Factory/Industrial Zone (I-1) is intended for the purposes of allowing certain manufacturing and industrial uses within the District.

16-357. DISTRICT AND USE REGULATIONS: In the **Factory/Light Industrial District I-1**, the following uses are permitted:

1. Any use permitted in C-1.

2. Any light-manufacturing or industrial use, such as warehouses, research or testing laboratories, but no merchandise or equipment shall be stored or displayed outside a building.
3. Product distribution center.
4. Woodworking shops.
5. Auto body shops.
6. Furniture assembly.
7. Dry cleaning plants.
8. Welding and machine shops.
9. Ice plants.
10. Small animal hospitals and veterinary clinics.
11. Casting.
12. Fabricating and processing.
13. Manufacturing and finishing.
14. Storage yards.
15. Wood products manufacture and finishing.
16. Towers including communication and wind towers. All towers over fifty feet in height shall be set back from all property lines a distance equal to one and a half times the tower's height.

FACTORY/INDUSTRIAL ZONES (I-2) DISTRICTS

16-358. INTENT AND PURPOSE OF DISTRICT. The Factory/Heavy Industrial Zone (I-2) is intended for the purposes of allowing certain manufacturing and heavy industrial uses within the District.

16-359. In the **Factory/Heavy Industrial I-2**, any use permitted in the I-1, and the following uses are permitted:

1. Any use permitted in I-1.
2. Stadiums and arenas.
3. Indoor swap meets.
4. Liquid fertilizer manufacturing.
5. Carpet manufacturing.
6. Monument works.
7. Regional recycling centers.
8. Heavy manufacturing or industrial use.
9. Storage yards for lubrication, oil and materials.
10. Butchering and processing plants.
11. Auto-dismantling yards.
12. Alcohol manufacturing.
13. Cotton gins.
14. Paper manufacturing.
15. Quarries.
16. Salt works.
17. Petroleum refining and other similar uses.

FACTORY/INDUSTRIAL 3 (I-3).

16-360. For potential future use.

16-361. For potential future use.

16-362. For potential future use.

PUBLIC USE (PU) DISTRICTS

16-363. INTENT AND PURPOSE OF DISTRICT. The Public Use (PU) District is intended for the purposes as a use classification intended to provide areas for the retention of public lands necessary for open spaces, parks, playgrounds, trails and structures designed for public recreation and open public places and to provide areas for the location of buildings and structures for government, public education, public facilities, recreation and other public and semi-public uses.

16-364. DISTRICT REGULATIONS: In the Public Use (PU) District, no building or land shall be used, and no building or structure shall be erected, altered or enlarged which is arranged, intended, or designed for other than one of the uses listed in Section 16-361 below.

16-365. USE REGULATIONS

The following uses are permitted in Public Use District:

1. Schools.
2. Churches.
3. Public Parks.
4. Park Maintenance and Operation.
5. Golf Courses.
6. Trails (non-motorized) and Open Spaces.
7. Public Buildings.
8. Public Agency Facilities and Shops.
9. Cemeteries.
10. Public Easements.
11. Public Parking Lots.

16-366. SIGN REGULATIONS. INTENT AND PURPOSE. The purpose of this chapter is to protect the safety and orderly development of the community through the regulation of signs and sign structures.

16-367. SIGN REGULATIONS - CONFORMANCE TO CODES. Any sign hereinafter erected shall conform to the provisions of this ordinance and the provisions of the International Building Code and any other ordinance or regulation within this jurisdiction.

16-368. SIGNS IN RIGHTS-OF-WAY. No sign, other than an official traffic sign or similar sign, shall be erected on any public right-of-way or easement, unless specifically authorized by ordinance or regulation.

16-369. SIGN REGULATIONS - TRAFFIC VISIBILITY. No sign or sign structure shall be erected at the intersection of any street in such a manner as to obstruct free and clear vision, not at any location where by its position, shape, or color that may interfere with or obstruct the view of, or be confused with any traffic sign, signal or device. No signs which blink, flash or are animated by lighting in any fashion that would cause such signs to have the appearance of traffic safety signs and lights, or municipal vehicle warnings from a distance shall be allowed.

