

BEMIDJI PLANNING COMMISSION REGULAR MEETING AGENDA

Thursday, August 27, 2026

**Council Chambers
City Hall – 317 4th Street NW
5:30 PM**



- 1. CALL MEETING TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE TO THE FLAG**
- 4. APPROVAL OF AGENDA**
- 5. APPROVAL OF MEETING MINUTES**
 - a. July 23, 2026 Planning Commission Meeting Minutes
- 6. VISITORS WITH BUSINESS NOT ON THE AGENDA**
- 7. NEW BUSINESS**
 - b. Public Hearing: Interim Ordinance (Moratorium) on Data Centers
 - c. Discussion on Process for a Full Ordinance Update
- 8. UPCOMING COMMISSION MEETINGS**
 - d. September 24, 2026 Planning Commission Meeting
- 9. ADJOURN**

**PLANNING COMMISSION
BEMIDJI, MINNESOTA
Regular Meeting – July 23, 2026**

CALL TO ORDER: Chair Michael Meehlhause called the regular meeting of the City of Bemidji Planning Commission to order at **5:30 p.m.** Roll call was taken, and the pledge of allegiance was recited.

Members present: Faver, Heinonen, McCoy, Meehlhause, Olderman, Peterson

Members excused: Lemmer

Staff Present: Planning Director Melissa Fahrenbruch, Administrative Assistant Ainslee Krause

Others Present: Troy Gilchrist (via WebEx), Russ Schramm, Mitch Rautio, Hugh Welle, Charles Biberg, Mary Miller, Linne Lindquist, John Lindquist

AGENDA

Chair Meehlhause called for any amendments to the agenda. Motion by **Heinonen**, seconded by **Faver**, to approve the agenda. Motion carried by unanimous voice vote.

MINUTES

The minutes for the **June 25, 2026**, Planning Commission meeting were presented for approval. Motion by **Heinonen**, seconded by **Peterson**, approving minutes as presented. Motion carried by unanimous voice vote.

VISITORS WITH BUSINESS NOT ON AGENDA:

Charles Biberg, 1109 Beltrami Ave NW, Vice Chair of the Sustainability Commission, reviewed the topics discussed at the most recent Sustainability Commission meeting, with a focus on affordable housing, which led to a broader conversation on zoning and tiny houses. Biberg advocated for the relaxation of zoning restrictions to increase housing accessibility.

NEW BUSINESS

Public Hearings:

PUBLIC HEARING: LAND USE MAP AMENDMENT (REZONE) AND CONCEPT PLANNED UNIT DEVELOPMENT (PUD) REQUESTS – 80.01191.00 – SACRED BUNDLE INC:

Fahrenbruch presented the planning case request: Erika Bailey-Johnson representing Sacred Bundle Inc. is requesting a Land Use Map Amendment (Rezone) from R-4 Moderate Density Residential to R-6 Multiple Family Zoning District and a Concept Planned Unit Development (PUD) to develop a multi-phase mixed use project to include in the first phase on the main level public computer lab, meeting spaces, community space, and offices. In the second phase, the basement level may have a commercial kitchen and workshops. On the second floor, they will convert old classrooms into apartments. The subject property is located at 815 Beltrami Ave NW (PIN 800119100) in the City of Bemidji.

Conclusions based on the Ordinance and Comprehensive Plan were presented in the packet including conditions and findings of fact.

Commission members made the following comments:

- No comments.

Public Hearing

Pursuant to published notice, a public hearing was held regarding input on the requests. Chair Meehlhause opened the Public Hearing at **5:42 PM**, hearing the following comments:

- Mary Miller, 717 Beltrami Ave NW, addressed the commission and expressed full support for the project.

