

Part II
Article IV

GENERAL PROVISIONS

Section 400 Scope of Regulations

All buildings erected hereafter, all uses of land or buildings established hereafter, and all structural alterations or relocation of existing buildings occurring hereafter shall be subject to all regulations of this Ordinance which are applicable to the zoning districts in which such buildings, uses, or land shall be located.

1. **RELOCATION OF STRUCTURES.** Any building or structure which has been wholly or partially erected on any premises located within the City shall not be moved and/or be placed upon any premises in the City until a building permit for such removal shall have been received from the Building Commissioner. Any such building or structure shall conform to all the provisions of this Ordinance in the same manner as a new building or structure. No building or structure shall be moved into the City from outside the City limits unless permission is received from the Building Commissioner.
2. **PERMITS ISSUED PRIOR TO THE ORDINANCE.** Where a building permit for a building or structure has been issued in accordance with law prior to the effective date of this Ordinance, and provided that construction is begun within six (6) months of such effective date and diligently prosecuted to completion, said building or structure may be completed in accordance with the approved plans on the basis of which the building permit has been issued and further, may upon completion be occupied under a certificate of occupancy by the use for which originally designated subject thereafter to the provisions of Article V, Nonconforming Buildings and Land Uses.
3. **EXPIRATION OF USE PERMITS.** Where the Building Commissioner has issued a use permit, special use permit, or a permit for a variance pursuant to the provisions of this Ordinance, such permit shall become null and void unless work thereon is substantially underway within six (6) months of the date of such issuance of such permit by the Building Commissioner.
4. **SPECIAL USE PERMIT.** A special use permit shall be deemed to authorize only one (1) special use and shall expire if the special use shall cease for more than six (6) months for any reason.
5. **LOT WITHOUT STRUCTURES.** Where a lot is to be occupied for a permitted use without buildings, the side yards and front yards required for such lot shall be provided and maintained unless otherwise stipulated in this Ordinance; except that side yards shall not be required on lots used for garden purposes without buildings or structures, nor on lots used for public recreation areas.
6. **VOTING PLACES.** The provisions of this Ordinance shall not be so construed as to interfere with the temporary use of any property as a voting place in connection with a public election.

7. SUBDIVISION. No proposed plat of a new or redesigned subdivision shall hereafter be approved by the Commission unless the lots within such plat equal or exceed the minimum size and width requirements set forth in the various districts of this Ordinance, and unless such plat fully conforms with the statutes of the State of Indiana and the Subdivision Control Ordinance of the City of Valparaiso.
8. ESSENTIAL SERVICES. Essential services shall be permitted as authorized and regulated by law and other Ordinances of the City in any use district and are therefore exempt from the application of this Ordinance. The Board of Zoning Appeals shall have the power to exempt a public service corporation or a public utility from height or area requirements for any district in which such use is permitted and may permit the location of a public utility building, structure, or use in any use district if the Board shall find such use, height, area, building, or structure reasonable necessary for the public convenience.
9. CONDOMINIUMS. See definition in Article II.

Section 405 Placement, Orientation, and Entrances of Buildings on a Zoning Lot

1. PLACEMENT OF BUILDINGS ON A ZONING LOT. The placement of a primary building in a perpendicular or sideways orientation on an interior or through lot zoning lot shall be prohibited.
2. ENTRANCES TO RESIDENTIAL UNITS. All single family residences and single building residential developments shall be designed such that a primary entrance faces a public street.
3. MINIMUM DWELLING UNIT WIDTH. Unless otherwise specified by this ordinance, the minimum width of a residential dwelling as it faces a street shall be 24 feet.

Section 410 Zoning of Streets, Rights-of-way, and Annexed Areas

1. STREETS, ALLEYS, AND RAILROAD RIGHTS-OF-WAY. All streets, alleys, and railroad rights-of-way, if not otherwise specifically designated, shall be deemed to be in the same zone as the property immediately abutting upon such streets, alleys, or railroad rights-of-way. Where the center line of a street or alley, or railroad right-of-way serves as a district boundary, the zoning of such street or alley, or railroad right-of-way unless otherwise specifically designated, shall be deemed to be the same as that of the abutting property up to the center line of such street or alley, or railroad right-of-way.
2. ZONING DISTRICT CLASSIFICATION OF ANNEXED AREAS. Areas which shall be annexed to the City after this Ordinance shall take effect shall automatically be zoned OS, Open Space District, unless by action of the City Council other zoning district classifications shall be established for such areas on the date of annexation.

