

CHAPTER 165

ZONING REGULATIONS – GENERAL PROVISIONS AND DEFINITIONS

165.01 Short Title

165.02 Purpose

165.03 Application of District Regulations

165.04 Establishment of Districts; Provision for Official Zoning Map

165.05 Rules for Interpretation of District Boundaries

165.06 Definitions

165.01 SHORT TITLE. Chapters 165 through 168 of this Code of Ordinances shall be known and may be cited as the “City of Williamsburg, Iowa, Zoning Ordinance.”

165.02 PURPOSE. The purpose of these zoning regulations is to provide adequate light and air to prevent the overcrowding of land to avoid undue concentration of population, to regulate the use of land, and to promote the health, safety, and general welfare of the City and the unincorporated lands described in Section 165.04(3).

165.03 APPLICATION OF DISTRICT REGULATIONS. These zoning regulations for each district set out in Chapter 168 shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, and particularly, except as hereinafter provided.

1. No building, structure, or land shall hereafter be used or occupied, no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved, or structurally altered except in conformity with all the regulations herein specified for the district in which it is located.
2. No part of a yard, or other open space, or off-street parking or loading space required about or in connection with any building for the purpose of complying with these zoning regulations, shall be included as part of a yard, open space, or off-street parking or loading space similarly required for any other building.
3. No yard or lot existing at the time of passage of the zoning ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of such ordinance shall meet at least the minimum requirements established by these zoning regulations.
4. Whenever the requirements of these zoning regulations are at variance with the requirements of any other lawfully adopted rules, regulations, ordinances, deed restrictions, or covenants, the most restrictive or that imposing the higher standards shall govern.

165.04 ESTABLISHMENT OF DISTRICTS; PROVISION FOR OFFICIAL ZONING MAP.

1. Official Zoning Maps. The City and the surrounding unincorporated lands shall be divided into districts, as shown on the two Official Zoning Maps which, together with all explanatory matter thereon, shall be adopted by ordinance. One map shall identify the unincorporated area and the other shall identify the incorporated area. The Official Zoning Map shall be identified by the signature of the Mayor, attested by the City Clerk, under the following words: “This is to certify that these are the Official Zoning Maps referred to in Section 1.02.02 of Ordinance No. 320 of the City of Williamsburg, Iowa,” together with the date of adoption. If, in accordance with the provisions of these zoning regulations and Chapter 414, *Code of Iowa*,

changes are made in district boundaries or other matter portrayed on the Official Zoning Maps, such changes shall be entered on the Official Zoning Maps promptly after the amendment has been approved by the City Council, with an entry on the Official Zoning Maps as follows: “By official action of the City Council, the following changes were made on the Official Zoning Maps,” (indicating the changes by ordinance numbers and date of publication.) No amendment of these zoning regulations which involves matter portrayed on the Official Zoning Maps shall become effective until after such changes and entries have been made on said maps.[†]

2. Replacement of the Official Zoning Maps. In the event that the Official Zoning Maps become damaged, destroyed, lost, or difficult to interpret because of the nature or number of changes and additions, the City Council may by ordinance adopt new Official Zoning Maps which shall supersede the prior Official Zoning Maps. The new Official Zoning Maps may correct drafting or other errors or omissions in the prior Official Zoning Maps, but no such correction shall have the effect of amending the original Official Zoning Maps or any subsequent amendment thereof. The new Official Zoning Maps shall be identified by the signature of the Mayor, attested by the City Clerk, and bearing the Seal of the City under the following words: “This is to certify that these Official Zoning Maps supersede and replace the Official Zoning Maps adopted as part of Ordinance No. _____ of the City of Williamsburg, Iowa.” Unless the prior Official Zoning Maps have been lost or have been totally destroyed, the prior maps or any significant parts thereof remaining shall be preserved, together with all available records pertaining to their adoption or amendment.