DRAFT

- Linne Lindquist, 812 Beltrami Ave NW, inquired about the source of funding for the project and the need for ongoing funding.
- Erika Bailey-Johnson, 8636 Cranberry Ct NE, addressed the commission and expressed appreciation for the support from the city and community. Bailey-Johnson addressed the funding sources for the project and noted that they applied for funding through the Minnesota Department of Education through the US Department of Treasury for leftover COVID money. Bailey-Johnson specified that the COVID dollars were for the renovation, construction or purchase of a community facility with the goal of increasing access to broadband internet. Bailey-Johnson identified that they received \$500,000 of this COVID money and that this went towards the purchase of the property and will go towards the first phase of the project for a computer lab to address needs for education, employment and telehealth. Bailey-Johnson noted that they have received donations and some smaller grants and they are a tribal non-profit.
- John Lindquist inquired about who can utilize the facility. Fahrenbruch addressed that there are no restrictions on who can access according to the applicant.
- Charles Biberg, 1109 Beltrami Ave NW, expressed support for the project. Biberg discussed requests such as CUPs, variances or rezones being barriers for projects like these due to the associated fees, time, and staff time.

Hearing no further comments Chair Meehlhause closed the Public Hearing at **5:52 PM**.

Motion by **Heinonen**, seconded by **Faver**, to recommend approval of the land use map amendment (rezone) request for parcel 800119100, with the findings of fact as presented in the packet. Motion carried by the following voice vote: Ayes: **Peterson, Olderman, Meehlhause, McCoy, Heinonen, Faver**. Nays: **None**.

Motion by **Heinonen**, seconded by **Faver**, to recommend approval of the concept planned unit development (PUD) request for parcel 800119100, with the findings of fact as presented in the packet.

Commission members made additional comments:

- Olderman commented that taxpayer dollars have paid for the upkeep of this building for the past five years while it sat vacant. Olderman addressed concern about the use of the property falling into a traditional school category.
- Meehlhause addressed that the uses specified would not fall under a traditional K-12 education system and noted similarities to a community center.

Motion carried by the following voice vote: Ayes: **Peterson, Meehlhause, McCoy, Heinonen, Faver**. Nays: **Olderman**.

Chair Meehlhause addressed that the requests would go before the Planning Board at their next meeting on **August 10, 2025**, at 5:30 PM for the final decision.

PUBLIC HEARING: CONDITIONAL USE PERMIT REQUESTS – 80.03026.00 – NATIONAL BANK OF COMMERCE:

Fahrenbruch presented the planning case request: Russ Schramm of HTG Architects, representing the National Bank of Commerce, is requesting Conditional Use Permits to remodel and build an addition to the existing Bank or Financial Institution and to remove more than 40% of the existing high-quality significant trees on the site. The subject property is located at 1260 Paul Bunyan Dr NW (PIN: 800302600) in the City of Bemidji. The property is in the B-2 General Commercial District and the HWY 197 Overlay.

Conclusions based on the Ordinance and Comprehensive Plan were presented in the packet including conditions and findings of fact.

Commission members made the following comments:

- No comments.

Public Hearing

Pursuant to published notice, a public hearing was held regarding input on the requests. Chair Meehlhause opened the Public Hearing at **6:02 PM**, hearing the following comments:

- Russ Schramm, HTG Architects, addressed the commission.
- McCoy inquired if the access issue has been resolved. Fahrenbruch addressed that it is still being looked at it.
- Meehlhause requested if the access issue is something the commission should be concerned about. Fahrenbruch confirmed it is not.
- Charles Biberg, 1109 Beltrami Ave NW, expressed opposition to the removal of more than 60% of trees and discussed last year's storm. Biberg inquired about the purpose of the expansion of the bank.

Hearing no further comments Chair Meehlhause closed the Public Hearing at **6:04 PM**.

Commission members had additional comments:

- Faver inquired about including a condition regarding the easement. Fahrenbruch noted that there is a condition included in the report.
- Peterson inquired about the easement. Fahrenbruch addressed that the applicant and neighboring property owner are in discussion. Peterson inquired about delaying until the easement issue has been resolved. Fahrenbruch addressed that staff had given the applicant the option of postponing and the applicant chose to continue with the process. Peterson and Fahrenbruch discussed.

