
Chapter 4: Zoning

4.1. Purpose and Intent.

The City of Forest has zoning districts covering all land in the city limits. Zoning protects the rights of property owners and allows them the reasonable use of their property insofar as the use does not negatively affect the health, safety, or welfare of abutting properties or the neighborhood. Zoning permits particular land uses where they are most appropriate, considering public utilities, road access, natural resources or constraints, and the established development pattern.

In order to carry out the purposes of this Code and to allow appropriate uses in different districts, the City shall be divided into the following zoning districts, the boundaries of which shall be shown on the Official Map of Zoning Districts:

4.2. Allowable Uses, Compatible Uses, Flexible Uses, and Prohibition of Uses Not Expressly Listed.

No use shall be established in any zoning district unless it is expressly designated by this Code as a "permitted use," or "conditional use." The range of uses allowed as permitted, or conditional uses in each zoning district may be found in Table 4.3. In the event of a conflict between Table 4.3 and the text of this Code, the text shall control.

4.3. Annexed Lands.

The zoning district designation for areas added to the City's jurisdiction through annexation beyond the City's existing jurisdiction shall be determined as follows:

If the property annexed is not subject to any zoning standards, the property shall not be subject to any use restrictions imposed by this Code until such time as the City has properly zoned the property at which time all restrictions and regulations contained in the Code shall apply. Prior to such zoning becoming effective, all other standards contained in this Code other than use restrictions shall apply.

If the property annexed is subject to zoning regulations, the property shall be designated by the City Council after recommendation by the Planning Committee. All standards of this Code for said zoning classification shall apply to this annexed property immediately upon said annexation and zoning district designation by the City Council.

4.4. Zoning Map.

The Official Map of Zoning Districts, along with all notations, references, and other information shown, is now incorporated into and made part of this Code. As part of this Code, the Official Map of Zoning Districts shall be amended only by the procedures set forth in this Code.

Table 4.3

				C-2	C-2a	C-3	I
Apparel Stores				P	P	P	P
Appliance Sales				P		P	P
Banks				P	P	P	P
Bakery Shops				P	P	P	P
Barber Shops				P	P	P	P
Bed and Breakfast				P	P	P	
Beauty Shops				P	P	P	P
Drug Stores				P	P	P	P
Gasoline Station				P	P	P	P
Grocery Stores				P		P	P
Hardware Stores				P	P	P	P
Antique Shops				P	P	P	P
Auto Repair Shops				P		P	P
Bakery Shop (Retail Only)				P	P	P	P
Florist Shops				P	P	P	P
Grocery Stores				P	P	P	P
Hospitals				P		P	P
Hotels and Motels				P		P	P
Medical Dental Clinics				P		P	P
Office Building and Offices				P	P	P	P
Restaurants				P	P	P	P
Liquor Stores				P		P	P
Printing and Publishing				P		P	P
Theaters (Indoors)				P		P	P
Places of worship				P		P	P
Schools, Public				P		P	P
Cannabis Processing Facility						P	P
Cannabis Testing Facility						P	P
Cannabis Research Facility						P	P
Cannabis Cultivation Facility						P	P
Cannabis Dispensary Facility				P		P	P
Animal Hospitals						P	P
Automobile Sales						P	P
Automatic Car Wash Service						P	P
Batteries						P	P

Bottling Work						P	P
Construction Sales						P	P
Construction Repair						P	P
Construction Storage						P	P
Cold Storage Plants						P	P
Funeral Homes				P		P	P
Mortuaries				P		P	P
Dyeing and Cleaning Works				P		P	P
Farm Equipment Sales				P		P	P
Farm Equipment Service				P		P	P
Farm Storage						P	P
Plumbing Sales				P		P	P
Plumbing Retail				P		P	P
Plumbing Wholesale						P	P
Trucking Terminals						P	P
Warehouse for indoor storage						P	P
Wholesale Establishments				P		P	P
Pawn Shops				P		P	P
Assembly Plants							P
Bookbinders							P
Canneries							P
Cellphone Products Manufacturing							P
Ceramic Products Manufacturing							P
Refrigerating Plants							P
Confectionery Manufacturing							P
Cosmetic Manufacturing							P
Creameries							P
Dairy Products, Processing and Manufacturing							P
Electrical parts, assembly, and manufacture							P
Engraving plants							P
Feed processing							P
Fiber products manufacturing							P
Food products manufacturing							P
Foundry Casting Lightweight, Nonferrous Metal							P