3. Extended Area. These zoning regulations apply to lands within two miles of the City, generally described as follows, and shown on the Official Zoning Maps of the City:

Beginning at the northeast corner of the Northwest ¼ of Section 1, Township 79 North, Range 10 West of the 5th Principal Meridian; thence south to the southeast corner of the Southwest ¼ of Section 13-T79N-R10W; thence southwesterly to the southwest corner of Section 24-T79N-R10W; thence southwesterly to the southwest corner of the Northwest ¼ of Section 26-T79N-R10W; thence west to the southwest corner of the Northwest ¼ of Section 28-T79N-R10W; thence northwesterly to the southwest corner of Section 20-T79N-R10W; thence northwesterly to the southeast corner of the Southwest ¼ of the Southwest ¼ of Section 7-T79N-R10W; thence northeasterly to the southwest corner of the Southeast ¼ of the Southeast ¼ of Section 30-T80N-R10W; thence northeasterly to the southeast corner of the Southwest ¼ of Section 20-T80N-R10W; thence northeasterly to the northwest corner of the Southwest ¼ of Section 22-T80N-R10W; thence southeasterly to the southeast corner of the Southwest ¼ of Section 23-T80N-R10W; thence southeasterly to the southeast corner of the Northeast ¼ of Section 26-T80N-R10W; thence southeasterly to the Center of Section 36-T80N-R10W; thence south to the point of beginning.

The exemption from regulation granted by Section 358A.2 of the *Code of Iowa* to property used for agricultural purposes shall apply to said unincorporated area. The specific regulations and districts hereunder shall be terminated within three months of the establishment of the administrative authority for County zoning, or at such date as mutually agreed upon by the City and County.

165.05 RULES FOR INTERPRETATION OF DISTRICT BOUNDARIES. Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning Map, the following rules shall apply:

1. Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be construed to follow such centerlines.

[†] **EDITOR’S NOTE:** See Editor’s Note at the end of this chapter for ordinances amending Zoning Maps.

2. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
3. Boundaries indicated as approximately following City limits shall be construed as following such City limits.
4. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
5. 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 moving with the actual shoreline; boundaries indicated as approximately following the centerlines of streams, rivers, or other bodies of water shall be construed to follow such centerlines.
6. Boundaries indicated as parallel to or extensions of features indicated in Subsections 1 through 3 above shall be so construed. Distances not specifically indicated on the Official Zoning Maps shall be determined by the scale of the map.
7. Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Maps, or in other circumstances not covered by Subsections 1 through 6, the Board of Adjustment shall interpret the district boundaries.
8. Where a district boundary line divides a lot which was in single ownership at the time of passage of the zoning ordinance, the Board of Adjustment may permit, as a special exception, the extension of the regulations for either portion of the lot, not to exceed 50 feet beyond the district line into the remaining portion of the lot.
9. Whenever Council vacates and disposes of a street or alley, adjacent districts shall extend to the centerline of the vacation.
10. Whenever a variance exists between the Zoning Maps and the legal description on an amendment to these zoning regulations, the legal description applies.

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165.06 DEFINITIONS. For the purposes of these zoning regulations, the following terms and words are defined. The words “used” and “occupied” include the words “intended, designed, or arranged to be used or occupied.” The word “lot” includes the words “plot or parcel.”

1. “Abutting” means having property or district lines in common.
2. “Access” means a way of approaching or entering a property from a public street.
3. “Accessory buildings” means a subordinate building located on the same lot with the main building, occupied by or devoted to an accessory use. Where an accessory building is attached to the main building in a substantial manner, as by a wall or roof, such accessory building shall be considered part of the main building.
4. “Accessory use” means a use customarily incidental and subordinate to the main use or building and located on the same lot therewith. In no case shall such accessory use dominate, in area, extent or purpose, the principal lawful use or building.
5. “Agriculture” means the production, keeping or maintenance, for sale, lease, or personal use, of plants and animals useful to humans, including but not limited to: forages and sod crops; grains and seed crops; dairy animals and dairy products; poultry and poultry products; livestock, including beef cattle, sheep, swine, horses, mules, or goats, or any mutations or hybrids thereof including the breeding and grazing of any or all such animals; bees and apiary products; fur animals; trees and forest products; fruits of all kinds; vegetables; or land devoted to a soil conservation or forestry management program.
6. “Alley” means a public way, other than a street, 20 feet or less in width, affording secondary means of access to abutting property.
7. “Basement” means a story having part but not more than one-half (½) its height above grade. A basement shall be counted as a story if the vertical distance from the average adjoining grade to its ceiling is over five (5) feet.
8. “Bed and breakfast house” means a house or portion thereof where short-term lodging, rooms, and meals are provided. The operator shall live on the premises.
9. “Board” means the Board of Adjustment.
10. “Boarding house” means a building other than a hotel where, for compensation, meals and lodging are provided for four or more persons.
11. “Building” means any structure designed or intended for the support, enclosure, shelter, or protection of persons, animals, or property, but not including signs or billboards and not including structures or vehicles originally designed for transportation purposes.
12. “Building, height of” means the vertical distance from the average natural grade at the building line to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or to the mean height level between eaves and ridge for gable, hip, and gambrel roofs.
13. “District” means a section or sections of the City within which the regulations governing the use of buildings and premises or the height and area of buildings and premises are uniform.
14. “ Dwelling” means any building, or portion thereof, which is designed or used exclusively for residential purposes, but not including a tent, cabin, trailer, or mobile home.
15. “ Dwelling, multiple” means a building or portion thereof designed for or occupied exclusively for residence purposes by two or more families.
16. “ Dwelling, single-family” means a building designed for or occupied exclusively for residence purposes by one family.

