

## Character District-4 (CD-4) vs Character District-5 (CD-5)

## Section 5.1.1.2 Land Use Matrix

TABLE 5.1 LAND USE MATRIX

| Types of Land Uses                     | Conventional Residential |      |      |             | Neighborhood Density Districts |        |                 |      |      | Character Districts |      |        |      |      |      |       | Special Districts |    |    |    |    |    | Definition Use Standards |
|--|--------------------------|------|------|-------------|--------------------------------|--------|-----------------|------|------|---------------------|------|--------|------|------|------|-------|-------------------|----|----|----|----|----|--------------------------|
|  | FD                       | SF-R | SF-6 | SF-4.5      | ND-3                           | ND-3.2 | ND-3.5          | ND-4 | N-CM | CD-1                | CD-2 | CD-2.5 | CD-3 | CD-4 | CD-5 | CD-5D | BP                | HC | LI | HI | MH | CM |                          |
| Agricultural Uses                      |                          |      |      |             |                                |        |                 |      |      |                     |      |        |      |      |      |       |                   |    |    |    |    |    |                          |
| Barns or agricultural buildings        | P                        | L    | --   | --          | --                             | --     | --              | --   | --   | P                   | P    | --     | L    | --   | --   | --    | --                | P  | -- | -- | -- | -- | Section 5.1.2.1          |
| Stables                                | P                        | L    | --   | --          | --                             | --     | --              | --   | --   | --                  | P    | --     | L    | --   | --   | --    | --                | P  | -- | -- | -- | -- | Section 5.1.2.2          |
| Community Garden                       | P                        | P    | L    | L           | L                              | L      | L               | L    | --   | P                   | P    | L      | L    | L    | L    | L     | --                | P  | P  | P  | P  | P  | Section 5.1.2.3          |
| Urban Farm                             | P                        | C    | C    | C           | C                              | C      | L               | L    | C    | P                   | P    | L      | L    | L    | C    | C     | --                | P  | P  | -- | P  | C  | Section 5.1.2.4          |
| Plant Nursery                          | L                        | --   | --   | --          | --                             | --     | --              | --   | P    | --                  | L    | --     | --   | --   | P    | P     | P                 | P  | P  | P  | -- | P  | Section 5.1.2.5          |
| Accessory Uses and Structures          |                          |      |      |             |                                |        |                 |      |      |                     |      |        |      |      |      |       |                   |    |    |    |    |    |                          |
| Accessory Building/Structure           | P                        | P    | P    | P           | P                              | P      | P               | P    | P    | P                   | P    | P      | P    | P    | P    | P     | P                 | P  | P  | P  | P  | P  | Section 5.1.3.1          |
| Accessory Dwelling Unit                | L                        | L    | L    | L           | L                              | L      | L               | P    | P    | --                  | P    | L      | L    | P    | P    | P     | --                | -- | -- | -- | -- | -- | Section 5.1.3.1          |
| Accessory Use, except as listed below: | P                        | P    | P    | P           | P                              | P      | P               | P    | P    | P                   | P    | P      | P    | P    | P    | P     | P                 | P  | P  | P  | P  | P  | Section 5.1.3.2          |
| Outdoor Storage                        | --                       | --   | --   | --          | --                             | --     | --              | --   | --   | --                  | --   | --     | --   | --   | --   | --    | P                 | P  | P  | P  | -- | P  | Section 5.1.3.2          |
| Outdoor Display                        | --                       | --   | --   | --          | --                             | --     | --              | --   | L    | --                  | --   | --     | --   | --   | L    | L     | P                 | P  | -- | -- | -- | L  | Section 5.1.3.2          |
| Food Truck                             | --                       | --   | --   | --          | --                             | --     | --              | --   | P    | --                  | --   | --     | --   | --   | P    | P     | P                 | P  | P  | P  | -- | P  | Section 5.1.3.1          |
| Drive-thru or Drive-in                 | --                       | --   | --   | --          | --                             | --     | --              | --   | C    | --                  | --   | --     | --   | --   | C    | C     | --                | P  | -- | -- | -- | P  | Section 5.1.3.2          |
| Home Occupation                        | L                        | L    | L    | L           | L                              | L      | L               | L    | --   | --                  | L    | L      | L    | L    | --   | --    | --                | -- | -- | -- | -- | -- | Section 5.1.3.4          |
| Family Home Care                       | P                        | P    | P    | P           | P                              | P      | P               | P    | --   | --                  | P    | P      | P    | P    | --   | --    | --                | -- | -- | -- | -- | -- | Section 5.1.3.5          |
| Short Term Rental                      | L                        | L    | L    | L           | L                              | L      | L               | L    | P    | --                  | L    | L      | L    | P    | P    | P     | --                | -- | -- | -- | L  | P  | Section 5.1.3.6          |
| Residential Uses                       |                          |      |      |             |                                |        |                 |      |      |                     |      |        |      |      |      |       |                   |    |    |    |    |    |                          |
| Single Family Detached / Tiny Home     | P                        | L    | L    | L           | L                              | L      | L               | L    | --   | --                  | P    | L      | P    | P    | --   | --    | --                | -- | -- | -- | P  | -- | Section 5.1.4.2          |
| Legend                                 |                          |      |      |             |                                |        |                 |      |      |                     |      |        |      |      |      |       |                   |    |    |    |    |    |                          |
| P                                      | Permitted Use            |      | L    | Limited Use |                                | C      | Conditional Use |      | --   | Uses Not Permitted  |      |        |      |      |      |       |                   |    |    |    |    |    |                          |

