

Section 5.1.1.2Land Use Matrix

Future Development vs. General Commercial/Holt Tract PDD Overlay

TABLE 5.1 LAND USE MATRIX

TYPES OF LAND USES		ONVEI					BORH(DIST	DOD Ricts	(CHAR	ACTER	DIST	RICTS	S	S	PECIA	L DIS	TRICT	rs	z 9
AGRICULTURAL USES	æ	SF-R	SF-6	SF-4.5	ND-3	ND-3.5	ND-4	N-CM	CD-1	CD-2	CD-3	CD-4	CD-5	09-00	웊	=	=	H	2	DEFINITION USE STANDARDS
Barns or agricultural buildings	Р	L							Р	Р	L				Р					Section 5.1.2.1
Stables	Р	L								Р	L				Р					Section 5.1.2.2
Community Garden	Р	Р	L	L	L	L	L		Р	Р	L	L	L	L	Р	Р	Р	Р	Р	Section 5.1.2.3
Urban Farm	Р	С	С	С	С	L	L	С	Р	Р	L	L	С	С	Р	Р		Р	С	Section 5.1.2.4
Plant Nursery	L							Р		L			Р	Р	Р	Р	Р		Р	Section 5.1.2.5
ACCESSORY USES AND STRUCTURES																				
Accessory Building/Structure	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Section 5.1.3.1
Accessory Dwelling Unit	L	L	L	L	L	L	Р	Р		Р	L	Р	Р	Р						Section 5.1.3.1
Accessory Use, except as listed below:	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Section 5.1.3.2
Outdoor Storage															Р	L	Р		L	Section 5.1.3.2
Outdoor Display								L					L	L	Р				L	Section 5.1.3.2
Food Truck								Р					Р	Р	Р	Р	Р		Р	Section 5.1.3.1
Drive-thru or Drive-in								С					С	С	Р				Р	Section 5.1.3.2
Home Occupation	L	L	L	L	L	L	L			L	L	L								Section 5.1.3.4
Family Home Care	Р	Р	Р	Р	Р	Р	Р			Р	Р	Р								Section 5.1.3.5
Short Term Rental	L	L	L	L	L	L	L	Р		L	L	Р	Р	Р				L	Р	Section 5.1.3.6
RESIDENTIAL USES			İ	İ											L		<u> </u>	<u> </u>		
Single Family Detached / Tiny Home	Р	L	L	L	L	L	L			Р	Р	Р								Section 5.1.4.1
Cottage Court						L	L				Р	Р								Section 5.1.4.1
Two Family						L	L				Р	Р								Section 5.1.4.1
Single Family Attached					L	L	L	L			Р	Р	Р	Р						Section 5.1.4.1
Small Multi-Family (up to 9 units)						L	L	L				Р	Р	Р						Section 5.1.4.1
Courtyard Housing (up to 24 units)							L	L				Р	Р	Р						Section 5.1.4.1
Multi-family (10 or more units)												Р	Р	Р						Section 5.1.4.1
Purpose Built Student Housing													С	С						Section 5.1.4.1
Manufactured Home																		Р		Section 5.1.4.1