17. “Family” means one or more persons related by blood, marriage, or adoption occupying a single dwelling unit. A family may include four, but not more than four, persons not related by blood, marriage, or adoption; but further provided, domestic employees employed on the premises may be housed on the premises without being counted as a family or families.
18. “Family home” means a community-based residential home which is licensed as a residential care facility under Chapter 135C of the *Code of Iowa* or as a child foster care facility under Chapter 237 of the *Code of Iowa* to provide room and board, personal care, rehabilitation services, and supervision in a family environment exclusively for not more than eight developmentally disabled persons and any necessary support personnel. However, family home does not mean an individual foster care family home licensed under Chapter 237.
19. “Garage” means a building or portion thereof in which a motor vehicle containing gasoline, distillate or other volatile, flammable liquid in its tank is stored, repaired, or kept.
20. “Garage, private” means a building or part thereof accessory to a main building and providing for the storage of automobiles and in which no occupation or business for profit is carried on.
21. “Garage, public or storage” means a building or part thereof other than a private garage for the storage of motor vehicles and in which service station activities may be carried on.
22. “Grade” means the average elevation of the finished ground at the exterior walls of the main building.
23. “Health care facility” means any institution, place, building, or agency providing medical, dental, chiropractic, nursing or similar outpatient healthcare services on an emergency or by-appointment basis.
24. “Home occupation” means an occupation conducted in a dwelling unit, provided that:
 - A. No more than one person other than members of the family residing on the premises shall be engaged in such occupation, except by special exception of the Board of Adjustment.
 - B. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than 25 percent of the gross floor area of the dwelling unit shall be used in the conduct of the home occupation.
 - C. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation, other than two signs not exceed three square feet in area, non-illuminated and mounted flat against the wall of the principal building.
 - D. No home occupation shall be conducted in any accessory building, except by special exception of the Board of Adjustment.
 - E. No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met by providing off-street parking and shall not be in a required front yard.
 - F. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot, if the occupation is conducted in a single-family residence, or outside the dwelling unit if conducted in other than a single-family residence. No equipment or

process shall be used which creates visual or audible interference in any radio or television receivers off the premises or cause fluctuations in line voltage off the premises.

25. "Hospital" means an institution which is devoted primarily to the maintenance and operation of facilities for the diagnosis, treatment or care, over a period exceeding 24 hours, of two or more non-related individuals suffering from illness, injury, or deformity, or a place which is devoted primarily to the rendering, over a period exceeding 24 hours, of obstetrical or other medical or nursing care for two or more non-related individuals, or any institution, place, building or agency in which any accommodation is primarily maintained, furnished or offered for the care, over a period exceeding 24 hours, of two or more non-related aged or infirm persons requiring or receiving chronic or convalescent care; and includes sanitariums or other related institutions. Provided, however, this does not apply to hotels or other similar places that furnish only food and lodging, or either, to their guests. "Hospital" includes, in any event, any facilities wholly or partially constructed or to be constructed with Federal financial assistance, pursuant to Public Law 725, 79th Congress, approved August 13, 1946.