16-370. EXEMPT SIGNS. The following signs shall be allowed in all districts:

1. Official notices authorized by a court, public body or public safety official.
2. Directional, warning or informational signs authorized by federal, state or municipal governments.
3. Memorial plaques, building identification signs and building cornerstones.
4. The flag of a government or noncommercial institution.
5. Street address signs, nameplates, and property directional signs.
6. Signs indicating the nature of improvements or developments which are affixed to a temporary project.
7. Temporary signs advertising the sale or construction of real estate, political signs, subject promotional signs, or wall or free-standing signs indicating the name of a development. A temporary sign is not permanently affixed or embedded and is portable in nature. All such signs under this section shall not exceed five-foot square, except as restricted in residential neighborhoods in Section 16-371.

16-371. SIGNS IN RESIDENTIAL DISTRICTS. No commercial billboard or advertising signs shall be permitted in any Residence District, except Home Occupations Signs as set forth in 16-317, signs advertising any structure, businesses or uses as allowed under 16-311, temporary signs advertising the sale or construction of real estate, political signs, subject promotional signs, or wall or free-standing signs indicating the name of the development. A temporary sign is not permanently affixed or embedded and is portable in nature. All such signs in residential districts shall not exceed three-foot square.

16-372. FENCE REGULATIONS. INTENT AND PURPOSE. The following regulations shall apply to the construction of fences:

1. No fence, including a living fence, shall be constructed or remain on property, which will constitute a traffic hazard or in any way obstruct traffic or the view of traffic. Any living fence extending into the traffic sight triangle shall be pruned to maintain a minimum obstruction-free height of three feet above the finished ground level.
2. No fence shall be constructed in such a manner or design as to be hazardous or dangerous to persons or animals.
3. No fence shall be constructed using chicken wire, hog wire or plywood.
4. No fence of barbed wire shall be built, constructed, or maintained, with barbed wire upon it, upon or along any street, avenue or alley, unless the barbed wire is employed at a height of at least six feet above the ground or surface.

5. Electric fences shall be prohibited inside the city limits, unless all the following conditions are met:
 - a. The electric fencing is to protect a garden;
 - b. The installed electric fencing and equipment were procured from a commercially available source;
 - c. The electric fencing is in the back yard of the property;
 - d. The electric fencing is placarded with notice warnings that identify the fence as an electric fence.
 - e. The electric fence is composed of smooth wire or synthetic webbing with conductive wiring.
6. Fences in any required front yards may not exceed 48 inches in height and built so as not to obstruct the view of traffic and be of at least 50% opaque material. Fences in front yards shall be made of the following permitted material: Wood, wrought iron, tubular aluminum, chain link, aluminum, quality vinyl and other approved quality materials. Wood fences shall be pressure treated, painted or stained.
7. Fences in required rear yards or side yards shall not exceed 6 feet in height, unless an application has been made for a building permit. Fencing may be allowed up to eight foot, with an approved building permit, when such fencing is commensurate with the landscaping or fencing in the neighborhood; or for the purposes of providing privacy, security or screening; or for the screening or security of stored materials in the Industrial/Light Industrial I-1, or Industrial/Heavy Industrial I-2 Districts.
8. The height restrictions shall not apply to any fence enclosing a tennis court, swimming pool, playing field, park, recreation facility, electric substation, gas regulator station, sand and gravel excavation or noise barrier fences approved by the City Code Inspector.

16-373. STORAGE UNITS/SHIPPING CONTAINERS. The regulation of Temporary Storage Units/Shipping containers shall be controlled and shall conform to the regulations prescribed in this section and shall meet the specification as required in each zoning district.

1. Storage/shipping container means a unit originally or specifically designed or used to store goods or merchandise during shipping or hauling by container ships, rail, or other types of transportation.
2. For purposes of this section, cargo containers, railroad cars, truck vans, converted mobile homes, trailers, recreational vehicles, bus bodies, vehicles and similar prefabricated items and structures originally built for purposes other than the storage of goods and materials, are not accessory storage buildings.
3. At no time shall any temporary storage/shipping containers be placed as a permanent use in any district which is zoned Residential 1, 2, 3 or 4.
4. Temporary Use: Storage/shipping containers shall be allowed as a temporary use within the City. Temporary uses shall be allowed in the following instances:
 - a. At a construction site for the duration of the project, with the containers to be removed within 60 days of the completion of the project;
 - b. At a natural disaster recovery or clean-up project;
 - c. For short-term storage of goods of business enterprises located within a district zoned for Commercial 1, Factory/Industrial 1, Factory/Industrial 2, or Factory/Industrial 3, (for example: holiday season for storage);
 - d. A building permit is required for any containers being set or put in place for more than ten (10) days at any location. Permit approval must be completed prior to the placement of a container. A limit of one permit per calendar year shall be granted for a maximum of 60 days, with one 60-day extension possible at the discretion of the City;

