

**CITY OF DUNDAS
ZONING AND SUBDIVISION ORDINANCE
CHAPTER 1500**

TABLE OF CONTENTS	<u>Page</u>
SECTION 1 – TITLE AND APPLICATION	1-1
Subsection 1 Title	1-1
Subsection 2 Intent and Purpose	1-1
Subsection 3 Standards	1-1
Subsection 4 Conformance With This Ordinance	1-1
Subsection 5 Uses Not Provided for Within Zoning Ordinance	1-1
Subsection 6 Authority	1-1
Subsection 7 Comprehensive Revision	1-1
 SECTION 2 – DEFINITIONS	 2-1
 SECTION 3 – SITE AND BUILDING PLAN REVIEW	 3-1
Subsection 1 Purpose	3-1
Subsection 2 Exceptions to Review	3-1
Subsection 3 Plans Required	3-1
Subsection 4 Plan Review Process	3-2
Subsection 5 Plan Agreements	3-3
Subsection 6 Enforcement	3-3
Subsection 7 Lapse of Approval	3-3
Subsection 8 Building Code	3-3
 SECTION 4 – GENERAL BUILDING AND PERFORMANCE STANDARDS	 4-1
Subsection 1 Purpose	4-1
Subsection 2 Dwelling Unit Restriction	4-1
Subsection 3 Platted and Unplatted Property	4-1
Subsection 4 Accessory Buildings, Uses, and Equipment	4-1
Subsection 5 Home Occupations	4-3
Subsection 6 Drainage Plans	4-3
Subsection 7 Height Regulations	4-3
Subsection 8 Off-Street Parking Requirements	4-4
Subsection 9 Ingress and Egress	4-5
Subsection 10 Visibility at Intersections and Driveways	4-5
Subsection 11 Solar Energy Systems	4-5
Subsection 12 Performance Standards, Site Design, Landscaping and Screening ..	4-6
12.1 Building Performance Standards	4-6
12.2 Site Design Objectives	4-7
12.3 General Landscape Standards	4-8
12.4 Conformance and Enforcement-New Construction	4-14
12.5 Conformance and Enforcement-Existing Sites	4-15
12.6 Conditional Use Permits	4-15
12.7 Conformance and Enforcement-City Council	4-15
Subsection 13 Water Consumption	4-15
Subsection 14 Fences	4-15
Subsection 15 Low Impact Development	4-16

**CITY OF DUNDAS
ZONING AND SUBDIVISION ORDINANCE
CHAPTER 1500**

TABLE OF CONTENTS	<u>Page</u>
SECTION 5 – GENERAL DISTRICT PROVISIONS	5-1
Subsection 1 Establishment of Districts	5-1
Subsection 2 Zoning Map	5-1
 SECTION 5.5 – NRSF, NATURAL RESOURCE SINGLE FAMILY RESIDENTIAL DISTRICT	 5.5-1
Subsection 1 Purpose	5.5-1
Subsection 2 Permitted Uses	5.5-1
Subsection 3 Accessory Uses	5.5-1
Subsection 4 Conditional Uses	5.5-1
Subsection 5 Performance Standards	5.5-1
Subsection 6 Interim Uses	5.5-2
 SECTION 5.6 – LDSF, LOW DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT	 5.6-1
Subsection 1 Purpose	5.6-1
Subsection 2 Permitted Uses	5.6-1
Subsection 3 Accessory Uses	5.6-1
Subsection 4 Conditional Uses	5.6-1
Subsection 5 Performance Standards	5.6-1
Subsection 6 Interim Uses	5.6-2
 SECTION 6 – R-S, RURAL SERVICE OVERLAY DISTRICT	 6-1
Subsection 1 Purpose	6-1
Subsection 2 Permitted Uses	6-1
Subsection 3 Accessory Uses	6-1
Subsection 4 Conditional Uses	6-1
Subsection 5 Prohibited Uses	6-1
Subsection 6 Registration of Existing Farm Animals	6-1
Subsection 7 Interim Uses	6-2
 SECTION 7 – R-1, SINGLE FAMILY RESIDENTIAL DISTRICT	 7-1
Subsection 1 Purpose	7-1
Subsection 2 Permitted Uses	7-1
Subsection 3 Accessory Uses	7-1
Subsection 4 Conditional Uses	7-1
Subsection 5 Performance Standards	7-1
Subsection 6 Interim Uses	7-2
 SECTION 8 – R-2, TWO FAMILY AND TOWNHOUSE RESIDENTIAL DISTRICT	 8-1
Subsection 1 Purpose	8-1
Subsection 2 Permitted Uses	8-1
Subsection 3 Accessory Uses	8-1
Subsection 4 Conditional Uses	8-1
Subsection 5 Performance Standards	8-2
Subsection 6 Interim Uses	8-2