Section 415 Permitted Height

1. EXCEPTIONS TO HEIGHT RESTRICTIONS. No building shall be erected, converted, enlarged, reconstructed, or structurally altered to exceed the height limit herein established

for the district in which the building is located, except that penthouses or roof structures for the housing of elevators, stairways, tanks, ventilating fans, or similar equipment required to operate and maintain the building, and fire and parapet walls, skylights, towers, steeples, stage lofts and screens, flagpoles, chimneys, smokestacks, individual domestic radio, television aerials, water tanks, or similar structures may be erected above the height limits herein prescribed. No such structures may be erected to exceed by more than fifteen (15) feet the height limits of the district in which it is located; nor shall such structure have a total area greater than ten (10) percent of the roof area of the building; nor shall such structure be used for any residential, commercial, or industrial purpose than a use incidental to the main use of the building, except for radio and television towers.

2. **RADIO AND TELEVISION TOWERS.** All public broadcast radio, television and other transmitting or relay antenna towers may be permitted in a C-3, M-1, or M-2 district provided such use has access upon a major street. The setbacks for such towers from all abutting streets or adjacent property shall be a distance at least fifty (50) feet greater than the height of the tower.

Section 420 Number of Buildings on a Zoning Lot

Not more than one (1) principal detached residential building shall be located on a zoning lot, except in the case of a Planned Unit Development of as otherwise provided in this Ordinance.

Section 425 Bulk Regulations

1. **CONTINUED CONFORMITY WITH BULK REGULATIONS.** The maintenance of yards, parkways, and other open space and minimum lot area legally required for a building shall be a continuing obligation of the owner of such building or of the property on which it is located, as long as the building is in existence. Furthermore, no legally required yards, other open space, or minimum lot area allocated to any building shall, by virtue of change of ownership or for any other reason, be used to satisfy yard, other open space, or minimum lot area requirements for any other building.
2. **FLEXIBLE YARD REQUIREMENTS.** When the majority of the lots of record in a block front have been built upon at the time of the adoption of this Ordinance and where the front yards on the built-up lots are less than that required under the regulations in this Ordinance, the average front yard shall be established as the minimum required front yard for all the properties in that block front.

Upon approval of the Plan Commission and City Council, a developer shall be allowed to satisfy yard requirements by establishing "average" setbacks and varying front yards to encourage variety in site planning and discourage the monotony of uniformly placed buildings. However, in such instances, the average setbacks or yards shall be consistent with public safety and health.

3. **DIVISION OF ZONING LOTS.** No improved zoning lot shall hereafter be divided into two (2) or more zoning lots and no portion of any improved zoning lot shall be sold, unless all improved zoning lots resulting from each such division or sale shall conform with all the applicable bulk regulations of the zoning district in which the property is located.

4. **YARDS FOR CORNER LOTS.** The side yard width on the street side of a corner lot shall be not less than the required front yard for the district in which the lot is located.
5. **LOCATION OF REQUIRED OPEN SPACE.** All yards and other open spaces allocated to a building or dwelling group shall be located on the same zoning lot as such building or dwelling group.
6. **REDUCTION OF YARDS.** No yard, now or hereafter provided for a building existing on the effective date of this Ordinance, shall subsequently be reduced below, or further reduced if already less than, the minimum yard requirements of this Ordinance for equivalent new construction.
7. **VACANT, THROUGH, AND CORNER LOTS.** On a vacant, through, or corner lot, either of the lot lines abutting a street right-of-way line may be established as its front lot line, except that where two or more through lots are contiguous and a front lot line has been duly established, the same street lot line shall thereafter be deemed to be the front lot line of all such contiguous lots. On a through lot, a front yard shall be provided along any lot line abutting a street.
8. **PROJECTIONS INTO YARDS.** The following projections shall be permitted in required yards:

In All Yards: Awnings and canopies; steps four (4) feet or less above grade, which are necessary for access to a permitted building or for access to a zoning lot from a street or alley; chimneys projecting 24 inches or less into the yard; arbors and trellises; flagpoles; and fences, walls, and hedges subject to applicable height restrictions of this Article.

In Front Yards: One-story bay windows projecting three (3) feet or less into the yard; and overhanging eaves and gutters projecting 30 inches (30) or less into the yard; an open unenclosed porch or paved terrace may project into the required front yard for a distance not exceeding ten (10) feet provided the enclosed porch or paved terrace will be at least the same setback from the front lot line as the average setback of similar existing structures on the same side of the block of street on which the proposed structure is located. In the case of paved terraces, it must be shown that stormwater runoff will not affect adjoining properties. An enclosed vestibule containing not more than forty (40) square feet may project into the required front yard a distance not to exceed four (4) feet.