26. "Hotel" means a building occupied as the more or less temporary residence of individuals who are lodged for compensation with or without meals, in which there are sleeping rooms or suites of rooms with no provision made for cooking in any individual room or suite of rooms, and entrance is through a common lobby or office.

27. "Junk yard" means any area where waste, discarded or salvaged materials are bought, sold, exchanged, baled or packed, disassembled or handled, including places or yards for storage of salvaged house wrecking and structural steel materials and equipment; but not including areas where such uses are conducted entirely within a completely enclosed building and not including the processing of used, discarded or salvaged materials as part of manufacturing operations.

28. "Kennel (commercial)" means an establishment in which dogs or domestic animals more than one year old are housed, groomed, bred, boarded, trained, or sold.

29. "Lodging house" means a building originally designed for or used as single-family, two-family, or multiple-family dwelling, all or a portion of which contains lodging rooms or rooming units which accommodate persons who are not members of the keeper's family. Lodging or meals, or both, are provided for compensation. The term "lodging house" shall be construed to include boarding houses, rooming houses, fraternity houses, sorority houses, and dormitories.

30. "Lot" means, for purposes of these zoning regulations, a parcel of land of at least sufficient size to meet minimum zoning requirements for use, coverage, and area, and to provide such yards and other open spaces as are herein required. Such lot shall have frontage on an approved public street, or on an approved private street, and may consist of:

- A. A single lot of record;
- B. A portion of a lot of record;
- C. A combination of complete lots of record, or complete lots of record and portions of lots of record, or of portions of lots of record;
- D. A parcel of land described by metes and bounds, provided that in no case of division or combination shall any residual lot or parcel be created which does not meet the requirements of these zoning regulations.

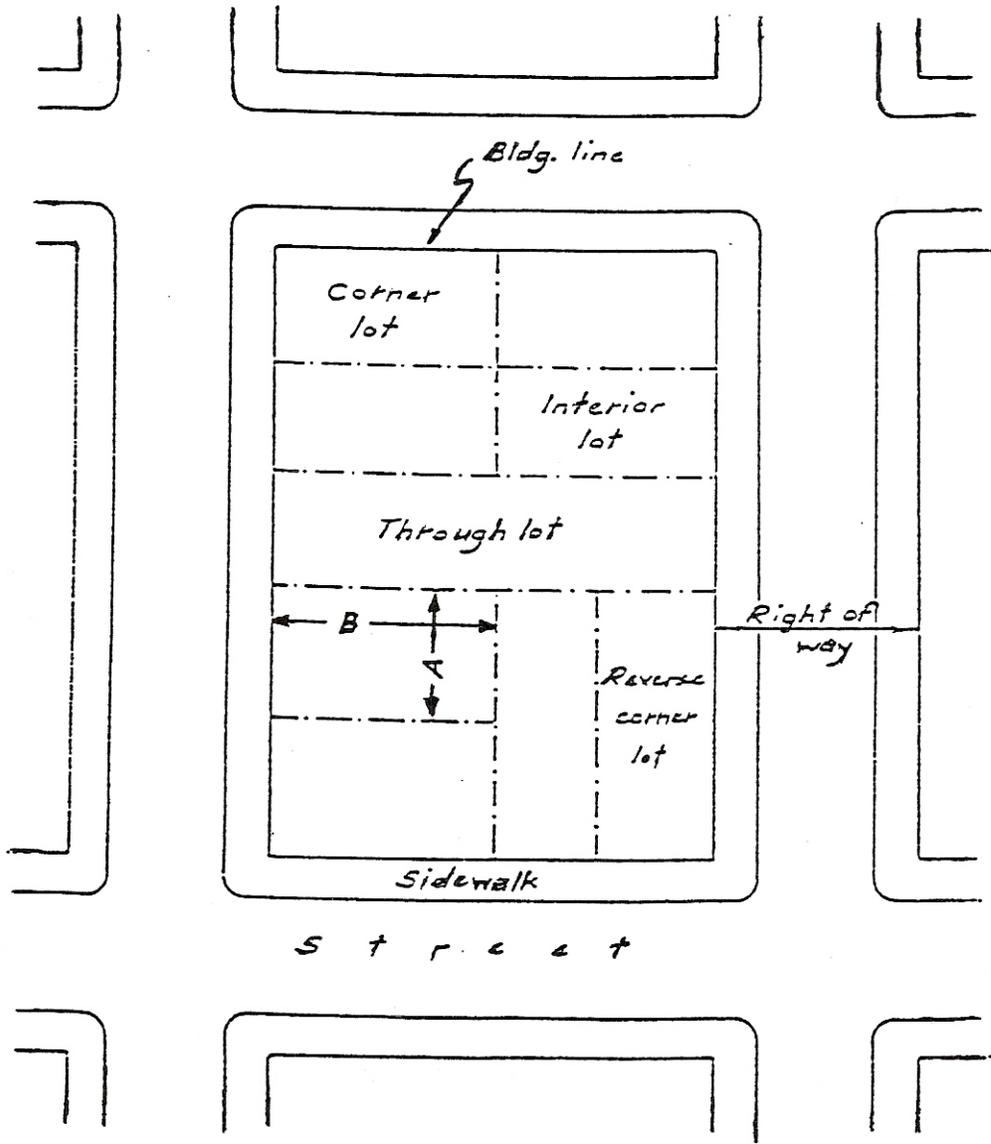
31. "Lot frontage" means the portion of the lot nearest the street. For the purposes of determining yard requirements on corner lots and through lots, all sides of a lot adjacent to streets shall be considered frontage, and yards shall be provided as indicated under "Yards" in this section.