Fruit or Vegetable Canneries							P
Furniture Manufacturing							P
Glass Products Manufacturing							P
Grain Elevators							P
Ice Plants							P
Iron Works							P
Jewelry Manufacturing							P
Laboratories							P
Laundries							P
Leather products Manufacturing							P
Lumber Yards							P
Millwork and Cabinet Making							P
Plastic Products Manufacturing							P
Paint Mixing and Treatment							P
Parcel Delivery Services							P
Pharmaceuticals Manufacturing							P
Railroad Depot, passenger and freight							P
Sheet metal products manufacturing							P
Television Products Manufacturing							P
Tool and Machinery manufacturing							P
Toy Manufacturing							P
Warehouse or Storage Buildings							P
Well Drilling Services							P
Wood Products Manufacturing							P
Outdoor Storage of building materials such as lumber, coal, machinery, and pipe when enclosed by a solid fence at least six feet in height. *Junk yards are prohibited*							P
Aggregate plants and batching operations							P
Chemical Plants							P
Coal, Coke, or Wood yards							P
Cotton Gins							P
Egg drying plants							P
Food Processing							P
Metal fabricating plants							P

Killing, dressing and storage of poultry							P
Automobile Manufacturing							P
Farm Manufacturing							P
Construction machinery manufacturing							P
Broom manufacturing							P
Electrical manufacturing							P
Leather manufacturing							P
Metal manufacturing							P
Mining equipment manufacturing							P
Missiles and their components manufacturing							P
Paper manufacturing							P
Rubber manufacturing							P
Rock wool manufacturing							P
Sawmills							P
Abattoirs or Slaughter Houses							C
Acid Manufacture							C
Cement, lime, gypsum or plaster of Paris manufacture							C
Distillation of bones							C
Explosive Manufacture or Storage							C
Fat Rendering							C
Fertilizer Manufacture							C
Garbage, and dead animals dumping or reduction, except for municipal incinerators.							C
Gas Manufacture							C
Glue Manufacture							C
Petroleum Storage (Bulk Plant)							C
Refining of petroleum products							C
Stock yards and stock auction barns							C
Storage or baling of rags, paper, iron, or junk							C
Used car junk areas							C
	A	R-1	R-2	R-3			
Single Family	P	P	P	P			
Two-Family			P	P			
Multi-Family				P			
Mobile Homes	P			P			

P= PERMITTED	C= CONDITIONAL USE
No Building permit shall be issued for any of the following uses until and unless the location of such shall have been approved by the Planning Commission.	

4.5. Agriculture/Open Space Protection District (AO).

4.5.1. Purpose and Intent.

The objective of the Agriculture/Open Space Protection District (AO) is to preserve environmentally sensitive land areas such as floodplains and agricultural areas which are not suitable for dense development and which are generally outside of areas served by public water and sanitary sewer systems. The types of uses, area and intensity of development permitted in this district are designed to protect agricultural and open space uses, including very low density single-family residences and accessory use

4.5.2. Development Emphasis.

Minimum lot area (sf)	1 acre
Minimum lot width (ft)	No requirement
Minimum dwelling unit (sf)	1,500 square feet
Max building height	35ft
Minimum front yard depth (ft)	40ft
Minimum side yard depth (ft)	10ft
Minimum rear yard depth	30ft
Max lot coverage (%)	30%

1. Front Yard – The front yard building setback line shall be a minimum of 40 feet from any existing or proposed right-of-way line of any street or road, including those shown on the Major Thoroughfares Plan

2. Side Yard – The side yard building setback line of each side of the lot shall not be less than 10 feet as measured from the side lot line to the nearest building or structure.

3. Rear Yard – The rear yard building setback line shall be not less than 30 feet as measured from the rear lot line to the nearest building or structure.

4. Accessory Buildings – No accessory building shall be erected in any required yard, other than a rear and side yard, and no accessory building shall be located closer than five (5) feet to any property line.

5. Detached Garage: means a separate building having no common wall with the main residence building. No detached garage dwelling shall be placed or built on any lot nearer than five (5) feet to any lot line.

6. Parking: Residents and guests of residential building shall park either on a hard surface, an confined area (i.e. Garage or Carport) or on the side yard only.

7. Hobbies: Such as boat building or repair, furniture making or repair, automobile repair and rebuilding, and other activities not normally carried on extensively in a residential district shall not be permitted to the extent that they are annoying or harmful to nearby residential occupants. Such uses that involve the use of power tools or the creation of noise not usual to a residential district shall not be permitted between the hours of 9:00 p.m. and 7:00 a.m.