- e. All temporary containers must meet the established setbacks for the district.
 - f. No vertical stacking and/or stacking of material on top of the storage container is allowed;
 - g. Storage/shipping containers shall be allowed as a temporary use within the city in a Residential 1, 2, 3 or 4 zone for a period not to exceed ten (10) days. Such units shall only be for the use of persons utilizing the units as PODS, (Portable on Demand Storage) for moving and/or temporary storage. A temporary building permit will be required for the container to be used for a time period not to exceed ten (10) days, when using as a moving or temporary storage container. At no time shall any container be placed as a permanent use within any Residential 1, 2, 3 or 4 zoned district. Only one storage container may be placed at any residential property at a time.
5. Storage/shipping containers shall be allowed as a permanent use within the City only under the following conditions:
- a. Containers shall be allowed as an accessory use only and subject to the requirements of the zoning district in which it is located;
 - b. All signage on the container shall be removed and the container shall be painted an earth tone color or a color of siding material compatible with the surrounding environment or adjacent structures. The painting or siding shall be completed within 60 days of the placement of the container;
 - c. The container shall be safe, structurally sound, in good repair and be placed on a stable surface. Any container that becomes unsafe, unstable or dangerous, as determined by the City, shall be removed or repaired immediately by the property owner. All permanent use containers shall be secured &/or tied down to a stable surface.
 - d. Containers shall not be stored in a manner that impedes access to public rights-of-way, public utilities, drainage easements, adjacent structures or buildings;
 - e. Materials stored in the container shall only include items normally associated with the business use of the property;
 - f. Containers shall be placed in conformance with the required side yard, rear yard and front yard setbacks. At no time, though, shall a container be allowed to be placed between the main structure and the public street;
 - g. Containers shall be set back a minimum of 100 feet when abutting any property that is zoned for Residential 1, 2, 3 or 4 land use. A property shall not be considered as abutting if it is separated by a street or alley;
 - h. Stacking of containers is prohibited. No containers may be utilized as rental units or be leased to anyone other than the property owner or property lessee of the existing on-site business enterprise where the container is placed;
 - i. Containers shall not be connected to utility services, except for electricity, nor shall any other utility service be utilized within a container;
 - j. All storage/shipping containers are subject to inspection of contents to ensure adherence to the ordinances as set forth.
6. All storage/shipping containers legally placed upon property in the City at the time of adoption of this section shall be considered non-conforming use and shall come in compliance with this section within ninety (90) days of adoption.
7. Failure of the property owner to abide by the regulations set forth will be punishable by a fine of \$25 per day, for which the container can be located on the specific property. A separate offense shall be deemed committed on each day the violation is allowed to exist.

16-374. NONCONFORMING USES. Any lawful use of the land which existed prior to the effective date of this Zoning Ordinance may be continued. This includes the lawful use of the land at the time of annexation or a use of land existing at the time of an amendment land zoning which makes such land a more restricted use district. The lawful use of a building upon any land, may be continued

though such use does not conform to this Zoning Ordinance, so long as no structural alterations are made, normal maintenance and incidental repair excepted. A nonconforming use, if changed to a more restricted use or to a conforming use, may not thereafter be changed back to a less restricted use. A nonconforming use of a building may be changed to another nonconforming use of the same or a more restrictive classification, provided no structural alterations are made. No building devoted to a nonconforming use may be reconstructed or structurally altered, nor a building permit issued, unless plans for the same are approved by the Planning Commission.

16-375. CERTIFICATE OF OCCUPANCY. No change in the character of use of land or of a building shall be made nor shall any new or existing building or structure be hereafter occupied or used until a certificate of occupancy is issued by the city building official or his/her authorized representative certifying that such building or use complies with all regulations of this chapter, building code and all other ordinances and regulations applicable thereto.

1. No certificate of occupancy shall be issued unless the city building official or his/her authorized representative has determined that said change will be in conformance with this chapter and the comprehensive plan. Evidence of compliance must be provided to the city building official and the city staff as requested.
2. A record of all certificates of occupancy shall be kept on file in the office of the building official, and copies shall be furnished on request to any persons having a proprietary or tenancy interest in land or building affected by such certificate of occupancy.
3. A certificate of occupancy may be revoked by the building official upon evidence of noncompliance with this chapter or the building codes of the city.