32. “Lot measurements”:
- A. The depth of a lot is the distance between the mid-points of straight lines connecting the foremost points of the side lot lines in front and the rearmost points of the side lot lines in the rear.
 - B. The width of a lot is the distance between straight lines connecting front and rear lot lines at each side of the lot, measured across the building line; provided, however, the width between side lot lines at their foremost points (where they intersect with the street line or front property line) shall not be less than 80 percent of the required lot width except in the case of lots on the turning circle of a cul-de-sac, where 80 percent requirement shall not apply. The width of the side lot lines at their foremost points on a cul-de-sac shall not be less than 40 feet.
33. “Lot of record” means a lot which is part of a subdivision recorded in the Office of the County Recorder, or a lot or parcel described by metes and bounds, the description of which has been so recorded.
34. “Lot types” – Diagram 1 illustrates terminology used in these zoning regulations with reference to “corner” lots, “interior” lots, “through” lots, and “reversed corner” lots as follows:
- A. A “corner” lot is a lot located at the intersection of two or more streets.
 - B. An “interior” lot is a lot, other than a corner lot, with only one frontage on a street other than an alley.
 - C. A “through” lot is a lot, other than a corner lot, with frontage on more than one street other than an alley. Lots with frontage on two nonintersecting streets may be referred to as “through” lots.
 - D. A “reversed corner” lot is a corner lot, the side street line of which is substantially a continuation of the front lot line of the first lot to its rear.

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DIAGRAM 1

LOTS



A - Width of lot

B - Depth of lot

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35. “Manufactured homes” shall be located and installed according to the same standards, including but not limited to, a foundation system, setback, and minimum square footage which would apply to a site-built, single-family dwelling on the same lot. A manufactured home is a factory-built structure which is manufactured or constructed under the authority of 42 U.S.C. Section 4403 and is to be used as a place for human habitation, but which is not constructed or equipped with a permanent hitch or other device allowing it to be moved other than for the purpose of moving to a permanent site and which does not have permanently attached to its body or frame any wheels or axles. A mobile home, as defined in Section 435.1 of the *Code of Iowa*, is not a manufactured home unless it has been converted to real property as provided in Section 435.26 of the *Code of Iowa*, and shall be taxed as a site-built dwelling. This section shall not be construed as abrogating a recorded restrictive covenant.

36. “Mobile home” means any structure used for living, sleeping, business or storage purposes, having no foundation other than wheels, blocks, skids, jacks, horses, or skirtings, and which is, has been, or reasonably may be, equipped with wheels or other devices for transporting the structure from place to place, whether by motive power or other means. The term “mobile home” includes “camp car” and “house car.”

37. “Modular home” means factory-built housing certified as meeting the State Building Code as applicable to modular housing. Once certified by the State, modular homes shall be subject to the same standards as site-built homes.