4.6. "R-1" Single Family

4.6.1. Purpose and Intent.

"R-1" This is the most restrictive residential district. The principal use of land is for single-family dwellings normally required to provide the basic elements of a balanced and attractive residential area. These areas are intended to be defined and protected from the encroachment of uses not performing a function appropriate to the residential environment. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities, and through consideration of the proper functional relationships of each element.

4.6.2. Development Emphasis.

Minimum lot area (sf)	15,000 square feet
Minimum lot width (ft)	100 ft.
Minimum dwelling unit (sf)	1,500 square feet
Max building height	35ft
Minimum front yard depth (ft)	40ft
Minimum side yard depth (ft)	10ft
Minimum rear yard depth	30ft
Max lot coverage (%)	30%

1. Front Yard – The front yard building setback line shall be a minimum of 40 feet from any existing or proposed right-of-way line of any street or road, including those shown on the Major Thoroughfares Plan

2. Side Yard – The side yard building setback line of each side of the lot shall not be less than 10 feet as measured from the side lot line to the nearest building or structure.

3. Rear Yard – The rear yard building setback line shall be not less than 30 feet as measured from the rear lot line to the nearest building or structure.

4. Accessory Buildings – No accessory building shall be erected in any required yard, other than a rear yard, and side yard. No accessory building shall be located closer than five (5) feet to any property line.

5. Detached Garage: means a separate building having no common wall with the main residence building. No detached garage dwelling shall be placed or built on any lot nearer than five (5) feet to any lot line.

6. Parking: Residents and guests of residential building shall park either on a hard surface, an confined area (i.e. Garage and Carport) or on the side yard only.

7. Hobbies: Such as boat building or repair, furniture making or repair, automobile repair and rebuilding, and other activities not normally carried on extensively in a residential district shall not be permitted to the extent that they are annoying or harmful to nearby residential occupants. Such uses that involve the use of power tools or the creation of noise not usual to a residential district shall not be permitted between the hours of 9:00 p.m. and 7:00 a.m.

4.7. "R-2" One and Two-Family Residential District

4.7.1. Purpose and Intent. – This residential district is intended to provide for medium population density. The principal use of land may range from single-family to two-family dwelling units, with the intent of this district being basically the same as that of the R-1 Residential District except that two-family dwelling units in a single structure are allowed.

"R-2" Single Family

Minimum lot area (sf)	9,000 square feet
Minimum lot width (ft)	100 ft.
Minimum dwelling unit (sf)	1,000 square feet
Max building height	35ft
Minimum front yard depth (ft)	35ft
Minimum side yard depth (ft)	10ft
Minimum rear yard depth	30ft
Max lot coverage (%)	30%

"R-2" Duplex Dwellings.

Minimum lot area (sf)	9,000 square feet
Minimum lot width (ft)	100 ft.
Minimum per side of dwelling unit (sf)	1,000 square feet
Max building height	35ft
Minimum front yard depth (ft)	25ft
Minimum side yard depth (ft)	10ft
Minimum rear yard depth	20ft
Max lot coverage (%)	30%

1. Front Yard – The front yard building setback line shall be a minimum of 40 feet from any existing or proposed right-of-way line of any street or road, including those shown on the Major Thoroughfares Plan

2. Side Yard – The side yard building setback line of each side of the lot shall not be less than 10 feet as measured from the side lot line to the nearest building or structure.

3. Rear Yard – The rear yard building setback line shall be not less than 30 feet as measured from the rear lot line to the nearest building or structure.

4. Accessory Buildings – No accessory building shall be erected in any required yard, other than a rear and side yard, and no accessory building shall be located closer than five (5) feet to any property line.

5. Detached Garage: means a separate building having no common wall with the main residence building. No detached garage dwelling shall be placed or built on any lot nearer than five (5) feet to any lot line.

6. Parking- Residents and guests of residential building shall and park either on a hard surface, an confined area (i.e. Garage and Carport) or on the side yard only.

7. Hobbies: Such as boat building or repair, furniture making or repair, automobile repair and rebuilding, and other activities not normally carried on extensively in a residential district shall not be permitted to the extent that they are annoying or harmful to nearby residential occupants. Such uses that involve the use of power tools or the creation of noise not usual to a residential district shall not be permitted between the hours of 9:00 p.m. and 7:00 a.m.

4.8. "R-3" Single and Multi-Family District.

4.8.1. Purpose and Intent.

This residential district is intended to provide for medium and high population density. The principal use of land may range from single-family, two-family dwelling units, Mobile Homes, and multi-family uses. Mobile Homes are subject to the Mobile Homes Ordinance. Other similar uses as determined by the Planning Commission and Mayor and Board of Aldermen.