In Rear Yards: Paved open off-street parking spaces; garages; one-story bay windows projecting three (3) feet or less into the yard; and overhanging eaves and gutters projecting thirty inches or less into the yard; residential laundry equipment; air conditioning units.

In Side Yards: Overhanging eaves and gutters projecting to within two (2) feet of the side lot line; air conditioning units.

Section 435 Minimum Lot Size

Every residential building hereafter erected on a lot or parcel of land created subsequent to the effective date of this Ordinance shall provide a lot or parcel of land having not less than the

minimum area and width specified for the particular zoning district in which it is located. However, in any residential district, on a lot of record on the effective date of this Ordinance, a single-family dwelling may be established regardless of the size of the lot, providing all other requirements of this Ordinance are complied with.

Section 440 Frontage Road Requirements

1. FRONTAGE ON A PUBLIC STREET. Every dwelling or principal building shall be located on a lot which shall front upon *an* improved public street. Modification of this requirement may be permitted by the Board of Zoning Appeals or the Plan Commission in cases where unusual topographic or geographic conditions exist or where a PUD or other development plan is developed for a group of residential, commercial, industrial, or institutional structures.
2. FRONTAGE ROADS. Whenever a proposed improvement borders on or contains a railroad right-of-way, or a limited access or controlled access highway, the developer shall provide a frontage road approximately parallel to such right-of-way which abuts such right-of-way in accordance with the specifications determined by the Board of Public Works and Safety of the City of Valparaiso. The Building Commissioner shall not issue an Improvement Location Permit or Occupancy Permit until and unless:
 - A. the developer constructs a frontage road as provided above, or
 - B. a frontage road is presently in place along the developer's frontage, or
 - C. the Board of Public Works and Safety determines that a frontage road is not necessary at the time of the issuance of the permit in this location, and the developer enters into an agreement with the Board of Public Works and Safety which provides for the future dedication of such right-of-way and the future construction of such frontage road at no expense to the City. The Board of Public Works and Safety may waive the frontage road requirement entirely if the physical features of the area to be served by such frontage road are not conducive to the construction of said frontage road or if other reasons are present to otherwise make the construction of such frontage road not feasible.

Section 445 Lots Adjoining Alleys

In calculating the area of a lot that adjoins an alley, for the purpose of applying lot area requirements of this Ordinance, one half (1/2) of the width of such alley abutting the lot shall be considered as part of such lot, provided that in any R-1A, R-1, R-2, R-3, or R-4 districts, the rear yard depth actually on the lot shall be not less than fifteen (15) feet, nor less than ten (10) feet in any other district.

Section 450 Accessory Buildings

Accessory buildings, except as otherwise permitted in this Ordinance, shall be subject to the following regulations:

1. Where the accessory building or structure is structurally attached to a main building it shall be subject to and must conform to all the regulations of this Ordinance applicable to main buildings.
2. No detached accessory building or buildings shall occupy more than twenty-five (25) percent of the required rear yard plus forty (40) percent of an non-required rear yard area. No accessory building shall be located in the required front yard or exceed the ground