Chair Meehlhause reopened the public hearing at **6:08 PM**.

Additional comments were made:

- Schramm addressed that the applicant has no issue with MnDOT's request to close one of their accesses and noted that they would be coordinating with MnDOT on that. Schramm addressed that they have been in contact with the neighboring property, First National Bank, regarding the easements showing their proposed amendments to the existing easement with the intent to satisfy all parties.
- Peterson inquired about the applicant's appetite to postpone their request until the easement issue is resolved. Schramm addressed that the applicant would like to start construction this year.

Chair Meehlhause closed the public hearing at **6:11 PM**.

Commission members had additional comments:

- Commissioner Olderman addressed that as a former employee of National Bank of Commerce, he will recuse himself from the request.

Motion by **Meehlhause**, seconded by **Heinonen**, to recommend approval of the conditional use permit requests for parcel 800302600, with the conditions and findings of fact as presented in the packet.

Additional comments:

- Heinonen inquired if trees would be replaced. Fahrenbruch addressed that a landscape plan was included in the packet and pointed out proposed trees on the plan.
- Meehlhause inquired if there was additional greenspace proposed in front. Fahrenbruch confirmed.

Motion carried by the following roll call vote: Ayes: **Peterson, Meehlhause, McCoy, Heinonen, Faver**. Nays: **None**. Abstentions: **Olderman**.

DRAFT

Chair Meehlhause addressed that the request would go before the Planning Board at their next meeting on **August 10, 2025**, at 5:30 PM for the final decision.

UPCOMING COMMISSION MEETINGS

- Thursday, August 27, 2026 5:30 p.m. Planning Commission Meeting

ADJOURN

There being no further business, motion by **Heinonen**, seconded by **Peterson**, to adjourn the meeting. Motion carried. Meeting adjourned at **6:15 p.m.**

Respectfully submitted,

Ainslee Krause
Planning & Building Administrative Assistant

PC Minutes approved and attested by: _____
Planning Commission Representative



PLANNING COMMISSION AGENDA ITEM

Meeting Date: Thursday, August 27, 2026

Action Requested: Public Hearing for Temporary Interim Ordinance (Moratorium) on Data Center Development (10,000 Square Feet and larger) and Currency/Data Mining Facilities

Prepared By: Melissa Fahrenbruch, Assistant Planning Director

Reviewed By: Jamin Carlson, Planning Director

The City of Bemidji, like other cities, would like to research the establishment or expansion of data center planning process and the protection of health, safety, and welfare of the city's residents. Staff have received comments and concerns from the community and City commissions asking that we investigate the issue. The City is home to a local data facility at Paul Bunyan Communications providing off-site backup, storage, and primary or multi-site colocation space for regional businesses according to their website. This type is not the definition that is being considered under the moratorium. The data centers are the hyper or large scale type over 10,000 Square Feet the moratorium is seeking to research and then add to the Ordinance.

At the August 10th, 2026, meeting, the Planning Board directed staff to draft a temporary Interim Ordinance (Moratorium) on Data Center Development of sizes larger than that of the current Paul Bunyan Communications Facility and Currency/Data Mining Facilities for one (1) year, to research this subject and provide suggested code regulations.

Recommendation:

Hold a Public Hearing for a temporary Interim Ordinance (Moratorium) on Data Center Development (10,000 Square Feet and larger) and Currency/Data Mining Facilities for one year and study how these uses would affect Bemidji's economy, water, energy, health and safety.

**CITY OF BEMIDJI
MINNESOTA**
Ordinance No. _____

**AN INTERIM ORDINANCE AUTHORIZING A
STUDY AND IMPOSING A MORATORIUM ON DATA CENTERS**

The City of Bemidji does ordain:

SECTION 1: Purpose and Intent. The purpose and intent of this interim ordinance (“Ordinance”) is to impose, pursuant to Minnesota Statutes, section 462.355, subdivision 4, a moratorium within the jurisdictional boundaries of the City on the establishment or expansion of data centers during the period of this Ordinance to protect the planning process and the health, safety, and welfare of the City’s residents.