38. “Motel” (also “motor hotel,” “motor court,” “motor lodge,” or “tourist court”) means a building or group of buildings designed to provide sleeping accommodations to transient guests for compensation, and provides near each guest room a parking space for the guest’s vehicle. A swimming pool, restaurant, meeting rooms, management offices and other such accessory facilities may be included.

39. “Nonconformities” means lots, structures, uses of land and structures, or characteristics of uses, which are prohibited under the terms of these zoning regulations but were lawful at the date of the zoning ordinance’s enactment.

40. “Nursery school” means a licensed, publicly or privately owned for-profit proprietorship or corporation or non-profit corporation or foundation, which provides childcare service or day care to children away from their homes. Services at a nursery school may include (but are not limited to) before- and after-school daycare, Head Start classes, instruction in basic life skills, and preschool education for children in preparation for entry to regular public or private elementary school.

41. “Nursing or convalescent home” means a building or structure having accommodations and where care is provided for invalid, infirm, aged, convalescent, or physically disabled persons, not including insane and other mental cases, inebriate, or contagious cases.

42. “Parking space” means an area of not less than 180 square feet either within a structure or in the open, exclusive of driveway or access drives, for the parking of a motor vehicle.

43. “Permitted use” means a use by right which is specifically authorized in a particular zoning district.

44. “Principal use” means the main use of land or structures as distinguished from an accessory use.

45. “Projections” (into yards) means parts of buildings such as architectural features that extend beyond the building’s exterior wall.

46. “Retirement community” means a senior adult congregate living facility which furnishes senior adult congregate living services and/or town homes, together with home health and nursing services to residents, regardless of whether or not the services are provided at one location, and pursuant to one or more agreements with the residents. Services at a continuing care retirement community may include, but are not limited to the services provided by a health clinic, health care facility, nursing and convalescent home, and/or nursery school, as defined in this section, and any other services which are necessary or incidental to the other services and uses described in this section.

47. “Service station” (gas station) means a building or premises used for dispensing or offering for sale at retail any automobile fuels, oils, or having pumps and storage tanks therefor, or where battery, tire, or any similar services are rendered, and where vehicles are not parked for purposes of inspection or sale.

48. “Setback” means the required distance between every structure and lot line on the lot in which it is located.

49. “Sign” means any advertising device or surface out-of-doors, on- or off-premises, on which letters, illustrations, designs, figures or symbols are printed or attached and which conveys information or identification.

50. “Sign, on-premises” means an advertising device concerning the sale or lease of the property upon which it is located and any advertising device concerning activities conducted or products sold on the property upon which it is located.

51. “Sign, off-premises” means an advertising device including the supporting structure which directs the attention of the general public to a business, service, or activity not usually conducted or a product not usually sold upon the premises where such a sign is located. Such a sign does not include on-premises signs, directional or other official sign or signs which have a significant portion of their face devoted to giving public service information (date, time, temperature, weather, information, etc.).

52. “Story” means that portion of a building included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling or roof next above it.

53. “Story, half” means a space under a sloping roof which has the line of intersection of roof decking and wall face not more than four feet above the top floor level. A half-story containing independent apartments or living quarters shall be counted as a full story.

54. “Street” means all property dedicated or intended for public or private use for access to abutting lands or subject to public easements therefor, and whether designated as a street, highway, thoroughfare, parkway, throughway, expressway, road, avenue, boulevard, lane, place, circle, or however otherwise designated.

55. “Street Line” means the right-of-way line of a street.

56. “Statement of intent” means a statement preceding regulations for individual districts, intended to characterize the districts and their legislative purpose.

57. “Structural alteration” means any change in the supporting members of a building, such as bearing walls or partitions, columns, beams or girders, or any complete rebuilding of the roof or the exterior walls.

58. “Structure” means anything constructed or erected which requires location on the ground or attached to something having location on the ground, including signs and billboards, but not including fences or walls used as fences.

59. "Use" means the purpose or activity for which a piece of land or its buildings is designed, arranged, or intended, or for which it is occupied or maintained.

60. "Variance" means a device used by the Board of Adjustment which grants a property owner relief from certain provisions of a Zoning Ordinance when, because of the particular physical surroundings, shape, or topographical condition of the property, compliance would result in particular hardship upon the owner, as distinguished from a mere inconvenience or a desire to make more money and which condition is not of the owner's own making.