16-376. ADOPTION OF ZONING REGULATIONS. The Governing Body of the City by adoption of an ordinance may provide for the adoption or amendment of zoning regulations. The Governing Body may divide the territory subject to its jurisdiction into districts of such number, shape, area and of such different classes, according to the use of land and buildings and the intensity of such use, as may be deemed suited to carry out the purposes of this act. Such regulations may include, but not be limited to provisions restricting and regulating the height, number of stories and size of buildings, the percentage of each lot that may be occupied, the size of yards, courts and other open spaces; the density of population; the location, use and appearance of buildings, structures and land for residential, commercial, industrial and other purposes; the conservation of natural resources, including agricultural lands; and the use of land located in the areas designated as flood plains and other areas, including the distance of any buildings and structures from the street or highway. Such regulations shall define the boundaries of zoning districts by description contained therein or by setting out such boundaries upon a map or maps incorporated and published as part of such regulations or by providing for the incorporation by reference in such regulations of an official map or maps upon which such boundaries shall be fixed. For a city, such map or maps shall be marked: "Official copy of zoning district map incorporated into City zoning regulations by adoption of an ordinance by the Governing Body of the City on the ____ day of _____, 20____, and filed in the office of the City Clerk. Such regulations and accompanying maps shall be public records.

16-377. ZONING JURISDICTION.

1. The zoning regulations of the City shall define the zoning jurisdiction as including the area within the city limits and may also include land located outside the city limits which is not currently subject to county zoning regulations and is within three miles of the city limits, but in no case shall it include land which is located more than half the distance to another city. The Governing Body

of the City shall notify the Board of County Commissioners in writing of the City's intention at least 60 days before adopting zoning regulations affecting such an area outside city limits.

2. Any flood plain zone or district shall include the flood plain area within the incorporated area of the City and may include any extra territorial jurisdiction lying outside, but within three miles of the nearest point of the contiguous city limits when such jurisdiction has not otherwise been designated a flood plain zone or district by any other governmental unit or subdivision.

16-378. ZONING REGULATION PROVISIONS.

1. The Governing Body may adopt zoning regulations, which may include, but not be limited to, provisions which:

- a. Provide for plan unit developments;
- b. Permit the transfer of development rights;
- c. Preserve structures in districts listed on the local, state, or national historic register;
- d. Control the esthetics of redevelopment or new development;
- e. Provide for the issuance of special use or conditional use permits; and
- f. Establish overlay zones.

16-379. RECOMMENDATION AND HEARING.

1. Before any city establishes any zone or district or regulates or restricts the use of buildings or land therein, the Governing Body shall require the Planning Commission to recommend the nature and number of zones or districts which it deems necessary and the boundaries of the same and appropriate regulations or restrictions to be enforced therein. Except as provided in the zoning regulations, all such regulations shall be uniform for each class or kind of building or land uses throughout each district, but the regulations in one district may differ from those in other districts and special uses may be designated within each district with conditions attached.
2. Upon the development of proposed zoning regulations, the Planning Commission shall hold a public hearing thereon. Notice of such public hearing shall be published at least once in the official city newspaper at least 20 days prior to the date of the hearing. Such notice shall fix the time and place for such hearing and shall describe such proposal in general terms. The hearing may be adjourned from time to time and at the conclusion of the same, the Planning Commission shall prepare its recommendations and by an affirmative vote of the majority of the entire membership of the Commission adopt the same in the form of proposed zoning regulations and shall submit the same, together with a written summary of the hearing thereon, to the Governing Body. The Governing Body may either:
 - a. Approve such recommendations by the adoption of the same by ordinance;
 - b. Override the Planning Commission's recommendations by a two-third majority vote over the membership of the Governing Body; or
 - c. May return the same to the Planning Commission for further consideration, together with the statements specifying the basis for the Governing Body's failure to approve or disapprove. If the Governing Body returns the Planning Commission's recommendations, the Planning Commission, after considering the same, may resubmit its original recommendations giving the reasons therefore or submit new and amended recommendations. Upon the receipt of such recommendations, the Governing Body, by simple majority thereof, may adopt or may revise or amend and adopt such recommendations by the respective ordinance, or the Governing Body need take no further action thereon. If the Planning Commission fails to deliver its recommendations to the Governing Body following the Planning Commission's next regular

meeting after the receipt of the Governing Body's report, the Governing Body shall consider such course of inaction on the part of the Planning Commission as a resubmission of the original recommendations and proceed accordingly. The proposed zoning regulations and any amendments thereto shall become effective upon publication of the respective adopting ordinance.