## Character District-4 (CD-4) vs Character District-5 (CD-5)

TABLE 5.1 LAND USE MATRIX

| TYPES OF LAND USES  | CONVENTIONAL RESIDENTIAL |      |      |        | NEIGHBORHOOD DENSITY DISTRICTS |        |        |      |      | CHARACTER DISTRICTS |      |        |      |      |      |       | SPECIAL DISTRICTS |    |    |    |    |    | DEFINITION<br>USE<br>STANDARDS |
|---|--------------------------|------|------|--------|--------------------------------|--------|--------|------|------|---------------------|------|--------|------|------|------|-------|-------------------|----|----|----|----|----|--------------------------------|
|   | FD                       | SF-R | SF-6 | SF-4.5 | ND-3                           | ND-3.2 | ND-3.5 | ND-4 | N-CM | CD-1                | CD-2 | CD-2.5 | CD-3 | CD-4 | CD-5 | CD-5D | BP                | HC | LI | HI | MH | CM |                                |
| Cottage Court   | --                       | --   | --   | --     | --                             | --     | L      | L    | --   | --                  | --   | --     | P    | P    | --   | --    | --                | -- | -- | -- | -- | -- | Section 5.1.4.3                |
| Two Family  | --                       | --   | --   | --     | --                             | --     | L      | L    | --   | --                  | --   | --     | P    | P    | --   | --    | --                | -- | -- | -- | -- | -- | Section 5.1.4.4                |
| Single Family Attached  | --                       | --   | --   | --     | L                              | L      | L      | L    | L    | --                  | --   | --     | P    | P    | P    | P     | --                | -- | -- | -- | -- | -- | Section 5.1.4.5                |
| Small Multi-Family (up to 9 units)                                    | --                       | --   | --   | --     | --                             | --     | L      | L    | L    | --                  | --   | --     | --   | P    | P    | P     | --                | -- | -- | -- | -- | -- | Section 5.1.4.6                |
| Courtyard Housing (up to 24 units)                                    | --                       | --   | --   | --     | --                             | --     | --     | L    | L    | --                  | --   | --     | --   | P    | P    | P     | --                | -- | -- | -- | -- | -- | Section 5.1.4.7                |
| Multi-family (10 or more units)                                       | --                       | --   | --   | --     | --                             | --     | --     | --   | --   | --                  | --   | --     | --   | P    | P    | P     | --                | -- | -- | -- | -- | -- | Section 5.1.4.8                |
| Purpose Built Student Housing   | --                       | --   | --   | --     | --                             | --     | --     | --   | --   | --                  | --   | --     | --   | --   | C    | C     | --                | -- | -- | -- | -- | -- | Section 5.1.4.9                |
| Manufactured Home   | --                       | --   | --   | --     | --                             | --     | --     | --   | --   | --                  | --   | --     | --   | --   | --   | --    | --                | -- | -- | -- | P  | -- | Section 5.1.4.10               |
| Mobile Home Community /<br>Manufactured Home Park / Tiny Home Village | --                       | --   | --   | --     | --                             | --     | --     | --   | --   | --                  | --   | --     | --   | --   | --   | --    | --                | -- | -- | -- | P  | -- | Section 5.1.4.11               |
| Community Home  | L                        | L    | L    | L      | L                              | L      | L      | P    | P    | --                  | P    | L      | P    | P    | P    | P     | --                | -- | -- | -- | L  | -- | Section 5.1.4.12               |
| Fraternity or Sorority Building                                       | --                       | --   | --   | --     | --                             | --     | --     | C    | C    | --                  | --   | --     | --   | C    | P    | P     | --                | -- | -- | -- | -- | -- | Section 5.1.4.12               |
| COMMERCIAL USES   |                          |      |      |        |                                |        |        |      |      |                     |      |        |      |      |      |       |                   |    |    |    |    |    |                                |
| Professional Office   | --                       | --   | --   | --     | --                             | --     | --     | L    | P    | --                  | --   | --     | --   | L    | P    | P     | P                 | P  | P  | -- | -- | P  | Section 5.1.5.1                |
| Medical, except as listed below:                                      | --                       | --   | --   | --     | --                             | --     | --     | L    | P    | --                  | --   | --     | --   | L    | P    | P     | P                 | P  | -- | -- | -- | P  | Section 5.1.5.2                |
| Urgent care, emergency clinic, or hospital                            | --                       | --   | --   | --     | --                             | --     | --     | --   | P    | --                  | --   | --     | --   | --   | P    | P     | P                 | P  | P  | -- | -- | P  | Section 5.1.5.2                |
| Nursing/ retirement home  | --                       | --   | --   | --     | --                             | --     | --     | P    | P    | --                  | --   | --     | --   | P    | P    | P     | --                | P  | -- | -- | -- | P  | Section 5.1.5.2                |
| Personal Services, except as listed below:                            | --                       | --   | --   | --     | --                             | --     | --     | L    | P    | --                  | --   | --     | --   | L    | P    | P     | P                 | P  | -- | -- | -- | P  | Section 5.1.5.3                |