- floor area of the main building.
3. No detached accessory building shall have more than one (1) story nor exceed seventeen (17) feet in height, unless otherwise permitted as an accessory to business and manufacturing uses.
 4. A detached accessory building in residential districts shall be located only in a rear yard except for carports or garages which may be located at the rear or side of row or townhouse dwellings and apartment buildings after review by the Commission and subsequent approval by the Board of Zoning Appeals on findings that adequate light and air is assured to the dwelling units. When an accessory building is located on a corner lot, the side lot line of which is substantially a continuation of the front lot line of the lot to its rear, said building shall not project beyond the front yard line required on the lot to the rear of such corner lot.
 5. Detached accessory building or structure shall be located no closer to any other accessory or principal building than five (5) feet.
 6. Occupancy of temporary garages and accessory buildings is prohibited.
 7. The required rear yard setback of all accessory structures shall be no less than three (3) feet from the property line.
 8. The required side yard setback of all accessory structures shall be no less than three (3) feet from the property line.
 9. All accessory structures within residential zoning districts shall be constructed with architecturally compatible design to the residential primary or principal structure on the lot.
 10. The required setback a deck, patio, terrace, or porch that is attached to the primary structure by any means shall be required to maintain the minimum setback of the primary structure for the yard in which it is located.
 11. Accessory structures shall not be located in easement areas on a property unless express written permission has been granted by all users or grantors of said easement. A copy of such permission shall be provided to the Planning and Building Department prior to the issuance of permits or clearances for such structures.
 12. A gasoline dispensing and service station canopy shall be located no closer to the front lot or corner side yard lot line than 15 feet.
 13. Where permitted, outdoor sales shall be located on a paved surface, and shall not encroach upon any required vision clearance area as defined by this ordinance. Applicants must seek a zoning clearance permit to conduct such sales, and shall indicate the time period and location of such sale. A copy of written permission from the property owner shall accompany the application for a zoning clearance permit. The maximum time period for such activity shall not exceed ten weeks per calendar year per zoning lot. In cases where a tent is used for this type of activity, the applicant shall acquire a zoning clearance permit for the placement of such temporary structure. Temporary outdoor sales must be manned by an on-site representative at all times during the business day. Unmanned outdoor sales or sale items used primarily for advertisement purposes is not permitted.

Section 460 Building Grades

1. GRADING FOR PROPER SURFACE RUNOFF. Any building requiring yard space shall be located at such an elevation that a sloping grade shall be maintained to cause the flow of

surface water to run away from the walls of the building. A sloping grade shall be maintained and established from the finished ground level line at the front of the building to the center of the front lot line at the sidewalk level. However, this shall not prevent the grading of a yard space to provide sunken or terraced areas, provided proper means are constructed and maintained to prevent the runoff of surface water from flowing onto the adjacent properties except as provided by natural drainage course or drainage easements.

2. **EXISTING ESTABLISHED GRADE.** When a new building is constructed on a vacant lot between two (2) existing buildings or adjacent to an existing building, the existing established grade shall be used in determining the ground elevation around the new building. The yard around the new building shall be graded as far as possible, in such a manner as to meet existing grades and not to permit runoff surface water to flow into the adjacent properties except as provided by natural drainage course or drainage easements.

Section 465 Swimming Pools

All swimming pools whether permanent or temporary, erected or developed in the city shall comply with all of the provisions for swimming pools in the Municipal Code and with the minimum side yard setback requirements of the zoning district. Access to residential pools shall be restricted by one (1) of the following means: (1) Walls or fencing not less than five (5) feet high and completely surrounding the pool and deck area with the exception of self-closing and latching gates and doors, both capable of being locked. (2) A power safety pool cover which shall: (A) provide a continuous connection between the cover and the deck, so as to prohibit access to the pool when the cover is completely drawn over the pool; (B) be mechanically operated by a key or key and switch such that the cover cannot be drawn open or retracted without the use of a key;

In addition, the pool fence must not be built within the required front yard or required corner lot side yard. Rear yard setback shall not be less than six (6) feet between the pool outside wall and the rear property line, or less than the established easement width at the rear property line, or less than six (6) feet between pool wall and any building on the lot. In ground, above ground, inflatable, and temporary pools shall not be located in a front yard or corner lot side yard.

For the purposes of this chapter, a pool shall be considered a basin capable of holding water for the purposes of swimming, bathing, or wading in excess of two feet in depth or height.

Section 470 Fences, Walls and Other Protective Barriers

1. **APPROVAL BY BUILDING COMMISSIONER.** The erection, construction or alteration of any fence, wall, or other type of protective barrier shall be approved by the Building Commissioner for conformance to the requirements of the zoning district in which they are located and for conformance to the requirements of this Section.
2. **REQUIREMENTS FOR FENCES, WALLS, AND HEDGES.** Fences, wall, or hedges, which are not specifically required under the regulations for the individual zoning district, shall conform to the following requirements:
 - a. No fence, wall, or hedge in excess of six (6) feet, or less than three (3) feet in height shall be erected or maintained along the line dividing two lots or parcels of land or erected within any required side or rear yard. Fences, walls, and hedges of a maximum of eight