16-380. AMENDMENTS; REVISIONS.

1. The Governing Body may from time to time supplement, change or revise the boundaries or regulations contained in the zoning regulations by amendment. A proposal for such amendment may be initiated by the Governing Body or the Planning Commission. If such proposed amendment is not a general revision of the existing regulations and affects specific property, the amendment may be initiated by application of the owner of property affected. Any such amendment, if in accordance with the land owner's plan or the land use element of a comprehensive plan, shall be presumed to be reasonable. The Governing Body shall establish in its zoning regulations the matters to be considered when approving or disapproving a zoning request. The Governing Body may establish reasonable fees to be paid in advance by the owner of any property at the time of making application for a zoning amendment.
2. All such proposed amendments shall first be submitted to the Planning Commission for recommendation. The Planning Commission shall hold a public hearing thereon, shall cause an accurate written summary to be made of the proceedings, and shall give notice in like manner as that required for recommendations on the original proposed zoning regulations. Such notice shall fix the time and place for such hearing and shall contain a statement regarding the proposed changes and regulations or restrictions or in the boundary or classification of any zone or district. If such proposed amendment is not a general revision of the existing regulations and affects specific property, the property shall be designated by legal description or a general description sufficient to identify under consideration. In addition to such publication notice, written notice of such proposed amendment shall be made at least 20 days before the hearing to all owners of record of lands located within at least 200 feet of the area proposed to be altered for regulations of the City. If the City proposes zoning amendments to property located adjacent to or outside the city limits, the area of notification of the City's action shall be extended to at least 1,000 feet in the unincorporated area. All notices shall include a statement that a complete legal description is available for public inspection and shall indicate where such information is available. When the notice has been properly addressed and deposited in the mail, failure of a party to receive such notice shall not invalidate any subsequent action taken by the Planning Commission or the Governing Body. Such notice is sufficient to permit the Planning Commission to recommend amendments to zoning regulations which affect only a portion of the land described in the notice or which gives all or any part of the land described a zoning classification of lesser change than that set forth in the notice. A recommendation of a zoning classification of lesser change than that set forth in the notice shall not be valid without republication and, where necessary, remailing, unless the Planning Commission has previously established a table or publication available to the public which designates what zoning classifications are lesser changes authorized within the published zoning classifications. At any public hearing held to consider a proposed rezoning, an opportunity shall be granted to interested parties to be heard.
3. Whenever five or more property owners of record owning 10 or more contiguous or noncontiguous lots, tracts or parcels of the same zoning classification initiate a rezoning of their property from a less restrictive to a more restrictive zoning classification, such amendment shall require notice by publication and hearing in like manner as required in subsection 2 of this section. Such zoning amendment shall not require written notice and shall not be subject to the protest petition provision of subsection 7 of this section.

4. Whenever a city initiates a rezoning from a less restrictive to a more restrictive zoning classification of 10 or more contiguous or noncontiguous lots, tracts or parcels of the same zoning classification having five or more owners of record, such amendment shall require notice by publication and hearing in like manner as that required by subsection 2 of this section. In addition, written notice shall be required to be mailed to only owners of record of the properties to be rezoned and only such owners shall be eligible to initiate a protest petition under subsection 6 of this section.
5. Except as provided in subsection 7 and 9 and unless otherwise provided by this zoning code, the procedure for the consideration and adoption of any such proposed amendment shall be in the same manner as that required for the consideration and adoption of the original zoning regulations. A majority of the members of the Planning Commission present and voting at the hearing shall be required to recommend approval or denial of the amendment to the Governing Body. If the Planning Commission fails to make a recommendation on a zoning request, the Planning Commission shall be deemed to have made a recommendation of disapproval. When the Planning Commission submits a recommendation of approval or disapproval of such amendment and the reasons therefore, the Governing Body may:
 - a. Adopt such recommendation by an ordinance;
 - b. Override the Planning Commission's recommendations by a two-third majority vote of the membership of the Governing Body; or
 - c. Return such recommendations to the Planning Commission with a statement specifying the basis for the Governing Body's failure to approve or disapprove. If the Governing Body returns the Planning Commission's recommendations, the Planning Commission, after considering the same, may resubmit its original recommendations giving the reasons therefore or submit new and amended recommendations. Upon the receipt of such recommendations, the Governing Body by a simple majority thereof, may adopt or may revise or amend and adopt such recommendations by ordinance, or it need take no further action thereon. If the Planning Commission fails to deliver its recommendation to the Governing Body following the Planning Commission's next regular meeting after receipt of the Governing Body's report, the Governing Body shall consider such course of inaction on the part of the Planning Commission as a resubmission of the original recommendation and proceed accordingly. The proposed rezoning shall become effective upon publication of the respective adopting ordinance.
6. If such amendment affects the boundaries of any zone or district, the respective ordinance shall describe the boundaries as amended, or provision is made for the fixing of same upon an official map which has been incorporated by reference, the amending ordinance shall define the change or the boundary as amended, shall order the official map to be changed to reflect such amendment, shall amend the section of the ordinance incorporating the same and shall reincorporate such map as amended.
7. Except as provided in subsection 8, whether or not the Planning Commission approves or disapproves a zoning amendment, if a protest petition against such amendment is filed in the office of the city clerk or the county clerk within 14 days after the date of the conclusion of the public hearing pursuant to the publication notice, signed by the owners of record of 20% or more of any real property proposed to be rezoned or by the owners of record of 20% or more of the total real property within the area required to be notified by this act of the proposed rezoning of a specific property, excluding streets and public ways and property excluded pursuant to paragraph 7 of this subsection, the ordinance or resolution adopting such amendment shall not be passed except by at least a 3/4 vote of all of the members of the governing body.
8. For the purpose of determining the sufficiency of a protest petition, if the proposed rezoning was requested by the owner of the specific property subject to the rezoning or the owner of the specific property subject to the rezoning does not oppose in writing such rezoning, such property also shall