61. "Yard" means an open space on the same lot with a building, unoccupied and unobstructed by any portion of a structure from the ground upward, excepting as otherwise provided herein. In measuring a yard for the purpose of determining the depth of a front yard or the depth of a rear yard, the least distance between the lot line and the main building shall be used. Fences and walls are permitted in any yard, subject to height limitations as indicated herein.

62. "Yard, front" means a yard extending across the full width of the lot and measured between the front lot line and the building or any projection thereof, other than the projection of the usual steps or unenclosed porches. The front yard is the narrow frontage on a corner lot. For purposes of establishing a minimum front yard for light and air under the bulk regulations, all portions of the lot abutting a street shall be construed to be a front yard.

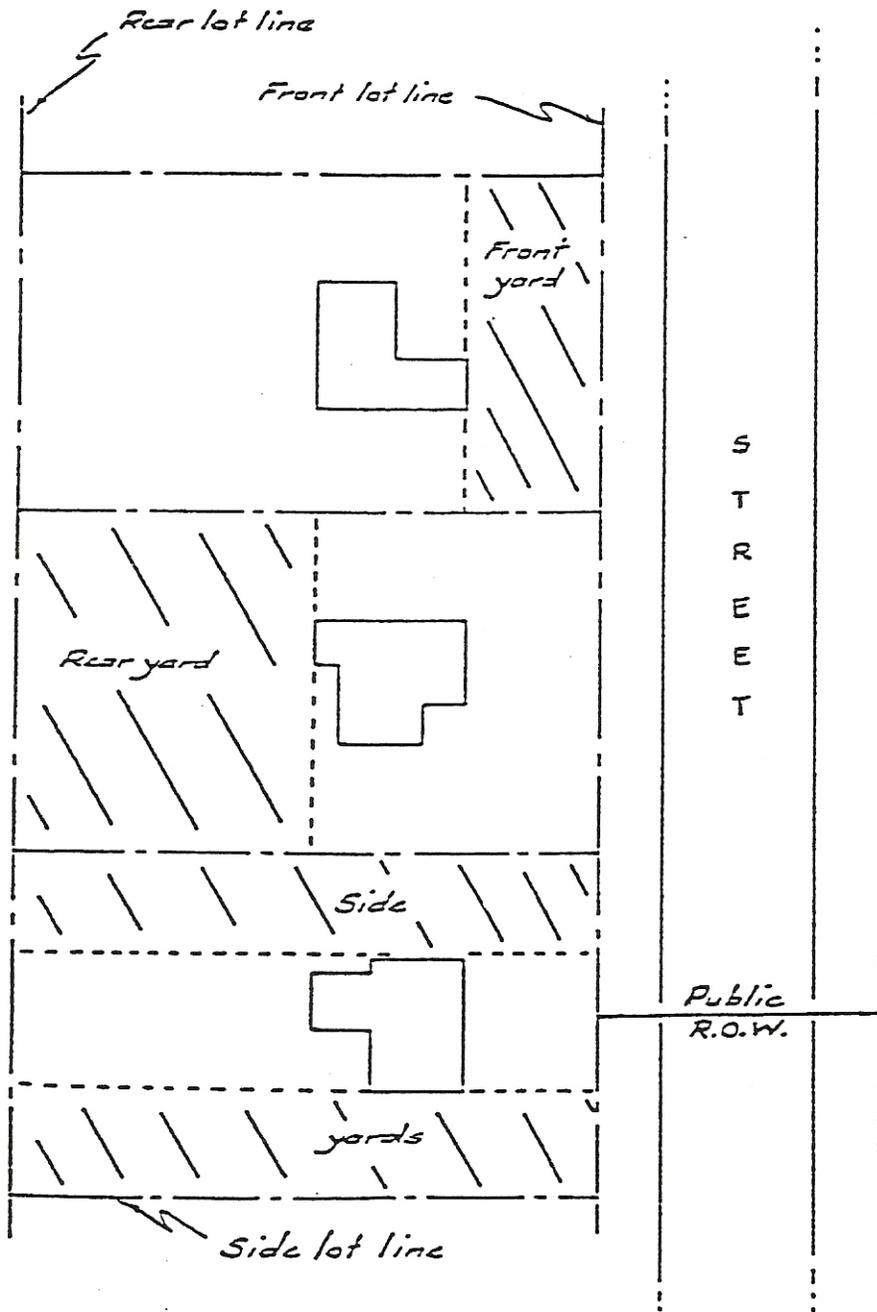
63. "Yard, rear" means a yard extending across the full width of the lot and measured between the rear lot line and the building or any projections other than steps, unenclosed balconies or unenclosed porches. On interior lots the rear yard shall be considered as adjoining the street upon which the lot has its greater dimension. On both corner lots and interior lots, the rear yard is the opposite end of the lot from the front yard.