| LEGEND |               |   |             |   |                 |    |                    |
|--------|---------------|---|-------------|---|-----------------|----|--------------------|
| P      | Permitted Use | L | Limited Use | C | Conditional Use | -- | Uses Not Permitted |

## Character District-4 (CD-4) vs Character District-5 (CD-5)

TABLE 5.1 LAND USE MATRIX

| TYPES OF LAND USES                        | CONVENTIONAL RESIDENTIAL                   |      |      |        | NEIGHBORHOOD DENSITY DISTRICTS |        |        |      |      | CHARACTER DISTRICTS |      |        |      |      |      |       | SPECIAL DISTRICTS |    |    |    |    |    | DEFINITION<br>USE<br>STANDARDS |
|---|--|------|------|--------|--------------------------------|--------|--------|------|------|---------------------|------|--------|------|------|------|-------|-------------------|----|----|----|----|----|--------------------------------|
|   | FD   | SF-R | SF-6 | SF-4.5 | ND-3                           | ND-3.2 | ND-3.5 | ND-4 | N-CM | CD-1                | CD-2 | CD-2.5 | CD-3 | CD-4 | CD-5 | CD-5D | BP                | HC | LI | HI | MH | CM |                                |
| Animal care (indoor)                      | C  | --   | --   | --     | --                             | --     | --     | --   | P    | --                  | --   | --     | --   | --   | P    | P     | P                 | P  | -- | -- | -- | P  | Section 5.1.5.3                |
| Animal care (outdoor)                     | C  | --   | --   | --     | --                             | --     | --     | --   | --   | --                  | --   | --     | --   | --   | --   | --    | --                | C  | -- | -- | -- | C  | Section 5.1.5.3                |
| Funeral Home                              | --   | --   | --   | --     | --                             | --     | --     | --   | C    | --                  | --   | --     | --   | --   | C    | C     | P                 | P  | -- | -- | -- | P  | Section 5.1.5.3                |
| Tattoo, body piercing                     | --   | --   | --   | --     | --                             | --     | --     | C    | C    | --                  | --   | --     | --   | C    | P    | P     | --                | P  | -- | -- | -- | P  | Section 5.1.5.3                |
| Adult Oriented Businesses                 | See Section 18, Article 6 of the City Code |      |      |        |                                |        |        |      |      |                     |      |        |      |      |      |       |                   |    |    |    |    |    |                                |
| All Retail Sales, except as listed below: | --   | --   | --   | --     | --                             | --     | --     | L    | P    | --                  | --   | --     | --   | L    | P    | P     | P                 | P  | -- | -- | -- | P  | Section 5.1.5.4                |
| Gasoline Sales                            | --   | --   | --   | --     | --                             | --     | --     | --   | L    | --                  | --   | --     | --   | --   | C    | C     | C                 | P  | -- | -- | -- | C  | Section 5.1.5.4                |
| Truck stop                                | --   | --   | --   | --     | --                             | --     | --     | --   | --   | --                  | --   | --     | --   | --   | --   | --    | --                | L  | -- | -- | -- | -- | Section 5.1.5.4                |
| Building material sales                   | --   | --   | --   | --     | --                             | --     | --     | --   | C    | --                  | --   | --     | --   | --   | C    | C     | P                 | P  | P  | P  | -- | P  | Section 5.1.5.4                |
| Vehicle Sales/ Rental                     | --   | --   | --   | --     | --                             | --     | --     | --   | C    | --                  | --   | --     | --   | --   | C    | C     | --                | P  | -- | -- | -- | P  | Section 5.1.5.4                |
| Pawnshop                                  | --   | --   | --   | --     | --                             | --     | --     | --   | C    | --                  | --   | --     | --   | C    | P    | P     | --                | P  | -- | -- | -- | P  | Section 5.1.5.4                |
| Restaurant/ Bar, as listed below:         |  |      |      |        |                                |        |        |      |      |                     |      |        |      |      |      |       |                   |    |    |    |    |    |                                |
| Eating Establishment                      | --   | --   | --   | --     | --                             | --     | --     | L    | P    | --                  | --   | --     | --   | L    | P    | P     | P                 | P  | -- | -- | -- | P  | Section 5.1.5.5                |
| Bar                                       | --   | --   | --   | --     | --                             | --     | --     | --   | C    | --                  | --   | --     | --   | --   | C    | C     | C                 | C  | -- | -- | -- | C  | Section 5.1.5.5                |
| Mobile Food Court                         | --   | --   | --   | --     | --                             | --     | --     | --   | C    | --                  | --   | --     | --   | --   | P    | P     | C                 | -- | -- | -- | -- | -- | Section 5.1.5.5                |

| LEGEND |               |   |             |   |                 |    |                    |
|--------|---------------|---|-------------|---|-----------------|----|--------------------|
| P      | Permitted Use | L | Limited Use | C | Conditional Use | -- | Uses Not Permitted |