SECTION 2: Legislative Findings. The Planning Board hereby finds and determines as follows:

- (a) The City of Bemidji has adopted zoning regulations in Chapter 28 of the Bemidji City Code (“Development Code”) pursuant to its authority under Minnesota Statutes, sections 462.351 to 462.364 and the City Charter;
- (b) Minnesota Statutes, section 462.355, subdivision 4 authorizes the Planning Board to adopt interim ordinances to regulate, restrict, or prohibit any use, development, or subdivision within the City;
- (c) A great deal of questions and concerns have recently been raised regarding data centers and their impacts on the communities in which they are located;
- (d) The City has limited experience with data centers and determines it is in the best interests of the City and its residents to study data centers as a use, specifically examine how they are currently regulated under the Development Code, and to develop a report that contains any recommended amendments to the Development Code regarding data centers;
- (e) In order to protect the planning process and the health, safety, and welfare of those living and working within the City, the Planning Board determines it is in the best interests of the City to enact a moratorium on the establishment and expansion of data centers to allow sufficient time to conduct the study and then, if needed, to draft and adopt amendments to the Development Code on data centers as may be needed;

SECTION 3. Definitions. For the purposes of this Ordinance, the following terms shall have the meaning given them in this Section. If a term is not defined in this Section, it shall have the meaning given it in the Zoning Ordinance.

- (a) Data Center. “Data center” means a facility containing at least 10,000 square feet (in a single building or in a series of buildings on a property) that is designed or used for the storage, management, and processing of digital data via the interconnection and operation of information technology and network telecommunications equipment, including all related facilities and infrastructure for backup electricity generation, power distribution, environmental control, cooling, security, and other associated utility infrastructure. The term is to be interpreted broadly to include all facilities that may

serve as, or may reasonably be converted to, a data center. The term also includes cryptocurrency mining facilities containing at least 10,000 square feet. The term shall not include information technology equipment or facilities that are accessory and subordinate to another lawful principal use on the property.

- (b) Development Code. “Development Code” means the most current enactment of Chapter 28 of the Code of Ordinances, City of Bemidji, Minnesota.
- (c) Ordinance. “Ordinance” means this interim ordinance authorizing a study and imposing a moratorium pursuant to Minnesota Statutes, section 462.355, subdivision 4.
- (d) Planning Board. “Planning Board” means the City of Bemidji Planning Board, established by the City Council.
- (e) City. “City” means the City of Bemidji, Minnesota.

SECTION 4. Study Authorized. City planning staff are hereby authorized and directed to conduct a study of data centers as a land use. The study shall include, but is not necessarily limited to, how data centers are currently regulated under the Development Code, consider the issues and impacts data centers have created for other communities and the regulations they have adopted to address them, and develop proposed language for any recommended amendments to the Development Code regarding Data Centers.

SECTION 5. Moratorium Imposed. A moratorium is hereby imposed to prohibit the establishment or construction of data centers within the City during the term of this Ordinance. During the period of this Ordinance, it shall be prohibited to establish or construct a data center within the City.

SECTION 6. Duration. This Ordinance shall remain in effect for 12 months from the date of its adoption, but shall expire earlier upon either the effective date of an ordinance adopted by the Planning Board amending the Development Code regarding data centers, or upon the adoption of a resolution by the Planning Board expressly ending the moratorium.

SECTION 7. Penalty and Enforcement. Any person, firm, partnership, corporation, or other entity violating any provision of this interim ordinance shall be guilty of a misdemeanor and, upon conviction thereof, shall be subject to imprisonment for up to 90 days, a fine of up to \$1,000, or both, plus the costs of prosecution. Each day that a violation occurs shall be considered a separate offense. The City may enforce this interim ordinance through criminal prosecution or by undertaking such civil actions or proceedings, including injunctive relief, as it determines appropriate to prevent, restrain, correct, or abate any violation or threatened violation of this interim ordinance. The initiation of one type of enforcement action shall not preclude the City from instituting any other action or proceeding available to it under law to enforce this interim ordinance.