**CITY OF DUNDAS
ZONING AND SUBDIVISION ORDINANCE
CHAPTER 1500**

TABLE OF CONTENTS	<u>Page</u>
SECTION 9 – HSD, HESTER STREET DISTRICT	9-1
Subsection 1 Purpose	9-1
Subsection 2 Permitted Uses	9-1
Subsection 3 Accessory Uses	9-1
Subsection 4 Conditional Uses	9-1
Subsection 5 Prohibited Uses	9-2
Subsection 6 Performance Standards	9-3
Subsection 7 Site Plan Review	9-4
 SECTION 10 – R-3, MULTIPLE FAMILY RESIDENTIAL DISTRICT	 10-1
Subsection 1 Purpose	10-1
Subsection 2 Permitted Uses	10-1
Subsection 3 Accessory Uses	10-1
Subsection 4 Conditional Uses	10-1
Subsection 5 Performance Standards	10-2
Subsection 6 Interim Uses	10-2
 SECTION 11 – P-OS, PUBLIC-OPEN SPACE DISTRICT	 11-1
Subsection 1 Purpose	11-1
Subsection 2 Permitted Uses	11-1
Subsection 3 Accessory Uses	11-1
Subsection 4 Conditional Uses	11-1
Subsection 5 Design Standards	11-2
Subsection 6 Lot Requirements and Setbacks	11-2
 SECTION 12 – B-1, DOWNTOWN BUSINESS DISTRICT	 12-1
Subsection 1 Purpose	12-1
Subsection 2 Permitted Uses	12-1
Subsection 3 Accessory Uses	12-1
Subsection 4 Conditional Uses	12-1
Subsection 5 Performance Standards	12-2
Subsection 6 Interim Uses	12-3
 SECTION 13 – B-2, HIGHWAY COMMERCIAL DISTRICT	 13-1
Subsection 1 Purpose	13-1
Subsection 2 Permitted Uses	13-1
Subsection 3 Accessory Uses	13-1
Subsection 4 Conditional Uses	13-1
Subsection 5 Performance Standards	13-2
Subsection 6 Interim Uses	13-2
 SECTION 14 – LI, LIMITED INDUSTRIAL DISTRICT	 14-1
Subsection 1 Purpose	14-1
Subsection 2 Permitted Uses	14-1
Subsection 3 Accessory Uses	14-2
Subsection 4 Conditional Uses	14-2

**CITY OF DUNDAS
ZONING AND SUBDIVISION ORDINANCE
CHAPTER 1500**

TABLE OF CONTENTS		<u>Page</u>
Subsection 5	Lot Requirements and Setbacks	14-5
Subsection 6	Interim Uses	14-6
SECTION 15 – GI, GENERAL INDUSTRIAL DISTRICT		15-1
Subsection 1	Purpose	15-1
Subsection 2	Permitted Uses	15-1
Subsection 3	Accessory Uses	15-1
Subsection 4	Conditional Uses	15-2
Subsection 5	Prohibited Uses	15-2
Subsection 6	Performance Standards	15-3
Subsection 7	Interim Uses	15-4
SECTION 16 – PUD, PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT		16-1
Subsection 1	Purpose	16-1
Subsection 2	Authorization	16-1
Subsection 3	Approval Standards	16-2
Subsection 4	Approval Standards for NRSF and LDSF Districts	16-2
Subsection 5	Permitted Uses	16-5
Subsection 6	Provisions of Original District	16-5
Subsection 7	Coordination with Subdivision Regulations	16-5
Subsection 8	Application Conference	16-5
Subsection 9	Sketch/Concept Plan	16-5
Subsection 10	Preliminary Development Plan	16-5
Subsection 11	Exceptions to Submittal Requirements	16-7
Subsection 12	Schedule for City Review of Preliminary Development Plan	16-7
Subsection 13	Final Development Plan	16-8
Subsection 14	Final Development Plan Submission Requirements	16-8
Subsection 15	Ordinance Approval Procedures and Recording	16-9
Subsection 16	Effective Dates	16-9
Subsection 17	Procedures for Post Approval Changes	16-10
Subsection 18	Construction Progress	16-10
Subsection 19	Compliance With Conditions of Approval	16-10
Subsection 20	Phasing and Guarantee of Performance	16-10
Subsection 21	Control of PUD Following Completion	16-11
SECTION 17 – CANNON RECREATIONAL RIVER DISTRICT OVERLAY		17-1
Subsection 1	Purpose	17-1
Subsection 2	Scope, Interpretation, and Application	17-1
Subsection 3	Permitted Uses	17-1
Subsection 4	Conditional Uses	17-1
Subsection 5	Prohibited Uses	17-2
Subsection 6	District Provisions	17-2
Subsection 7	Sanitary Standards	17-4
Subsection 8	Non-Conforming Uses, Non-Conforming Sanitary Systems	17-4
Subsection 9	Administration	17-4