## Character District-4 (CD-4) vs Character District-5 (CD-5)

TABLE 5.1 LAND USE MATRIX

| TYPES OF LAND USES                          | CONVENTIONAL RESIDENTIAL |      |      |        | NEIGHBORHOOD DENSITY DISTRICTS |        |        |      |      | CHARACTER DISTRICTS |      |        |      |      |      |       | SPECIAL DISTRICTS |    |    |    |    |    | DEFINITION<br>USE<br>STANDARDS |
|---|--------------------------|------|------|--------|--------------------------------|--------|--------|------|------|---------------------|------|--------|------|------|------|-------|-------------------|----|----|----|----|----|--------------------------------|
|   | FD                       | SF-R | SF-6 | SF-4.5 | ND-3                           | ND-3.2 | ND-3.5 | ND-4 | N-CM | CD-1                | CD-2 | CD-2.5 | CD-3 | CD-4 | CD-5 | CD-5D | BP                | HC | LI | HI | MH | CM |                                |
| Sale of Alcohol for on premise consumption  | --                       | --   | --   | --     | --                             | --     | --     | C    | C    | --                  | --   | --     | --   | C    | C    | C     | C                 | C  | -- | -- | -- | C  | Section 5.1.5.5                |
| Overnight Lodging, as listed below:         |                          |      |      |        |                                |        |        |      |      |                     |      |        |      |      |      |       |                   |    |    |    |    |    | Section 5.1.5.6                |
| Bed and Breakfast (up to 8 rooms)           | L                        | C    | C    | C      | C                              | C      | L      | L    | P    | --                  | P    | C      | C    | P    | P    | P     | --                | -- | -- | -- | -- | P  | Section 5.1.5.6                |
| Boutique Hotel (9 - 30 rooms)               | --                       | --   | --   | --     | --                             | --     | --     | C    | P    | --                  | --   | --     | --   | P    | P    | P     | --                | -- | -- | -- | -- | P  | Section 5.1.5.6                |
| Hotel/ Motel (more than 30 rooms)           | --                       | --   | --   | --     | --                             | --     | --     | --   | P    | --                  | --   | --     | --   | --   | P    | P     | C                 | -- | -- | -- | -- | P  | Section 5.1.5.6                |
| Outdoor Recreation, except as listed below: | --                       | --   | --   | --     | --                             | --     | --     | --   | C    | --                  | --   | --     | --   | --   | P    | C     | L                 | P  | -- | -- | -- | P  | Section 5.1.5.7                |
| Golf Course                                 | C                        | C    | C    | C      | C                              | C      | C      | C    | C    | C                   | C    | C      | C    | C    | C    | C     | --                | -- | -- | -- | C  | C  | Section 5.1.5.7                |
| Traveler Trailers/ RVs Short Term stays     | P                        | --   | --   | --     | --                             | --     | --     | --   | --   | --                  | --   | --     | --   | --   | --   | --    | --                | P  | -- | -- | P  | -- | Section 5.1.5.7                |