- (8) feet in height are permitted in rear or side yards within manufacturing zoning districts.
 - b. No fence, wall, or hedge shall be erected or maintained in the front yard more than four (4) feet in height or closer than six (6) inches to any public sidewalk.
 - c. All fences erected shall be of an ornamental type such as treated wood, painted wood, treated split rail, ornamental wrought iron, split rail, vinyl, brick, stone, open picket (with 40 % open space between pickets in any front or corner side yard), chain link (not permitted in any front or corner side yard), and similar materials commonly used in urban residential applications as deemed appropriate by the Planning and Building Department. Scrap lumber, plywood, sheet metal, plastic, or fiberglass sheets are expressly prohibited. Barbed wire, spikes, nails, or other sharp point or instrument on top or sides of such fence are prohibited. Welded wire, agricultural fencing, and chicken wire fences are not permitted.
 - d. Barbed wire cradles facing inward toward the property may be placed on top of fences enclosing public utility buildings, industrial properties, or wherever, in the opinion of the Building Commissioner, such are necessary or expedient in the interest of public safety or protection of property.
 - e. All fences shall be constructed with the finished side of the fence facing out toward the property line or neighboring property where applicable.
3. OBSTRUCTION OF VIEW AT INTERSECTIONS. No fence, wall, or structure, or planting shall be erected, established, or maintained on any corner lot within twenty (20) feet of the intersection of the street lot lines, except that shade trees are permitted where all branches are not less than eight (8) feet above the road level.
4. DUMPSTERS AND SIMILAR FACILITIES. a) All dumpsters, compactors and equipment of a similar nature, areas for placement of trash receptacles shall be concealed on three sides with an opaque fence or wall of design and color similar to that of the principal or primary structure on the property that is at least one foot higher than the items concealed b) Such equipment and facilities shall not be permitted to be located in a front yard.

Section 475 Greenbelt or Buffer Strips

Wherever a greenbelt is required, it shall be made fertile and planted prior to occupancy for use weather permitting, and thereafter reasonably maintained with permanent materials to provide a suitable screen from adjacent properties in conformance with the following standards:

1. Minimum planting width shall be Fifteen (15) feet. On lots larger than two acres, the minimum planting width shall be 30 feet.
2. Plant materials shall be in sufficient density and height to provide for an effective screening of view on a year-round basis from adjacent properties. A mixture of evergreen and deciduous plant materials, which would include between 40% and 60% evergreen is required. Plant material shall be installed in alternating rows in order to achieve better coverage and screening.
3. The greenbelt requirements may be modified by the Board of Zoning Appeals, upon hearing, if it appears that there are practical difficulties or unnecessary hardship in the carrying out of the strict letter of such provisions, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this Ordinance.

Section 480 Noise, Smoke and Waste Materials

1. NOISE REGULATIONS. All uses must meet the standards concerning noise that are set forth in Section 2405, 3.h.
2. SMOKE REGULATIONS. All use must meet the standards concerning smoke and particulate matter that are set forth in Section 2405, 3.a.
3. REFUSE IN OPEN CONTAINERS. No garbage, filth, refuse, or other obnoxious matter shall be kept in open container or piled on the open ground. No business or industrial use shall permit waste materials, cans, cartons, etc. to be scattered over open ground. All waste materials must be periodically disposed of at least once in each thirty (30) day period.
4. WASTE RECEPTACLES. The occupant or occupants of every building where waste accumulates, and in case of a semidetached or apartment building, the owner, lessor or agent, shall cause to be provided for said building, kept clean, and in place, proper receptacles for said wastes, either stationary or portable.
5. STORAGE AND DUMPING OF WASTE MATERIALS. The use of land for the storage, collection, or accumulation of wood and other used materials, or for the dumping or disposal of scrap irons, junk automobiles, trucks, boats, machinery, tires, paper, garbage, rubbish or other refuse or of ashes, slag, or other industrial wastes or by-products shall not be permitted in any district, except under a Temporary Certificate from the Building Commissioner after approval of the City Planning Commission. The Certificate may then be issued upon the filing of an application accompanied by a suitable agreement and bond that such dumping or disposal will not pollute the waters of the City, cause stagnant water to collect or leave the surface of the land. At the expiration date of the permit, the land cannot be left in an unstable condition or unfit for the growing of turf or for other land uses permitted in the district in which such dumping occurs. The dumping of dirt, sand, rock, or other material excavated from the earth is permitted in any district provided the surface of such material is graded within a reasonable time in a manner preventing the collection of stagnant water and which leaves the ground surface in a condition suitable for the growing of turf or for other land uses permitted in the district.