SECTION 8. Severability. Every section, provision and part of this Ordinance is declared severable from every other section, provision and part thereof. If any section, provision, or part of this Ordinance is held to be invalid by a court of competent jurisdiction, such judgment shall not invalidate any other section, provision, or part of this Ordinance.

SECTION 9. Effective Date. This Ordinance shall take effect immediately upon its adoption.

Yeas:

Nays:

Absent:

First Reading: _____, 2026

Final Reading: _____, 2026

Approved:

Lynn Eaton, Planning Board Chair

Attest: _____
Ainslee Krause, Administrative Assistant



PLANNING COMMISSION AGENDA ITEM

Meeting Date: Thursday, August 27th, 2026

Action Requested: Discussion for Process for a Full Ordinance Update

Prepared By: Melissa Fahrenbruch, Assistant Planning Director

Reviewed By: Jamin Carlson, Planning Director

The City of Bemidji's Planning & Zoning (Development Code) Ordinance requires updating. The Ordinance was transferred from the old Greater Bemidji Area Joint Planning Board (JPB) into the City without many changes due to time constraints. The last full Ordinance update was performed in 2018 under the JPB entity. Planning staff and other stakeholders see the need for a full update of the Ordinance that reflects the current and future needs of the City of Bemidji. The City Council directed staff to update the Comprehensive Plan first. The Comprehensive Plan is in process of being updated through a contract with Headwaters Regional Development Commission (HRDC). Staff were asked at the Planning Board August 10th, 2026, meeting to bring a priority list of Development Code updates to the Planning Board on September 14th, 2026.

The Planning Commission is tasked with gathering public input and making the recommendations to the Planning Board for any updating/changes to the Ordinance.

Recommendation:

Discussion as to the top ten (10) potential updates and whether to start with restructuring the development code and then work section by section or make changes to the needed listed items. Discussion on the process to proceed with possible steering committee.

List of Ordinance Changes:

1. Reorder the code
2. Counseling services should be a permitted or allowed use, same as medical clinics in same zones
3. Reduce lot sizes in the R-4 to 50' widths, look at reducing lot sizes in others, Reduce front and rear yard setbacks in residential.
4. Allow duplexes in the single-family zones (for lots or areas that are large enough as this will need to be looked at more closely).
5. Fix the shoreland regarding density on sewerred lots to name one of the few issues.
6. Accessory Dwelling units (rentable?).
7. Sign regulation
8. Performance Standards
9. Zoning districts realignment (combine similar zones) (services/no services).
10. Update definitions.

City of Bemidji
Planning and Zoning “Development Code”
Proposed Table of Contents

Article I – General Provisions

Sec. 28-1 – Authority.

Sec. 28-2 - Title, jurisdiction, and application.

Sec. 28-3 - Intent and purpose.

Sec. 28-5 - Relation to comprehensive plan

Sec. 28-4 – Interpretation.

Sec. 28-6 - Standard requirements.

Sec. 28-7 – Severability.

Sec. 28-8 - Annexation of certain land.

Sec. 28-9 – Definitions

Secs. 28-10 – 28-40 – Reserved.

Yellow highlight – New

Yellow Highlight with Strike through – To
be removed

Section #'s in red – need to be renumber

Article II – Administration

Sec. 28-XXX - Definitions

Sec. 28-520 - Planning Director

Sec. 28-521 - Planning Commission

Sec. 28-522 - Board of Adjustment

Sec. 28-431 - Environmental Review

Sec. 28-523 - Land Use, Building & Other Administrative Permits

Sec. 28-524 - Conditional Use Permits & Interim Use Permits

Sec. 28-525 - Variances, Appeals & Adjustments

Sec. 28-526 - Amendments; Text or Zoning District

Sec. 28-527 - Public Notice and Hearing Requirements

Sec. 28-528 – Nuisance

Sec. 28-529 - Enforcement and Penalties

Sec. 28-530 – Fees

Secs. 28-10 – 28-40 – Reserved.