| Shooting Range                              | C                        | --   | --   | --     | --                             | --     | --     | --   | --   | --                  | --   | --     | --   | --   | --   | --    | --                | C  | -- | -- | -- | C  | Section 5.1.5.7                |
| Indoor Recreation, except as listed below:  | --                       | --   | --   | --     | --                             | --     | --     | --   | P    | --                  | --   | --     | --   | --   | P    | P     | P                 | P  | P  | P  | -- | P  | Section 5.1.5.8                |
| Gym/ Health club                            | --                       | --   | --   | --     | --                             | --     | --     | L    | P    | --                  | --   | --     | --   | L    | P    | P     | P                 | P  | P  | P  | -- | P  | Section 5.1.5.8                |
| Smoking Lounge                              | --                       | --   | --   | --     | --                             | --     | --     | --   | C    | --                  | --   | --     | --   | --   | P    | C     | --                | -- | -- | -- | -- | P  | Section 5.1.5.8                |
| Charitable Gaming Facility                  | --                       | --   | --   | --     | --                             | --     | --     | --   | --   | --                  | --   | --     | --   | --   | C    | --    | --                | C  | -- | -- | -- | C  | Section 5.1.5.8                |
| Special Event Facility                      | C                        | C    | --   | --     | --                             | --     | --     | --   | C    | --                  | C    | --     | --   | --   | --   | --    | P                 | -- | -- | -- | -- | -- | Section 5.1.5.9                |
| PUBLIC & INSTITUTIONAL                      |                          |      |      |        |                                |        |        |      |      |                     |      |        |      |      |      |       |                   |    |    |    |    |    |                                |
| Civic, except as listed below:              | P                        | L    | L    | L      | L                              | L      | L      | P    | P    | L                   | L    | L      | L    | P    | P    | P     | P                 | P  | P  | P  | P  | P  | Section 5.1.6.1                |
| Day Care Center                             | C                        | --   | --   | --     | C                              | C      | C      | L    | P    | --                  | C    | C      | C    | L    | P    | P     | P                 | P  | -- | -- | -- | P  | Section 5.1.6.1                |
| Parks, Open Space, and Greenways            | P                        | P    | P    | P      | P                              | P      | P      | P    | P    | P                   | P    | P      | P    | P    | P    | P     | P                 | P  | P  | P  | P  | P  | Section 5.1.6.2                |
| Minor Utilities                             | P                        | P    | P    | P      | P                              | P      | P      | P    | P    | P                   | P    | P      | P    | P    | P    | P     | P                 | P  | P  | P  | P  | P  | Section 5.1.6.3                |