Section 490 Placement, Re-configuration, Placement of Soil, Sand or Other Materials

The use of any land for the placement of any fill, regarding, of the soil in place, or the excavation and/or removal of any soil, sand, or gravel is not permitted in any district except after the issuance of a Building Permit by the Building Commissioner. Prior to the issuance of the permit the applicant shall submit plans to the City Engineer showing the work to be done and demonstrating that the work will not result in the removal of soil below the elevation of the nearest existing or proposed street, that the work will not cause water to stand and become stagnant, that the work will not cause drainage problems for the project site or any adjacent site, and that provisions have been made for the appropriate erosion control and restoration of the site with vegetation.

The Permit may be issued after the City Engineer has approved the plans and any necessary bond or agreement with the Board of Public Works and Safety. This regulation shall not prohibit the normal removal or placement of soil for the construction of an approved building or structure when plans for said construction have been approved and permits issued under the normal permits process.

Section 495 Restoration of Unsafe Buildings

Nothing in this Ordinance shall prevent the strengthening or restoration to a safe condition of any part of any building or structure declared unsafe by the Building Commissioner. However, if the building or structure is a non-conforming use, any alteration shall be subject to the provisions in Article V, Non-Conforming Buildings and Land Uses.

Section 497 Sexually-Oriented Establishments**Intent**

The purpose of this section is to set reasonable and uniform regulations to prevent the concentration of sexually oriented businesses or adult uses and their location in areas deleterious to the community of Valparaiso, and to regulate the signs of such businesses to control their adverse effects and prevent inappropriate exposure to the community. The provisions of this ordinance are intended to prevent deterioration or blight of residential neighborhoods, by requiring specific locations for such operations. The City recognizes that important and substantial government interest provide a constitutional basis for reasonable regulation of the time, place and manner under which sexually oriented business operate, therefore the City has determined that persons seeking to operate sexually oriented businesses shall be required to observe specific location requirements before they commence business, as provided for in this article.

Development Standards

The following provisions shall apply to all sexually oriented establishments:

1. Such uses shall only be permitted in M-1 and M-2 Manufacturing Districts.
2. The following separation standards shall apply to all sexually-oriented establishments
 - a. No such use shall be located within a one thousand (1,000) foot radius of any other such use.
 - b. No such use shall be located within a one thousand (1,000) foot radius of any parcel located in a residential zoning district or portion of a planned unit development designated for residential purposes whether inside or outside of the corporate boundaries of the City of Valparaiso
 - c. No such use shall be located within one thousand (1,000) foot radius of any school whether public or private, day care home or center or nursery, religious institution, park, playing field, pool or billiard hall, coin-operated amusement center, dance center, ice or roller-skating rinks or parks or other public recreational facility typically catering to minors, indoor or outdoor theaters, art gallery, museum, libraries, other areas where large numbers of minors travel or congregate, and entryways/gateways to the City.

The aforementioned separation and radius standards shall be measured in a straight line from the closest points between property line to property line, without regard to intervening structures or objects, for sexually-oriented establishments that are located

on a single tenant parcel. If said establishment is located within a multi-tenant building the measurement shall be from the property line of the entire multi-tenant premises to the property line of other uses, without regard to the intervening structures or objects, which requires the separation.

3. No such use shall be allowed within a block or portion thereof where a residential use exists
4. Not more than one such use shall be located in one building or on one parcel or zoning lot.
5. No adult use shall be permitted to operate as an accessory to an otherwise permitted use for a particular use unless it is permitted by this ordinance.
6. No sexually oriented establishment shall be conducted in any manner that permits the observation of any material depicting, describing, or relating to specified anatomical areas and or specified sexual activities by display, decorations, signage, show window, or other opening from any public right of way.
7. Signage for such establishments shall be subject to the applicable standards as set forth in Section 910 Signs in industrial districts;
 - a. Signage for such establishments shall not display any pictures, photographs, silhouettes, drawing, or other pictorial representations of a sexually oriented nature, and may contain only the legal name and address of said establishment.

Section 498 Dog Runs and Enclosures

In all zoning districts within the City of Valparaiso, a dog pen/run shall be allowed only in the rear yard and such pens shall be limited in size to a maximum of fifteen (15) feet wide and twenty (20) feet long. Such fence shall be placed no closer than ten (10) feet to any side yard or rear yard property line and shall not be higher than six (6) feet, and if there is a roof enclosure, it must be of an open mesh type material.

A dog pen/run shall be defined as a fenced-in area, designed and use for keeping a dog or dogs within a specific fenced area.

A fence that encompasses the entire rear yard and is used for purposes other than keeping dog (s) confined and meets all applicable regulations of this Section shall not be considered a dog pen/run.