TABLE 5.1 LAND USE MATRIX

TYPES OF LAND USES			NTION Enti <i>i</i>				BORH Dist	OOD Ricts	1	CHAR	ACTEI	R DIST	RICT	S	S	PECI <i>i</i>	AL DIS	TRIC	TS	z 0
	æ	SF-R	SF-6	SF-4.5	S-3	ND-3.5	ND-4	N-CM	C-1-03	CD-2	£-9	CD-4	CD-5	09-00	웊	=	=	₹	2	DEFINITION USE STANDARDS
Mobile Home Community / Manufactured Home Park / Tiny Home Village																		P		Section 5.1.4.1
Community Home	L	L	L	L	L	L	Р	Р		Р	Р	Р	Р	Р				L		Section 5.1.4.12
Fraternity or Sorority Building							С	С				С	Р	Р						Section 5.1.4.12
COMMERCIAL USES																				
Professional Office							L	Р				L	Р	Р	Р	Р			Р	Section 5.1.5.1
Medical, except as listed below:							L	Р				L	Р	Р	Р				Р	Section 5.1.5.2
Urgent care, emergency clinic, or hospital								Р					Р	Р	Р	Р			Р	Section 5.1.5.2
Nursing/ retirement home							Р	Р	<u> </u>			Р	Р	Р	Р	Ī			Р	Section 5.1.5.2
Personal Services, except as listed below:							L	Р				L	Р	Р	Р				Р	Section 5.1.5.3
Animal care (indoor)	С							Р					Р	Р	Р				Р	Section 5.1.5.3
Animal care (outdoor)	С														С				С	Section 5.1.5.3
Funeral Home								С					С	С	Р				Р	Section 5.1.5.3
Adult Oriented Businesses							<u> </u>	See S	Sectio	n 18	, Arti	cle 6	of th	ne Cit	y Co	de				
All Retail Sales, except as listed below:	<u></u>						L	Р				L	Р	Р	P				Р	Section 5.1.5.4
Gasoline Sales								L					С	С	Р				Р	Section 5.1.5.4
Truck stop															L				L	Section 5.1.5.4
Tattoo, body piercing							С	С				С	Р	Р	Р				Р	Section 5.1.5.4
Building material sales								С					С	С	Р	Р	Р		Р	Section 5.1.5.4
Vehicle Sales/ Rental								С					С	С	Р				Р	Section 5.1.5.4
Pawnshop								С				С	Р	Р	Р				Р	Section 5.1.5.4
Restaurant/ Bar, as listed below:																				
Eating Establishment							L	Р				L	Р	Р	Р				Р	Section 5.1.5.5
Bar								С					С	С	С				С	Section 5.1.5.5
Mobile Food Court								С					Р	Р						Section 5.1.5.5
Sale of Alcohol for on premise consumption							С	С				С	С	С	С				С	Section 5.1.5.5



TABLE 5.1 LAND USE MATRIX

TYPES OF LAND USES		ONVEI Resid					BORH Dist	OOD Ricts	(HAR	ACTER	R DIST	RICTS	8	SI	PECIA	L DIS	TRICT	rs	
	9	SF-R	SF-6	SF-4.5	ND-3	ND-3.5	ND-4	N-CM	CD-1	CD-2	CD-3	CD-4	9-00	09-00	웊	=	=	¥	93	DEFINITION USE Standards
Overnight Lodging, as listed below:																				Section 5.1.5.6
Bed and Breakfast (up to 8 rooms)	L	С	С	С	С	L	L	Р		Р	С	Р	Р	Р					Р	Section 5.1.5.6
Boutique Hotel (9 - 30 rooms)							С	Р				Р	Р	Р					Р	Section 5.1.5.6
Hotel/ Motel (more than 30 rooms)								Р					Р	Р					Р	Section 5.1.5.6
Outdoor Recreation, except as listed below:								С					Р	С	Р				Р	Section 5.1.5.7
Golf Course	С	С	С	С	С	С	С	С	С	С	С	С	С	С				С	С	Section 5.1.5.7
Traveler Trailers/ RVs Short Term stays	Р														Р			Р		Section 5.1.5.7
Shooting Range	С														С				С	Section 5.1.5.7
Indoor Recreation, except as listed below:								P					Р	Р	Р	Р	Р		Р	Section 5.1.5.8
Gym/ Health club							L	Р				L	Р	Р	Р	Р	Р		Р	Section 5.1.5.8
Smoking Lounge								С					Р	С					Р	Section 5.1.5.8
Charitable Gaming Facility													С		С				С	Section 5.1.5.8
Special Event Facility	С	С						С		С										Section 5.1.5.9
PUBLIC & INSTITUTIONAL																				
Civic, except as listed below:	Р	L	L	L	L	L	Р	Р	L	L	L	Р	Р	Р	Р	Р	Р	Р	Р	Section 5.1.6.1
Day Care Center	С				С	С	L	Р		С	С	L	Р	Р	Р				Р	Section 5.1.6.1
Parks, Open Space, and Greenways	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Section 5.1.6.2
Minor Utilities	Р	Р	Р	Р	Р	Р	Р	Р	P	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Section 5.1.6.3
Major Utilities															С	С	С			Section 5.1.6.3
Antenna										See S	Section	on 5.	1.6.3	D						
INDUSTRIAL								-					-							
Light Industrial													С			Р	Р		С	Section 5.1.7.1
Light Manufacturing								С					Р	Р	Р	P	Р		Р	Section 5.1.7.2
Vehicle Service, as listed below:																				Section 5.1.7.3
Car Wash															Р	Р	Р		С	Section 5.1.7.3
Vehicle repair (minor)								С					Р	Р	Р	Р	Р		С	Section 5.1.7.3
Vehicle repair (major)															Р				С	Section 5.1.7.3