**CITY OF DUNDAS
ZONING AND SUBDIVISION ORDINANCE
CHAPTER 1500**

TABLE OF CONTENTS	<u>Page</u>
SECTION 18 – FLOOD PLAIN OVERLAY DISTRICT	18-1
Subsection 1 Statutory Authorization, Findings of Fact and Purpose	18-1
Subsection 2 General Provisions	18-1
Subsection 3 Establishment of Zoning Districts	18-2
Subsection 4 Floodway District (FW)	18-3
Subsection 5 Flood Fringe District (FF)	18-6
Subsection 6A General Floodplain District	18-9
Subsection 6B Restrictions on Land Not Within Floodway or Flood Fringe Districts	18-10
Subsection 7 Subdivisions	18-11
Subsection 8 Public Utilities, Railroads, Roads, and Bridges	18-11
Subsection 9 Manufactured Homes and Manufactured Home Parks and Placement of Travel Trailers and Travel Vehicles	18-12
Subsection 10 Administration	18-14
Subsection 11 Non-Conforming Uses	18-18
Subsection 12 Penalties for Violations	18-18
Subsection 13 Amendments	18-19
 SECTION 19 – BP, BLUFF PROTECTION OVERLAY DISTRICT	 19-1
Subsection 1 Purpose	19-1
Subsection 2 Scope, Interpretation and Application	19-1
Subsection 3 Permitted Uses	19-1
Subsection 4 Conditional Uses	19-1
Subsection 5 Prohibited Uses	19-1
Subsection 6 District Dimensional Requirements	19-2
Subsection 7 General Performance Standards	19-2
Subsection 8 Grading and Erosion Control Standards	19-2
Subsection 9 Vegetation Removal Performance Standards	19-3
Subsection 10 Stairway and Lift Standards	19-3
Subsection 11 Conservation Design – Planned Unit Development	19-4
 SECTION 20 – ADMINISTRATION-AMENDMENTS, CONDITIONAL USE PERMITS, VARIANCES, AND APPEALS, AND NON-CONFORMING USES	 20-1
Subsection 1 Procedure	20-1
Subsection 2 Amendments to Zoning Text or Zoning Map (Rezoning)	20-1
Subsection 3 Conditional Use Permits	20-2
Subsection 4 Variances	20-3
Subsection 5 Appeals From the Decisions of the Zoning Officer/Administrator	20-4
Subsection 6 Non-Conforming Buildings, Structures and Uses	20-4
Subsection 7 Interim Uses	20-6
 SECTION 21 – ADMINISTRATION – CERTIFICATE OF OCCUPANCY	 21-1
 SECTION 22 – ENFORCEMENT AND PENALTIES	 22-1
 SECTION 23 – RESERVED	 23-1

**CITY OF DUNDAS
ZONING AND SUBDIVISION ORDINANCE
CHAPTER 1500**

TABLE OF CONTENTS	<u>Page</u>
SECTION 24 – DESIGN GUIDELINES FOR LARGE COMMERCIAL AND RETAIL DEVELOPMENTS	24-1
Introduction	24-2
Article I – Site Design and Relationship to Community	
Site Design	24-3
Multiple Stores/Structures	24-4
Entrances	24-5
Parking Lot Orientation	24-6
Pedestrian and Bike Circulation	24-7
Back Sides	24-9
Outdoor Storage, Trash Collection, and Loading Areas	24-9
Central Features and Community Spaces	24-10
Low Impact Development	24-11
Article II – Building Character	
Facades and Exterior Walls	24-12
Detail Features and Local Character	24-13
Roofs	24-15
Materials and Colors	24-16
Entryways	24-17
SECTION 25 – TREE PRESERVATION AND MANAGEMENT PRACTICES	25-1
Subsection 1 Purpose	25-1
Subsection 2 Scope and Application	25-1
Subsection 3 Subdivision Approval Requirements	25-1
Subsection 4 Custom Graded Lots/Home Builder Requirements	25-4
Subsection 5 Tree Replacement	25-5
Subsection 6 Compliance with Plan	25-5
SECTION 26 – WETLAND PROTECTION OVERLAY DISTRICT	26-1
Subsection 1 Purpose	26-1
Subsection 2 Scope, Interpretation, and Application	26-1
Subsection 3 General Performance Standards	26-2
Subsection 4 Buffer Strip Vegetation Performance Standards	26-3
SECTION 27 – SIGNS	27-1
Subsection 1 Findings, Purpose and Effect	27-1
Subsection 2 Definitions	27-2
Subsection 3 Substitution	27-6
Subsection 4 Severability	27-6
Subsection 5 Administration and Enforcement	27-6
Subsection 6 General Provisions	27-9
Subsection 7 Area Measurement	27-13
Subsection 8 Prohibited Signs	27-14
Subsection 9 District Regulations	27-14
Subsection 10 Subdivision Regulations	27-18
Subsection 11 Non-Conforming Signs	27-19

