

ARTICLE

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# Zoning Districts

## 4.1 Establishment of districts

In order to carry out the purposes of this Ordinance and allow a variety of uses in different districts which are appropriate to the character of the individual district, the City shall be divided into the following zoning districts, as specified on the official zoning districts map:

Exhibit 4-1 Zoning Districts

| Abbreviation                 | District Name                            |
|------------------------------|--|
| Residential Zoning Districts |  |
| A-R                          | Agricultural Residential                 |
| R-1                          | Low-Density Single-Family Residential    |
| R-2                          | Medium-Density Single-Family Residential |
| R-3                          | Medium-Density Residential               |
| R-4                          | Mobile Home Residential                  |
| R-O                          | Residential Office                       |
| Commercial Zoning Districts  |  |
| C-1                          | Community Business                       |
| C-2                          | Central Business                         |
| C-3                          | Highway Business                         |
| Industrial Zoning Districts  |  |
| I-1                          | Industrial                               |
| Floating Districts           |  |
| PUD                          | Planned Unit Development                 |
| PRD                          | Planned Residential Development          |

### A. General use districts

Also known as base zoning districts, these represent the traditional residential, commercial, and industrial district established above. They set uniform standards for uses in their district and are the governing standards unless overlaid with more restrictive standards as in the case of an overlay district.

### B. Floating districts

Floating districts are set forth in the ordinance text but not on the initial official zoning map. A floating district may be employed when the local government recognized that a particular type of activity is desired for a general area but the specific site has not been located in advance. Property intended to be used for that activity may be rezoned upon application if the owner can meet the conditions in the ordinance. Uses typically designated in floating districts include Planned Developments such as Planned Unit Development (PUD) and Planned Residential Development (PRD) districts.

### C. Overlay districts

Overlay districts are established to define certain sub-areas within which development is subject to restrictions over and above those applicable to the underlying district. Within defined overlay districts,

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any development that occurs must be in compliance not only with the regulations applicable to the underlying district but also with the additional requirements of the overlay district. The City of Wiggins has not adopted any overlay district requirements as part of this Ordinance. This Ordinance does allow for architectural design guidelines discussed in Article 7, Section 7.8.C. These guidelines are intended to be used in overlay districts proposed by the Comprehensive Plan and can be modified to provide requirements for future adopted overlay districts. The guidelines discussed in Section 7.8.C are intended as a tool for developers and are not a requirement of this Ordinance. These guidelines are discussed in more detail in Section 7.8.C.

### 4.2 Official zoning map

- A. There shall be a map known as the official zoning map, which shall show the boundaries of all zoning districts within the city's planning jurisdiction. This map shall be drawn on a durable material or generated in a digital format from which prints or digital copies can be made, shall be dated and shall be located in City Hall.
- B. The official zoning map is adopted and incorporated herein by reference. Amendments to this map shall be made and posted in accordance with Section 3.13, Official zoning map amendment (rezoning). A copy of the official zoning map can be found in Appendix D.
- C. Should the official zoning map be changed by an approved zoning change, the official zoning map shall be updated to reflect said changes and dated to reflect the date of the change.

### 4.3 Interpretation of district boundaries

- A. Interpretations
  1. The Planning Commission is authorized to interpret the official zoning map and to pass upon disputed questions of lot lines or district boundary lines and similar questions. If such questions arise in the context of an appeal from a decision of the Land Code Administrator, they shall be handled as provided in Section 3.17, Administrative appeals.

2. Where uncertainty exists as to the boundaries of districts as shown on the official zoning map, the following rules shall apply:

- a. boundaries indicated as approximately following the centerlines of alleys, streets, highways, streams, or railroads shall be construed to follow such centerlines
- b. boundaries indicated as approximately following lot lines or city limit lines, shall be construed as following such lines, limits or boundaries
- c. boundaries indicated as following shorelines shall be construed to follow such shorelines, and in the event of change in the shoreline shall be construed as following such changed shorelines
- d. if the actual location of such right-of-way, easement or waterway, as indicated in a recorded legal description of such, varies slightly from the location shown on the official map, then the actual location shall control

3. Where the official map shows a boundary line as being located a specific distance from a street line or other physical feature, this distance shall control.

4. Where a district boundary divides a lot or where distances are not specifically indicated on the official zoning map, the boundary shall be determined by measurement, using the scale of the official zoning map.

5. Where any street or alley is hereafter officially vacated or abandoned, the regulation applicable to each parcel of abutting property shall apply to that portion of such street or alley added thereto by virtue of such vacation or abandonment.

### 4.4 Residential district purpose statements

- A. A-R Agricultural Residential District  
The purpose of the A-R district is to accommodate large, "estate" size lots located in the more sparsely developed areas of the city where existing services and utilities, in particular, sewer, will not accommodate a higher density.

B. **R-1 Low-Density Single-Family Residential District**

The R-1 district is established for the **development and protection of low density**, single-family residential uses in protected surroundings. The regulations of this district are intended to discourage any use, which because of its character, would be detrimental to the quiet residential nature of the area.