TABLE 5.1 LAND USE MATRIX

TYPES OF LAND USES			ITION Entia				BORH(DOD Ricts	1	CHAR	ACTER	DIST	RICT	S	S	PECI <i>i</i>	L DIS	TRIC	ſS	
	2	SF-R	SF-6	SF-4.5	ND-3	ND-3.5	ND-4	N-CM	CD-1	CD-2	CD-3	CD-4	CD-5	00-20	운	=	=	W.	22	DEFINITION USE STANDARDS
Warehouse & Distribution													С		Р	Р	Р		Р	Section 5.1.7.4
Waste-Related service													С		Р	Р	Р			Section 5.1.7.5
Wholesale trade															Р	Р	Р		Р	Section 5.1.7.6
Self Storage															Р	Р	Р		С	Section 5.1.7.7
Research and Development													С	С	Р	Р	Р		С	Section 5.1.7.8
Wrecking/Junk Yard																	Р			Section 5.1.7.9

(Ord. No. 2020-60, 9-1-2020)

LEGEND

Future Development vs. General Commercial/Holt Tract PDD Overlay

- P The land use is permitted by right in the zoning district indicated.
- The land use is prohibited in the zoning district indicated (Blank).
- C The land use may be approved as a Conditional Use Permit (CUP) in the zoning district indicated.

Types of Land Uses	Res	ident	tial Zo	oning [Distric	cts													No	วnres	ident	ial Dis	stricts		
	FD	AR	SF-	SF- 11	SF-	SF- 4.5	DR	ТН	PH-	MF- 12	MF- 18	MF- 24	MR	МН	MU	VMU	Р	NC	ОР	СС	GC	НС	СВА	LI	НІ
Agricultural Uses			1	1																					
Barns and Farm Equipment Storage	Р	Р	С																						
Bulk Grain and/or Feed Storage/Processing	Р	Р	С																						
Farmers Market	Р														Р	Р	Р	С		С	С		С		
Farms, General (Crops)	Р	Р	Р												Р	Р									
Farms, General (Livestock/Ranch)	Р	Р	Р																						
Hay, Grain, and/or Feed Sales (Wholesale)	Р	С																							
Livestock Sales/Auction	С	С																							
Plant Nursery (growing for commercial purposes but no retail sales on site)	Р	P																							
Stables	Р	Р																							
Stables (Private, Accessory Use)	Р	Р	Р	С												С									

Residential Uses																										
Accessory Building/Structure (No larger than 625 s.f. in size and 12' in height)	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	С	Р	Р
Accessory Building/Structure (Larger than 625 s.f. in size OR 12' in height)	Р	Р	Р	С	С						Р	Р	Р		С	С	С	Р	С	С	Р	Р	Р		Р	Р
Accessory Dwelling (One Accessory Dwelling Per Lot)	Р	Р	Р	С	С											С	С	Р	С	С	С	С	С	Р	С	С
Bed and Breakfast Inn	С	С	С	С	С	С	С	С	С	С	Р	Р	Р	Р	Р	Р	Р	С	Р		Р	Р	Р	Р		
Caretaker's/Guard's Residence															Р	Р	Р	Р	С	С	Р	Р	Р	Р	Р	Р
Community Home	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р								
Residential Hall or Boarding House											Р	Р	Р			С	С		С							
Duplex/Two-Family/Duplex Condominiums							Р	Р	Р		Р	Р	Р			С	С									
Family Home Child Care	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р									
Four Family (Quadraplex) or Three Family (Tri-Plex)											Р	Р	Р			С	С									
Fraternity or Sorority Building											С	С	С			С	С									
Home Occupation	(Se	e Cha	pter	4, Art	icle 3,	Divis	ion 3	3)																		
HUD code-Manufactured Home														Р	Р											
Loft Apartments											Р	Р	Р			Р	Р		С	С	С	С	С	Р		