Article III – Zoning Districts

Sec. 28-46 - Interpretation of Zoning Map.

Sec. 28-41 - Zoning districts.

Sec. 28-42 - Overlay districts.

Sec. 28-43 - Zoning Map.

Sec. 28-44 - Shoreland and Sensitive Area Overlay Map.

Sec. 28-45 - Highway 197 Overlay Map.

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Article IV - Subdivisions & Planned Unit Developments

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Sec. 28-476 - Design & Maintenance Standards & Criteria for PUDs

Sec. 28-477 - Conversion to PUDs

Sec. 28-478 - Procedures for Approval of Subdivisions & PUDs.

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Sec. 28-480 - Required Improvements on the Site

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Sec. 28-367 - Shoreland PUD Density Evaluation

Sec. 28-368 - Shoreland Residential PUD Density Evaluation and Flexibility Option

Sec. 28-481 - Variances

Sec. 28-482 - Land Use or Building Permits

Sec. 28-483 - Copies of Plat

Sec. 28-484 - Enforcement & Penalty

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Sec. 28-122 - Definitions

Sec. 28-123 - Minimum Lot Size and Bulk Lot Standards

Sec. 28-124 - Lot Size and Bulk Regulations Lot Standards by Zoning District

Sec. 28-125 - Nonconforming Uses and Structures

Sec. 28-126 - Substandard Lots of Record

Secs. 28-121 – 28-160 – Reserved

Article VI – District Regulations

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Sec. 28-82 - Land Use Regulation Matrix Land Use Definitions and Regulations Land Use Definitions and Regulations

Sec. 28-427 - Special Provisions for Fire Protection & Safety

Sec. 28-414 - Special Provisions for Development in Sensitive Areas

Sec. 28-415 - Special Provisions for Trunk Highway 197 Overlay

Sec. 28-417 – Special Provisions for Closed Landfill Overlay District (CL)

Sec. 28-413 - Special Provisions for Manufactured Home Park Standards

Sec. 28-202 - Special Provisions for Accessory Buildings in Manufactured Housing Parks

Sec. 28-201 - Special Provisions for Accessory Structures and Uses

Sec. 28-204 - Special Provisions for Accessory Dwelling Units

Sec. 28-418 - Special Provisions for Transitional Housing, Homeless Shelters, and Warming Centers

Sec. 28-430 - Special Provisions for Home and Community-Based Services

Sec. 28-412 - Special Provisions for Type II and Type III Home Occupations

Sec. **28-419** - Special Provisions for Bed and Breakfast Establishments

Sec. **28-420** - Special Provisions for Short Term Rentals

Sec. **28-429** - Special Provisions for Cannabis Zoning and Land Use

Sec. **28-426** - Special Provisions for Adult Entertainment

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Sec. **28-424** - Special Provisions for Mining and Extractive Uses

Sec. **28-425** - Special Provisions for Asphalt Plants & Processing Facilities

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Sec. **28-355** - Nonconforming Structures Substandard in Shoreland Overlay District

Sec. **28-356** - Deck Additions to Nonconforming Structures in Shoreland

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Sec. **28-360** - Topographic Alterations/Grading and Filling

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Sec. 28-246 - Permits Required

Sec. 28-247 - Signs Not Requiring Permits

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Sec. **28-250** - Signs Permitted in the R-1, R-2, R-3, R-4, R-5, R-6 & MH Districts

Sec. **28-251** - Signs Permitted in the LC & LD Districts

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Sec. **28-257** - Additional Provisions in the Trunk Highway 197 Overlay District

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Sec. **28-254** - Signs Permitted in the O/M & U Districts

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Sec. **28-256** - Additional sign standards

Sec. **28-258** - Dynamic Displays

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