C. **R-2 Medium-Density Single-Family Residential District**

The R-2 Medium-Density Single-Family Residential District is established as a district in which the principal use of land is detached single-family dwellings. **Two-family residential dwelling units (duplexes) may be permitted as a conditional use in certain areas.** The regulations of this district are intended to discourage any use, which because of its character, would be detrimental to the residential character of this district. The regulations of this district are designed to encourage the wise use of land and natural resources, with the aim of reducing sprawl and the costly provision of infrastructure to serve dispersed development.

D. **R-3 Medium-Density Residential District**

The purpose of the R-3 district is to provide for **various types of residential structures including single-family detached, two-family duplexes and/or patio homes. Other uses which serve the residents of the district are also permitted. The planned communities with townhouses and/or patio homes are designed to be a transitional residential use ideally located between lower density residential districts (R-1 and R-2). They should be located in areas where adequate public infrastructure exists and with direct access collectors and arterial streets. multi-family dwellings. The regulations for this district, however, are intended to discourage any other use which, because of its character would interfere with the basic multi-family residential nature of the areas included in this district.** This district, and the developments allowed in it, should be located so as to not interfere with or damage environmentally sensitive lands and to ensure that adequate open space and recreational facilities are located nearby, or within the district itself, to serve the needs of the persons who or will be living in the

district.

E. **R-4 Mobile Home Residential District**

The R-4 district is established as a district in which the principal use of land is for mobile home dwellings. **Manufactured and mobile homes may only be placed in existing or new Manufactured and Mobile Home Parks and in new platted Manufactured Home Subdivisions which are zoned appropriately. It is the intent of this Ordinance that these districts may be located only in such areas as to not adversely affect the established residential subdivisions and residential densities within the city. The regulations for this district, however, are intended to discourage any other use which, because of its character would interfere with the basic multi-family residential nature of the areas included in this district.** This district, and the development allowed in it, should be located so as to not interfere with or damage environmentally sensitive lands and to insure that adequate open space and recreational facilities are located nearby, or within the district itself, to serve the needs of the persons who are or will be living in the district. Concentration of large amounts of R-4 zoned property in one area where services and utilities are not adequate shall not be allowed.

G. **R-O Residential Office District**

The R-O district is established to create an environment especially suited to a group of professionals, general administrative and general sales offices, together with certain commercial uses primarily to serve employees in the district. **This district is a transitional use district between low to medium density residential neighborhoods and the C-1 and C-2 commercial districts.**

4.5 Commercial district purpose statements

A. **C-1 Community Business District**

The C-1 district is generally intended to be located on major thoroughfares and provide goods and services to residents of the community. Because these commercial uses are subject to the public view, which is a matter of important concern to the whole community, they should provide an appropriate appearance, adequate parking, controlled traffic movement and suitable landscaping and protect abutting residential areas from the traffic and visual impacts associated with commercial

## 4.5 Commercial district purpose statements

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activity.

### B. C-2 Central Business District

The purpose of the C-2 district is to provide areas for retail and service commercial activities of the city and region. No use shall be permitted in this district which, in the judgment of the Planning Commission, Mayor and Board of Aldermen, is dangerous, offensive or detrimental to nearby businesses or residences by reason of the emission of dust, gas, smoke, noise, fumes, glare, odor, vibration, or fire hazards.

### C. C-3 Highway Business District

The purpose of the C-3 district is to provide areas for intensive, high-impact commercial and small scale light industrial establishments which generate large volumes of heavy truck traffic. Consequently, these districts are located on arterial highways.

Retail office and personal service establishments are incompatible, and, therefore, are not to be mixed in these heavy commercial and light industrial areas.

## 4.6 Industrial district purpose statements

### A. I-1 Industrial District

The I-1 district is established to provide areas for the development of manufacturing, processing and assembly uses that generally require extensive space requirements and/or generates substantial amounts of noise, odors and other characteristics to a residential or commercial development. The uses permitted within this district shall seek to mitigate any objectionable characteristics such as fumes, smoke, vibrations and other influences. Such areas will generally be located in areas with accessibility to major roads, railroads or airports. Heavy industries

can be permitted as a conditional use in certain areas of the I-1 District as long as their activities do not negatively impact the surrounding properties.

The I-1 district is established as a district in which the principal use of land is for industries which can be operated in a relatively clean and quiet manner and which will not be obnoxious to adjacent residential or business districts and for warehousing and wholesaling activities with limited contact with the general public. The regulations are designed to prohibit any other use which would substantially interfere with the development of industrial establishments in the District.

## 4.7 Floating district purpose statements

### A. PUD Planned Unit Development

The PUD district is intended to provide for a mix of uses, including commercial and residential uses. PUD provisions are intended to encourage creativity in the design and planning of parcels by allowing greater design flexibility than the underlying base districts to protect natural features and concentrate development in more suitable or less environmentally sensitive areas. The end result is creativity in design, additional open space and an appropriate mix of uses.

### B. PRD Planned Residential Development

The PRD district is intended to provide for master planned residential communities containing a mix of housing types, including associated amenities. This district is primarily intended for large-scale residential projects that require either additional flexibility not available in the base residential districts, or greater scrutiny by the city due to their scale.