Multifamily (Apartments)											Р	Р	Р			С	С	С						С		
Private Street Subdivision	(Ser	e Sect	tion 7.	.4.1.2	<u>'</u>)																					
Senior Housing Community											Р	Р	Р								Р	Р				
Single Family Detached House	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	С	С							
Single Family Industrialized Home	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	С	С							
Single Family Townhouse (Attached)								Р	Р		Р	Р	Р			Р	Р									
Single Family Zero Lot Line/Patio Homes									С	Р	Р	Р	Р			С	С									
Office Service Type Uses																										
Armed Services Recruiting Center																P	Р	Р	Р	Р	Р	Р	Р	Р		
Bank or Savings and Loan (w/o Drive-thru)																Р	Р		С	Р	Р	Р	Р	С		
Band or Savings and Loan (w Drive-thru)																С	С		С	С	Р	Р	Р	С		
Check Cashing Service																С	С		Р		Р	Р	Р	Р		
Offices (Health Services)																Р	Р		Р	Р	Р	Р	Р	Р		
Offices (Medical Office)																Р	Р		Р	Р	Р	Р	Р	Р		
Offices (Professional)																Р	Р	С	Р	Р	Р	Р	Р	Р		
Call Service Center																					Р	Р	Р	Р	Р	Р
					1											1										

Personal and Business Service Us	ses																					
Appliance Repair												С	С		С		Р	Р	Р	Р		
Artist or Artisans Studio	Р	Р										Р	Р	С	Р		Р	Р	Р	Р		
Ambulance Service (Private)														Р	С		С	Р	Р	С	С	С
Automobile Driving School (including Defensive Driving)												Р	Р	Р	С	С	Р	Р	Р	С		
Automatic Teller Machines (ATM's)												Р	Р	Р	Р		Р	Р	Р	С	Р	Р
Barber/Beauty College (barber or cosmetology school or college)														Р	С	С	Р	Р	Р	Р		
Barber/Beauty Shop, Haircutting (non-college)												Р	Р		Р	С	Р	Р	Р	P		
Bed and Breakfast (No Permanent Residence)	С	С					Р	P	Р	Р	P	Р	Р		С		Р	Р	Р	Р		
Communication Equipment (Installation and/or Repair - No outdoor sales or storage)																	С	Р	Р	С	Р	Р
Dance/Drama/Music Schools (Performing Arts)												Р	Р	Р	Р	С	Р	Р	Р	Р		
Extended Stay Hotels/Motels (Residence hotels)												С	С				С	Р	Р	С		
Exterminator Service (No outdoor sales or storage)												Р	Р					Р	Р			
Funeral Home																		Р	Р	С		

Hotel/Motel													Р	Р				С	Р	Р	С			
Kiosk (Providing A Retail Service)													Р			С		Р	Р	Р	Р	Р	Р	
Laundry/Dry Cleaning (Drop Off/Pick Up)													Р	Р		С		Р	Р	Р	Р			
Martial Arts School													Р	Р	Р	С	С	Р	Р	Р	Р			
Medical Supplies and Equipment													Р	Р		Р		Р	Р	Р	Р			
Mini-Warehouse/Self Storage Units													С						С	Р		С		
Off-Premises Freestanding Sign									 									Р	Р	Р		Р	Р	
Photocopying/Duplicating/Copy Shop													Р	Р		С		Р	Р	Р	Р	Р	Р	
Sexually Oriented Business	(See	Secti	ion 18	8, Arti	icle 6	of the	City (Code	e)	 	 	 										_	_	_
Studio for Radio or Television (without tower)													Р	Р	Р			Р	Р	Р	Р	Р	Р	
Tool Rental (Indoor Storage only)													Р			С		С	Р	Р	С	Р	Р	
Tool Rental (with Outdoor Storage)																			С	Р		С	Р	
Washateria/Laundry (Self Serve)																С		Р	Р	Р	Р			
Retail and Service Type Uses										 	 	 										<u>-</u>	_	_