**CITY OF DUNDAS
ZONING AND SUBDIVISION ORDINANCE
CHAPTER 1500**

TABLE OF CONTENTS	<u>Page</u>
SECTION 28 – ARD, ANNEXATION RESERVE DISTRICT	28-1
Subsection 1 Purpose	28-1
Subsection 2 Authority	28-1
Subsection 3 Definitions	28-1
Subsection 4 Administration	28-24
Subsection 5 Establishment of Districts	28-37
Subsection 6 Use Chart	28-39
Subsection 7 Height, Yard and Lot Regulations	28-41
Subsection 8 General Regulations	28-42
Subsection 9 Specific Development Standards	28-53
Subsection 10 Performance Standards	28-70
Subsection 11 Flood Plain Overlay District	28-81
Subsection 12 WS, Wild and Scenic River District	28-101
Subsection 13 Subdivision Regulations	28-111
Exhibit A Future Land Use Map	28-114
 SECTIONS 29 – RESERVED	 29-1

SUBDIVISION REGULATIONS (PLATTING)

SECTION 30.01 – GENERAL PROVISIONS	30-1
SECTION 30.02 – DEFINITIONS	30-1
SECTION 30.03 – 30.09 – RESERVED	30-4
SECTION 30.10 – PROCEDURES FOR FILING AND REVIEW	30-4
SECTION 30.11 – PREMATURE SUBDIVISIONS	30-6
SECTION 30.12 – PLAT AND DATA REQUIREMENTS	30-8
SECTION 30.13 – DESIGN STANDARDS	30-13
SECTION 30.14 – PARK LAND DEDICATION REQUIREMENTS	30-18
SECTION 30.15 – REQUIRED BASIC IMPROVEMENTS	30-21
SECTION 30.16 – NON-PLATTED SUBDIVISION	30-24
SECTION 30.17 – VARIANCES, PLANNING COMMISSION RECOMMENDATIONS, STANDARDS	30-24
SECTION 30.18 – MISREPRESENTATION AS TO CONSTRUCTION, SUPERVISION, OR INSPECTION OF IMPROVEMENTS	30-26
SECTION 30.19 – VIOLATION A MISDEMEANOR	30-26

**CITY OF DUNDAS
ZONING AND SUBDIVISION ORDINANCE
CHAPTER 1500**

ZONING AND SUBDIVISION ORDINANCE AMENDMENTS

<u>Code</u>	<u>Ordinance Number</u>	<u>Date Ordinance Passed</u>	<u>Description of Ordinance Amendment</u>
1	2006-04	December 26, 2006	
2	2006-05	December 26, 2006	
3	2007-01	January 29, 2007	Tree Preservation / Bluff Protection Overlay District
4	2007-04	June 25, 2007	NRSF District
5	2007-05	June 25, 2007	LDSF District
6	2007-06	June 25, 2007	P-OS District
---	2007-09	June 25, 2007	New Zoning Map
7	2007-10	June 25, 2007	Definitions for Bluffs
8	2007-11	June 25, 2007	R-1 & R-2 Rear/Side Setbacks / B-2 Side Setbacks / PUD
9	2007-08	July 9, 2007	General Building and Performance Standards
10	2007-07	September 24, 2007	PUD Approval Standards for NRSF and LDSF Districts
10A	2008-02	April 28, 2008	Add Section 9, HSD District
11	2008-03	May 27, 2008	Amendments and Adding Section 27 Signs
12	2010-03	May 24, 2010	Add Section 28, ARD District
13	2010-05	July 26, 2010	Interim Uses
14	2010-06	August 9, 2010	Variances
15	2011-03	October 24, 2011	Variances