be excluded when calculating the “total real property within the area required to be notified” as that phrase is used in paragraph 7 of this subsection.

9. An ordinance adopting a zoning amendment for mining operations subject to K.S.A. 49-601 et seq., and amendments thereto, regardless of a protest petition or failure to recommend by the planning commission shall only require a majority vote of all members of the governing body.
10. Zoning regulations may provide additional notice by providing for the posting of signs on land which is the subject of a proposed rezoning, for the purpose of providing notice of such proposed rezoning.

16-381. REGULATIONS.

1. Regulations adopted under authority of this ordinance shall not apply to the existing use or any building or land but shall apply to any alteration of a building to provide for a change in use or in change in use of the building or land after the effective date of this ordinance. If a building is damaged by more than 50% of its fair market value such building shall not be restored if the use of such building is not in conformance with the regulations adopted under this ordinance.
2. Except for flood plain regulations in areas designated as a flood plain, regulations adopted by a city pursuant to K.S.A. 12-715(b) and amendments thereto, shall not apply to the use of land for agricultural purposes, nor for the erection or maintenance of buildings thereon for such purposes so long as such land and buildings are used for agricultural purposes and not otherwise.

16-382. ENFORCEMENT OF REGULATIONS.

1. The Governing Body shall not adopt or enforce zoning regulations, which have the effect of excluding manufactured homes from the entire zoning jurisdiction of the Governing Body. The Governing Body shall not adopt or enforce zoning regulations, which have the effect of excluding residential design manufactured homes from single-family residential districts solely because they are manufactured homes.
2. Nothing in this section shall be construed as precluding the establishment of architectural or esthetic standards applicable to manufactured homes to insure its compatibility with site-built housing in the same zoning district.
3. Nothing in this section shall be construed as preempt or supersede valid restrictive covenants running with the land.

16-383. PENALTY. The violation of any provisions of this chapter shall be deemed to be a misdemeanor; any person, firm, association, partnership, or corporation convicted thereof shall be punished by a fine of not greater than \$500 per offense; and the city shall further have the authority to maintain suits or actions in any court of competent jurisdiction for the purpose of enforcing any provisions of this chapter and to seek civil penalties in the amount of not greater than \$500 per offense, and to abate nuisances maintained in violation thereof, and in addition to other remedies, institute injunction, mandamus or other appropriate action or proceedings to prevent such unlawful erection, construction, alteration, conversion, maintenance or use, or to correct or abate such violation or to prevent the occupancy of said building, structure or land. Every day a violation of this chapter shall continue shall constitute a separate offense.

Section 2: Any ordinance in conflict herewith is hereby amended.

Section 3: This ordinance shall take effect from and after its adoption and publication in the official city newspaper.

PASSED AND ADOPTED by the Governing Body of the City of Norton, Kansas, this 15th day of May, 2019.

/s/ James L. Miller, Mayor

Attest:

/s/ Darla R. Ellis, City Clerk

First Reading: 04-17-2019
Second Reading: 05-01-2019
Third Reading: 05-15-2019