All Terrain Vehicle (go-carts) Dealer/Sales											С	Р	Р			
Antique Shop (with outside storage)								С	С	С	С	Р	Р	С		
Auto Dealer (Primarily New/Used Auto Sales as accessory use only)												Р	Р		С	С
Auto Dealer, Used Auto Sales											С	Р	Р			
Auto Supply Store for New and Rebuilt Parts								С	С		Р	Р	Р			
Bike Sales and/or Repair								Р	Р		Р	Р	Р	Р		
Building Material Sales												Р	Р			
Cabinet Shop (Manufacturing)												Р	Р		Р	
Convenience Store Without Gas Sales								Р	Р	С	Р	Р	Р	Р		
Convenience Store With Gas Sales								С		С	С	Р	Р	С		
Department Store											Р	Р	Р	Р		
Food or Grocery Store with Gasoline Sales								С		С	С	Р	Р			
Food or Grocery Store without Gasoline Sales								Р	Р	С	Р	Р	Р	Р		
Gravestone/Tombstone Sales												С	Р		Р	
Gun Smith												С	Р			

Home Improvement Center (10,000 s.f. or more)									С	С				Р	Р	Р			
Lawnmower Sales and/or Repair									С	С				С	Р	Р		С	С
Liquor Sales (retail)														Р	Р	Р			
Market (Public, Flea)									С	С		С			С	Р	С		
Pharmacy									Р	Р		С		Р	Р	Р	Р		
Plant Nursery (Retail Sales/Outdoor Storage)	Р	Р							С	С	С	С	С	Р	Р	Р			
Recycling Kiosk									Р	Р	Р	С	С	Р	Р	Р	Р		
Restaurant/Prepared Food Sales									Р	Р	С	С		Р	Р	Р	Р		
Restaurant/Prepared Food Sales with beer/wine off- premises consumption														С	С	С	Р		
Restaurant/Prepared Food Sales with drive thru									С	С				Р	Р	Р	С		
Retail Store (Misc.) with Drive Thru Service									С	С				С	Р	Р	Р		
Retail Store (Misc.) without Drive Thru Service (Under 100,000 s.f. Bldg.)									С	С				Р	Р	Р	Р		
Retail Store (100,000 s.f. or more Bldg.)														С	Р	Р		С	С

Retail Store (over 10,000 s.f. or more Bldg.) outside sales									С	С	С	С	Р	Р	С		
Retail Store (under 10,000 s.f. or more Bldg.) outside sales									С	С	С	Р	Р	Р	С		
Retail Store (under 10,000 s.f. or more Bldg.) no outside sales									Р	Р	С	Р	Р	Р	С		
Security Systems Installation Company													Р	Р	Р	Р	Р
Shopping Center (Over 5 Acres)												Р	Р	Р		С	
Studio Tattoo or Body Piercing									С	С	С	Р	Р	Р			
Temporary Outdoor Retail Sales / Commercial Promotion (4 day time limit; Permit Required by Building Official)									Р	Р	С	Р	Р	Р	Р	Р	P
Upholstery Shop (Non-Auto)													Р	Р			
Veterinarian (Indoor Kennels)									С	С		С	Р	Р			
Woodworking Shop (Ornamental)									Р	Р	Р	Р	Р	Р	Р	Р	Р
Transportation and Automotive l	Jses				•	•	•	•	•		•						
General Vehicular Sales and Service									С	С		Р	Р	Р	С		
Auto Body Repair													С	Р		С	Р
Auto Muffler Shop												Р	Р	Р			
Auto Paint Shop													С	Р		С	Р

Auto Repair (General)															С	С			С	Р	Р			
Auto Repair as an Accessory Use to Retail Sales															С	С			Р	Р	Р			
Auto Tire Repair/Sales (Indoor)															С	С			Р	Р	Р	С		
Auto Wrecker Service/Tow Yard																					Р			С
Car Wash (Self Service; Automated)															С	С			С	Р	Р			
Full Service Car Wash (Detail Shop)															С	С			Р	Р	Р			
Heavy Load Vehicle Sales/Repair																					Р		С	С
Limousine/Taxi Service															С	С			Р	Р	Р	С		
Public Garage/Parking Structure															С	С	С	С	С	С	С	С	С	С
Tire Sales (Outdoors/Storage)																			С	Р	Р			
Transit Terminal																			С	С	Р	С		
Truck Terminal																				С	Р		Р	Р
Amusement and Recreational Us	es									•				•										
Amusement Services or Venues (Indoors)															С	С			С	Р	Р	Р		
Amusement Services or Venues (Outdoors)	С	С	С	С	С	С	С	С	С	С	С	С	С		С	С	С			Р	Р			
Bar															С	С			С	С	С	С		

Section 4.2.1.2Building Types Allowed by District

Building types are allowed by district as set forth below.

