

CITY OF JEFFERSON

ZONING REGULATIONS

GENERAL PROVISIONS AND DEFINITIONS

165.01	Purpose.....	1
165.02	Application of District Regulations	2
165.03	Official Zoning Map	2
165.04	Annexation of New Land.....	3
165.05	Replacement of the Official Zoning Map	3
165.06	Rules for Interpretation of District Boundaries	3
165.07	Definitions	4

NONCONFORMITIES

165.10	Nonconformities	27
165.11	Nonconforming Lots of Record	27
165.12	Nonconforming Uses of Land (or Land with Minor Structures Only).....	28
165.13	Nonconforming Structures.....	28
165.14	Nonconforming Uses of Structures or of Structures and Land in Combination	29
165.15	Repairs and Maintenance.....	30
165.16	Uses Under Special Exception Provisions Not Nonconforming Uses	30

DISTRICT REGULATIONS

DISTRICT REGULATIONS:

165.20	Districts Established	33
165.22	HD – Holding District.....	35
165.24	CN – Conservation District.....	75
165.26	RS – Residential Single-Family District.....	111
165.28	RM – Residential Multi-Family District.....	151
165.30	MH – Manufactured Housing District	189
165.32	HC – Highway Commercial District.....	223
165.34	CBC – Central Business Commercial District.....	261
165.36	LI – Light Industrial District.....	299
165.38	HI – Heavy Industrial District.....	337

SUPPLEMENTARY DISTRICT REGULATIONS:

165.45	Supplementary District Regulations	373
--------	------------------------------------------	-----

DISTRICT REGULATIONS (continued)

TALL STRUCTURES ZONING REGULATIONS:

165.50	Intent	381
165.51	Purpose.....	381
165.52	Definitions	381
165.53	Airport Zones.....	384
165.54	Airport Zone Height Limitations	386
165.55	Use Restrictions	387
165.56	Nonconforming Uses	388
165.57	Variances.....	389
165.58	Conflicting Regulations	390
165.59	Permits	390
165.60	Administrative Agency	391
165.61	Airport Board of Adjustment	391
165.62	Appeals	392
165.63	Judicial Review.....	393
165.64	Penalties	393

ADMINISTRATION AND AMENDMENTS

ADMINISTRATION:

165.70	Building and Zoning Official Appointed.....	405
165.71	Building Permit.....	405
165.72	Certificate of Occupancy	405
165.73	Official Zoning District Map	405
165.74	Right of Entry	406
165.75	Stop Order.....	406

BOARD OF ADJUSTMENT:

165.80	Board of Adjustment Created	409
165.81	Proceeding of the Board of Adjustment.....	409
165.82	Administrative Review	409
165.83	Special Exceptions.....	410
165.84	Variances.....	411
165.85	Appeals from the Board of Adjustment	413

ENFORCEMENT AND AMENDMENTS:

165.90	Procedure for Interpretation.....	419
165.91	Amendments	419
165.92	Violation	420
165.93	Schedule of Fees, Charges, and Expenses	420
165.94	Complaints Regarding Violations.....	420

Error! Style not defined.

Error! Style not defined.

FORMS AND MISCELLANEOUS

FORMS

PETITION TO AMEND THE ZONING ORDINANCE
APPLICATION FOR ADMINISTRATIVE REVIEW
APPLICATION FOR SPECIAL EXCEPTION
APPLICATION FOR VARIANCE REQUEST
APPLICATION FOR BUILDING PERMIT/
CERTIFICATE OF OCCUPANCY

FEES

ZONING DISTRICTS BULK REGULATIONS