Minimum lot area (sf)	8,000 square feet
Minimum lot width (ft)	100 ft.
Minimum dwelling per unit (sf)	1000 square feet
Max building height	45ft
Minimum front yard depth (ft)	25ft
Minimum side yard depth (ft)	10ft
Minimum rear yard depth	20ft
Max lot coverage (%)	30%
Max dwelling per acre	8

1. Front Yard – The front yard building setback line shall be a minimum of 40 feet from any existing or proposed right-of-way line of any street or road, including those shown on the Major Thoroughfares Plan

2. Side Yard – The side yard building setback line of each side of the lot shall not be less than 10 feet as measured from the side lot line to the nearest building or structure.

3. Rear Yard – The rear yard building setback line shall be not less than 30 feet as measured from the rear lot line to the nearest building or structure.

4. Accessory Buildings – No accessory building shall be erected in any required yard, other than a rear and side yard, and no accessory building shall be located closer than five (5) feet to any property line.

5. Detached Garage: means a separate building having no common wall with the main residence building. No detached garage dwelling shall be placed or built on any lot nearer than five (5) feet to any lot line.

6. Parking- Residents and guests of residential building shall park either on a hard surface, an confined area (i.e. Garage and Carport) or on the side yard only.

7. Apartment Complexes must utilize at least 10% of their land for a playground facility. It must comply with
“Public Playground Safety Handbook.”

8. Hobbies: Such as boat building or repair, furniture making or repair, automobile repair and rebuilding, and other activities not normally carried on extensively in a residential district shall not be permitted to the extent that they are annoying or harmful to nearby residential occupants. Such uses that involve the use of power tools or the creation of noise not usual to a residential district shall not be permitted between the hours of 9:00 p.m. and 7:00 a.m.

4.9. "C-2" CENTRAL BUSINESS COMMERCIAL DISTRICT.

4.9.1. Purpose and Intent.

The objective of this District is to provide concentrated areas of high-quality employment facilities that may be integrated with or adjacent to complementary retail and commercial. Mixed-use employment areas should have direct access to arterial or collector streets and shall be compatible with and connected to the surrounding development as well as any nearby parks, open space, and pathways. Mixed use employment areas may include corporate office headquarters, hospitals and medical centers, research and development facilities, business parks, and educational facilities in planned.

Required lot area and lot width.	No requirements
Percent of lot coverage.	No requirements
Building Height	45 Feet
Front yard	Minimum of 30 feet from right- of-way
Side yard	No requirements
Rear yard	No requirements

4.10. Historic Downtown Commercial District (C-2a)

4.10.1. Purpose and Intent.

In accordance with the adopted Goals and Objectives Element of a Comprehensive Plan for the City of Forest, a "Historic Commercial District" (C-2a) is hereby created to promote this area, as delineated on the Official Zoning Map, as a major focal point of community life in the City of Forest. The purpose of this district is to preserve the character of historic buildings within the Historic Preservation District by review of architectural style, materials and colors. This district is intended to encourage the development of selected commercial activities that are compatible with historic structures.

4.11. "C-3" General Commercial District.

4.11.1. Purpose and Intent. The General Commercial District is established to provide areas for those heavier types of commercial uses which generate significant amounts of truck traffic, required outdoor storage, or which, because of other characteristics, are not compatible with other types of commercial activities.

No use permitted in this district shall be dangerous, offensive, or detrimental to neighboring commercial uses or residences by reason of the emission of dust, gas, smoke, excessive noise, fumes, glare, odor, vibration, or fire hazard.

Required lot area and lot width.	No requirements
Percent of lot coverage.	No requirements
Building Height	45 Feet
Front yard	Minimum of 50 feet from right- of-way
Side yard	Minimum of 25 feet from nearest building
Rear yard	Minimum of 10 feet from nearest building

4.12 "I-1" LIGHT INDUSTRIAL DISTRICT

The Light Industrial District is created primarily for use in those areas of the community where it is desirable to locate manufacturing establishments that have a minimum of obnoxious effects on the surrounding area and the community as a whole.

The following uses shall be permitted provided that they, in the judgement of the Planning Commission and Mayor and Board of Aldermen, are not excessively obnoxious or offensive to neighboring uses by reason of the emission of dust, gas, smoke, noise, fumes, glare, odors, vibrations, or fire hazards.

Required lot area and lot width.	No requirements
Percent of lot coverage.	No requirements
Building Height	No requirements
Front yard	Minimum of 50 feet from right- of-way
Side yard	Minimum of 25 feet from nearest building
Rear yard	Minimum of 50 feet from nearest building