## Character District-4 (CD-4) vs Character District-5 (CD-5)

TABLE 5.1 LAND USE MATRIX

| Types of Land Uses                | Conventional Residential |      |      |        | Neighborhood Density Districts |        |        |      |      | Character Districts |      |        |      |      |      |       | Special Districts |    |    |    |    |    | Definition Use Standards |
|-----------------------------------|--------------------------|------|------|--------|--------------------------------|--------|--------|------|------|---------------------|------|--------|------|------|------|-------|-------------------|----|----|----|----|----|--------------------------|
|                                   | FD                       | SF-R | SF-6 | SF-4.5 | ND-3                           | ND-3.2 | ND-3.5 | ND-4 | N-CM | CD-1                | CD-2 | CD-2.5 | CD-3 | CD-4 | CD-5 | CD-5D | BP                | HC | LI | HI | MH | CM |                          |
| Major Utilities                   | --                       | --   | --   | --     | --                             | --     | --     | --   | --   | --                  | --   | --     | --   | --   | --   | --    | C                 | C  | C  | C  | -- | -- | Section 5.1.6.3          |
| Antenna                           | See Section 5.1.6.3.D    |      |      |        |                                |        |        |      |      |                     |      |        |      |      |      |       |                   |    |    |    |    |    |                          |
| INDUSTRIAL                        |                          |      |      |        |                                |        |        |      |      |                     |      |        |      |      |      |       |                   |    |    |    |    |    |                          |
| Light Industrial                  | --                       | --   | --   | --     | --                             | --     | --     | --   | --   | --                  | --   | --     | --   | --   | C    | --    | --                | -- | P  | P  | -- | C  | Section 5.1.7.1          |
| Light Manufacturing               | --                       | --   | --   | --     | --                             | --     | --     | --   | C    | --                  | --   | --     | --   | --   | P    | P     | P                 | P  | P  | P  | -- | C  | Section 5.1.7.2          |
| Vehicle Service, as listed below: |                          |      |      |        |                                |        |        |      |      |                     |      |        |      |      |      |       |                   |    |    |    |    |    | Section 5.1.7.3          |
| Car Wash                          | --                       | --   | --   | --     | --                             | --     | --     | --   | --   | --                  | --   | --     | --   | --   | --   | --    | --                | P  | P  | P  | -- | C  | Section 5.1.7.3          |
| Vehicle repair (minor)            | --                       | --   | --   | --     | --                             | --     | --     | --   | C    | --                  | --   | --     | --   | --   | P    | P     | --                | P  | P  | P  | -- | C  | Section 5.1.7.3          |
| Vehicle repair (major)            | --                       | --   | --   | --     | --                             | --     | --     | --   | --   | --                  | --   | --     | --   | --   | --   | --    | --                | P  | -- | -- | -- | C  | Section 5.1.7.3          |
| Warehouse & Distribution          | --                       | --   | --   | --     | --                             | --     | --     | --   | --   | --                  | --   | --     | --   | --   | C    | --    | C                 | P  | P  | P  | -- | C  | Section 5.1.7.4          |
| Waste-Related service             | --                       | --   | --   | --     | --                             | --     | --     | --   | --   | --                  | --   | --     | --   | --   | C    | --    | --                | C  | C  | C  | -- | -- | Section 5.1.7.5          |
| Wholesale trade                   | --                       | --   | --   | --     | --                             | --     | --     | --   | --   | --                  | --   | --     | --   | --   | --   | --    | C                 | P  | P  | P  | -- | C  | Section 5.1.7.6          |
| Self Storage                      | --                       | --   | --   | --     | --                             | --     | --     | --   | --   | --                  | --   | --     | --   | --   | --   | --    | --                | -- | -- | -- | -- | C  | Section 5.1.7.7          |
| Research and Development          | --                       | --   | --   | --     | --                             | --     | --     | --   | --   | --                  | --   | --     | --   | --   | C    | C     | P                 | P  | P  | P  | -- | C  | Section 5.1.7.8          |
| Wrecking/Junk Yard                | --                       | --   | --   | --     | --                             | --     | --     | --   | --   | --                  | --   | --     | --   | --   | --   | --    | --                | -- | -- | P  | -- | -- | Section 5.1.7.9          |

**LEGEND**

|   |               |   |             |   |                 |    |                    |
|---|---------------|---|-------------|---|-----------------|----|--------------------|
| P | Permitted Use | L | Limited Use | C | Conditional Use | -- | Uses Not Permitted |
|---|---------------|---|-------------|---|-----------------|----|--------------------|

(Ord. No. 2020-60, 9-1-2020; Ord. No. 2021-47, 8-3-21, Ord. No. 2023-72, 10-17-2023)

