

## ORDINANCE NO. 1989-1-A

**AN ORDINANCE ADOPTING ZONING REGULATIONS AND REPEALING ZONING ORDINANCE 1981-1-C BE IT ORDAINED BY THE CITY OF MELROSE:  
ORDINANCE NO. 1981-1-C IS HEREBY REPEALED AND ORDINANCE NO. 1989-1-A IS HEREBY ADOPTED AS FOLLOWS:**

100.	PURPOSE, AUTHORITY AND DEFINITIONS	
101.	Short Title	1
102.	Purpose	1
103.	Geographic Jurisdiction	1
104.	Legal Authority	1
105.	Application	1
106.	Essential Public Utilities Services Exemption	1
107.	Private Agreements	2
108.	Conflicting Provisions	2
109.	Definitions	2
200.	DISTRICT USE REGULATIONS	
201.	Use Districts	15
202.	District Boundaries	15
203.	Annexed Territory	15
204.	Unlawful Use of Buildings and Land	15
210.	Residential Districts	15
211.	R-1 – Residential	15
212.	R-2 – Moderate Density Residential	19
213.	R-3 – Multiple-Family Residential	20
220.	Commercial Districts	21
221.	C-1 – Commercial Downtown	21
222.	C-2 – Commercial Highway	22
223.	C-3 – Commercial Limited	25
224.	C-4 – Commercial/Residential	26
225.	M-1 – Medical Services	28
230.	Industrial Districts	29
231.	I – Industry	29
232.	I-2 – Light Industrial	30
233.	Sexually Oriented Businesses	30
234.	Commercial and Industrial Minimum Design Standards	32
240.	Public-Institutional Districts	35
241.	P – Public-Institutional	35
250.	Reserve Districts	36
251.	FDD – Future Development	36

300.	SPECIAL DISTRICT REGULATIONS	
310.	Floodplain District	37
320.	Shoreland Overlay District (reserved)	44
330.	Planned Unit Development Overlay District (PUD)	44
340.	Wetlands Overlay District (reserved)	48
350.	Billboard Overlay District (see Section 706)	48
400.	DISTRICT LOT REGULATIONS	
401.	Minimum Lot Requirements by District	49
402.	Additional Regulations	51
500.	PARKING, LOADING AND STORAGE REGULATIONS	
501.	Off-Street Parking Requirements	52
502.	Off-Street Loading and Unloading Requirements	55
503.	Vehicle and Exterior Storage Requirements	56
600.	GENERAL REGULATIONS	
601.	Residual Features	58
602.	Lighting	58
603.	Refuse	58
604.	Accessory Structures	58
605.	Drainage	59
606.	Dwelling Below Ground Level	59
607.	Conservation of Natural Features and Amenities	60
608.	Repealed ( <i>Ord No 12-10-2015-3</i> )	60
609.	Sanitary Facilities	60
610.	Construction and Temporary Facilities	60
611.	Pipeline Setback Requirements	60
612.	Easements	61
700.	SIGN REGULATIONS	
701.	Purpose	62
702.	Scope	62
703.	Permits	62
704.	Definitions	63
705.	Prohibited Signs	66
706.	Permitted Signs	67
707.	District Sign Regulations	68
708.	Billboard Overlay District	72
709.	Miscellaneous Requirements	73
710.	Sign Maintenance	73

800.	CONDITIONAL USE PERMITS	
801.	Permit Required	74
802.	Procedures to Follow	74
803.	Notice	75
804.	Standards for Granting Conditional Use Permits	75
805.	Review Procedures	76
806.	Conditions	77
807.	Revocation of Conditional Use Permits	78
808.	Rehearing	78
809.	SUR – Special Use Residential – REPEALED ( <i>Ord No 12-10-2015-3</i> )	78
810.	Manufactured Homes – REPEALED ( <i>Ord No 1-21-2010</i> )	78
900.	ADMINISTRATION AND ENFORCEMENT	
901.	Zoning Officer	79
902.	Permits	79
903.	Violations and Penalties	81
904.	Planning and Zoning Commission Duties in Zoning Administration	81
1000.	VARIANCES	
1001.	Board of Adjustments and Appeals	83
1010.	Notice	84
1011.	Standards for Granting Variances	85
1012.	Rehearing	86
1013.	Administrative Variance – REPEALED ( <i>Ord No 1990-1-A</i> )	86
1100.	NON-CONFORMING USES AND STRUCTURES	
1101.	Non-Conforming Buildings	87
1102.	Non-Conforming Use of Building or Land	88
1103.	Farmstead and Agricultural Uses	88
1104.	Floodplain District Uses	88
1105.	Billboard – REPEALED	89
1200.	AMENDMENTS	
1201.	Adoption	90
1202.	Kinds of Amendments	90
1203.	Initiation of Proceedings	90
1204.	Exhibits Required	90
1205.	Notice	90
1206.	Floodplain Amendment	91
1207.	Rehearing	91
1300.	REGULATION OF BUILDING MOVES	
1301.	Building Requirements	92
1302.	Moving Permit Required	92
1303.	Moving Permit Application - Previously Occupied Structures	93
1304.	Permit Issuance	94
1305.	Supplemental Information	95
1306.	Building Moving Conditions	96
1307.	Enforcement	98

1400. SOLID FUEL HEATING DEVICE REGULATIONS	
1401. Definitions	99
1402. Prohibition of Outdoor Solid Fuel Heating Devices	99
1403. Prohibited Materials	99
1404. Solid Fuel Heating Device Requirements	99
1405. Solid Fuel Storage Building Requirements	100
1500. SWIMMING POOL REGULATIONS	
1501. Definition	101
1502. Permit Required	101
1503. Swimming Pools – Accessory Use	101
1504. Swimming Pools – Standards	101
1600. FENCE AND WALL REGULATIONS	
1601. Definitions	102
1602. Fences and Walls	102
1603. Permit Required	102
1604. Fence and Wall Height	102
1605. Fence Materials	103
1606. General Fence and Wall Standards	103
1607. Fences and Walls within Easements	103
1700. WIND ENERGY CONVERSION SYSTEMS	
1701. Purpose	105
1702. Definitions	105
1703. Conditional Use	106
1704. Permit Application	106
1705. Size Regulations; Compliance	106
1706. Installation and Design	107
1707. Siting	109
1708. Temporary Meteorological Equipment	109
1709. Nuisance Concerns	110
1710. Other Regulations	110
1800. SOLAR ENERGY SYSTEMS	
1801. Purpose	112
1802. Definitions	112
1803. Conditional Use Permit	114
1804. Certification	116
1805. Enforcement	116
1900. INTERIM USE PERMITS	
1901. Purpose and Intent	117
1902. Procedures	117
1903. General Requirements	117
1904. Termination	117
2000. MANUFACTURED HOME PARK REGULATIONS	
2001. Development Standards	118

2100. LANDSCAPING AND SCREENING	
2101. Landscaping Standards	120
2102. Maintenance Standards	120
2103. Minimum Standards	120
2104. Landscaping Methods	120
2105. Screening Standards	120
2200. RESERVED	122
2300. RESERVED	122
2400. RESERVED	122
2500. RESERVED	122
2600. RESERVED	122
2700. RESERVED	122
2800. RESERVED	122
2900. RESERVED	122
3000. RESERVED	122
3100. RESERVED	122
3200. RESERVED	122
3300. RESERVED	122
3400. RESERVED	122
3500. RESERVED	122
3600. RESERVED	122
3700. RESERVED	122
3800. RESERVED	122
3900. VALIDITY	123
4000. EFFECTIVE DATE	123