TABLE 4.10 BUILDING TYPES ALLOWED BY DISTRICT

		FD CD2 SF-R	SF-6 SF 4.5	ND3	ND3.5	ND4	N-MS	CD3	CD4	CD5	CD5D	HC Li Hi	EC
mir 9 11 8 Inc	ACCESSORY Dwelling Unit	•	•	•	•	•	•	•	•	•	•		
110 100 100 100 100 100 100 100 100 100	House	-	•	•	•	•		•	•				
	COTTAGE COURT				•			•					
1:	DUPLEX				•			•	•				
Berid .	ZERO LOT LINE House			•	•			•					
· · · · · · · · · · · · · · · · · · ·	TOWNHOUSE				•	•	•		•	•	•		
	SMALL MULTI- Family				•	•	•						
	COURTYARD Housing					•			•				
	APARTMENT								•	•	•		

TABLE 4.10 BUILDING TYPES ALLOWED BY DISTRICT

		FD CD2 SF-R	SF-6 SF 4.5	ND3	ND3.5	ND4	N-MS	CD3	CD4	CD5	CD5D	HC Li Hi	EC
THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE S	LIVE/ WORK						•		•	•	•		•
	NEIGHBORHOOD Shopfront					•	•		•				
	MIXED USE Shopfront						•						
建建度	GENERAL Commercial											•	•
A.	CIVIC	-		•	•	•	•	•	•	•	•	•	•
LEGEND	■ =Allow	ed			= No	t Allowe	ed						

(Ord. No. 2020-60, 9-1-2020)

Zoning District Comparison Chart

	Existing Zoning:	Proposed Zoning:
Topic	Future Development (FD)	General Commercial (GC)/Holt Tract PDD Overlay
Zoning Description	The Future Development (FD) District is intended to serve as a temporary zoning district for properties that shall develop in the future, but have been newly annexed and/or are not yet ready to be zoned for a particular Use. Characterized by primarily agricultural use with woodlands and wetlands and scattered buildings.	The GC, General Commercial District is intended to provide locations for commercial and service-related establishments, such as wholesale product sales, automotive supply stores, veterinary services, and other similar limited commercial uses. The Holt Tract PDD Overlay is intended to facilitate commercial uses along IH-35 while taking into consideration its location within the 100-year floodplain.
Uses	Residential / Agricultural (See Land Use Matrix)	Limited Commercial, Service Related, Office (See Land Use Matrix)
Parking Max Residential	Dependent upon use No location standards o.4 units per acre (max)	Dependent upon use No location standards N/A
Units per acre Occupancy Restrictions	N/A	N/A
Landscaping	 Minimum landscaped area (dependent upon use) Parking lot landscaping for lots with 20+ spaces Transitional protective yard 	 Minimum landscaped area (dependent upon use) Parking lot landscaping for lots with 20+ spaces Plants listed as invasive species prohibited
Building Height (max)	2 stories or 40 ft	N/A
Setbacks	50' minimum front, 20' side, and 20% of total lot depth measured at point of greatest depth in rear	20' minimum front, 5' interior side, 15' corner lot side, 5' rear
Impervious Cover (max)	30%	50% *Reduced in PDD from 80% allowed in base GC zone
Lot Sizes	Minimum 2 acres lot area, Minimum 200 ft lot width	Minimum 6,000 square feet lot area, Minimum 50' lot width
Streetscapes	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area between sidewalk and street required.	10' sidewalk along East River Ridge, street trees every 50' on center average, 6' planting area between sidewalk and street required
Blocks	No Block Perimeter Required	Block lengths shall not exceed 1,600 feet in length along major thoroughfares and 1,200 feet along other streets.
Flood Damage Prevention	Compliance with Chapter 39 required	PDD requirement functionally identical to Chapter 39 requirements