
How to use this Ordinance

If you have property and want to know what rules apply:

Step 1: Find your zoning district and any overlay districts by looking at the Official Zoning Map found in Appendix D or at the Planning & Building Department.

Step 2: Go to Article 6, District development standards, for minimum lot size, required setbacks and other district standards. You may also want to refer to Article 7, General development standards, for general parking, landscaping and sign requirements.

Step 3: Go to Exhibit 5-1 in Article 5 for details on permitted and conditional uses in each zoning district or see Appendix E for a Zoning Quick Reference Guide that provides permitted and conditional uses by district. Conditional uses are subject to a conditional use permit found in Article 3, Section 3.15.

Step 4: Don't forget to ask the Planning & Building Department if your property falls within an overlay district. Overlay districts do not have any specific regulations under this code, but Architectural design guidelines for the overlay districts can be found in Appendix I.

If you want to build or establish a particular use:

Step 1: Find your proposed use in Exhibit 5-1 in Article 5. The table can provide the districts in which your use is permitted ("P") or conditionally permitted ("C"). If your use is conditionally permitted, see the requirements for approval of conditional permitted uses in Article 3, Section 3.15.

Step 2: Look up the appropriate district regulations in Article 6, District development standards for details on minimum lot size, required yards and other district standards. You may also want to refer to Article 7, General development standards, for general parking, landscaping and sign regulations.

Step 3: Don't forget to ask the Planning & Building

Department if your property falls within an overlay district. Overlay districts do not have any specific regulations, but Architectural design guidelines for the overlay districts can be found in Appendix I.

If you want to change your zoning district:

Only the Board of Aldermen may rezone property, following public notice and a public hearing in front of the Planning Commission. See Article 3, Section 3.13 for details on rezoning procedures.

If you want to vary from the standards that apply:

The Board of Aldermen may grant variances from the regulations in the Wiggins Land Development Code in cases of special hardship. See Article 3, Section 3.16.

If you want to put up a new sign or replace an existing conforming sign for your business:

Step 1: Find your zoning district and any overlay districts by looking at the Official Zoning Map found in Appendix D or at the Planning & Building Department.

Step 2: If you are in the C-2 zoning district, don't forget to see Appendix G or ask the Planning & Building Department if you are in Special Sign District A or B.

Step 3: Go to Article 7, Section 7.5 to find the sign regulations for your district.

If your property is in an overlay district:

Appendix I provides Architectural Design Guidelines that can be used by an architect, engineer or planner to help you design your development. These guidelines are not requirements of the land development code, but rather a tool to help create a more unique, attractive and distinct City of Wiggins.