64. "Yard, side" means a yard extending from the front yard to the rear yard and measured between the side lot lines and the building.

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DIAGRAM 2

YARDS



65. “Zoning/Building Administrator” means the local official responsible for reviewing zoning/building permits and following a determination by the Zoning Board of Adjustment for special exceptions and variances. Decisions of the official may be appealed to the Board of Adjustment. Permits are issued by the Zoning/Building Administrator and a designated Council member.

66. “Zoning District” means a section the City designated in these zoning regulations and delineated on the Zoning Maps in which requirements for the use of land, the building and development standards are prescribed. Within each district, all requirements are uniform.

67. “Zoning Maps” means the maps delineating the boundaries of districts which, along with the zoning text, comprises the Zoning Ordinance.

EDITOR'S NOTE

The following ordinances have been adopted amending the Official Zoning Maps of the City and have not been codified herein, but are specifically saved from repeal and are in full force and effect.

ORDINANCE NO.	DATE ADOPTED	SUBJECT
320	June 10, 1991	Adopting New Zoning Map
327	October 14, 1991	Rezoning Property
328	November 4, 1991	Rezoning Property
339	April 26, 1993	Rezoning Property
344	August 9, 1993	Rezoning Property
346	January 3, 1994	Rezoning Property
349	January 24, 1994	Rezoning Property
354	March 7, 1994	Rezoning Property
357	March 21, 1994	Rezoning Property
360	May 19, 1994	Rezoning Property
362	July 11, 1994	Rezoning Property
365	October 10, 1994	Rezoning Property
366	November 14, 1994	Rezoning Property
378	March 27, 1995	Rezoning from AG to LI
380	June 12, 1995	Rezoning from RS-8 to C-2
385	August 28, 1995	Rezoning from RS to RS w/ZL
396	January 8, 1996	Rezoning from RS to C-1
400	April 8, 1996	Rezoning from RS to C-1
402	July 22, 1996	Rezoning from AG and C-1 to RS
403	July 22, 1996	Rezoning from AG and C-1 to ZL
404	July 22, 1996	Rezoning from C-1 to RS
418	May 15, 1997	Rezoning from AG to LI
419	May 15, 1997	Rezoning from AG to LI
422	September 8, 1997	Rezoning from RS to LI
428	March 23, 1998	Rezoning from RS to C-1
429	June 22, 1998	Rezoning from C-1 to RS
444	July 12, 1999	Rezoning from RS to Zero Lot Line
445	September 27, 1999	Rezoning from RS to Zero Lot Line
451	November 8, 1999	Rezoning from AG to RS
455	January 10, 2000	Rezoning from AG and RS40 District to RS
456	January 10, 2000	Rezoning from AG to RS
459	June 12, 2000	Rezoning from AG to RS
460	September 11, 2000	Rezoning from AG and C-1 to RS
462	November 13, 2000	Rezoning from C-1 to MH
475	September 9, 2002	Rezoning from AG to LI
477	September 23, 2002	Rezoning from AG to RS
478	March 24, 2003	Rezoning from RS to LI
485	May 10, 2004	Rezoning from AG to RS8
492	December 13, 2004	Rezoning from RS8 to Zero Lot Line
493	January 10, 2005	Rezoning from HI to RS40
495	May 9, 2005	Rezoning from AG to RS8
497		Rezoning from LI to RS8
502	November 28, 2005	Rezoning from RS8 to ZL
504	July 10, 2006	Rezoning from RS to C-1
508	August 14, 2006	Rezoning from AG to RS8
509	November 27, 2006	Rezoning from AG to RS8
515	June 11, 2007	Rezoning from AG to RS
520	June 9, 2008	Rezoning from AG to LI