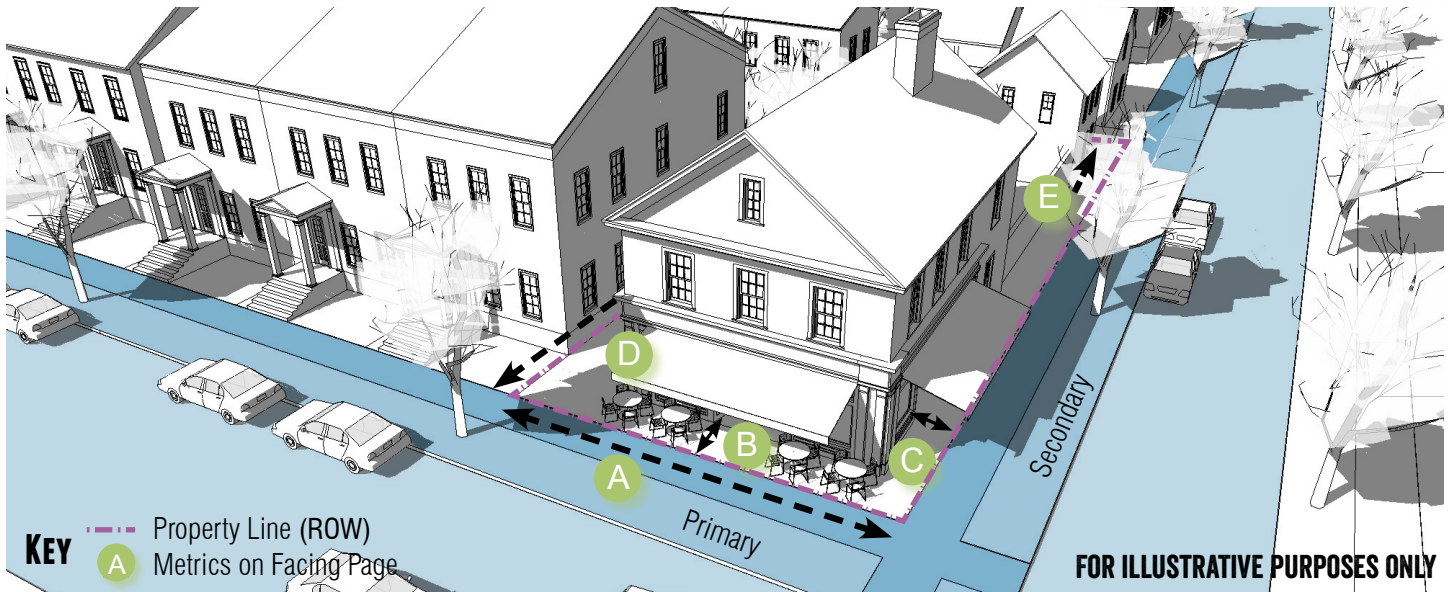
# Zoning District Comparison Chart

| Topic                                 | Existing Zoning:<br>Character District-4 (CD-4)   | Proposed Zoning:<br>Character District – 5 (CD-5)   |
|---------------------------------------|---|---|
| <b>Zoning Description</b>             | The CD-4 District is intended to accommodate a variety of residential options including single-family, two family, and multifamily with limited commercial or mixed use on the corners.   | The CD-5 district is primarily intended to provide a variety of residential, retail, service, and commercial uses. To promote walkability and compatibility, auto-oriented uses are restricted. CD-5 promotes mixed use and pedestrian-oriented activity. |
| <b>Uses</b>                           | Residential, limited Commercial, limited Office. <i>(See Land Use Matrix)</i>   | Residential, Commercial, Office, etc. <i>(See Land Use Matrix)</i>  |
| <b>Parking Location</b>               | No parking in the 1 <sup>st</sup> layer; Parking allowed in the 2 <sup>nd</sup> and 3 <sup>rd</sup> Layer   | No parking in the 1st layer; Parking allowed in 2 <sup>nd</sup> layer along secondary street only   |
| <b>Parking Standards</b>              | Dependent upon use.   | Dependent upon use  |
| <b>Max Residential Units per acre</b> | N/A   | N/A   |
| <b>Occupancy Restrictions</b>         | N/A   | N/A   |
| <b>Landscaping</b>                    | Tree and shrub requirements   | Tree and shrub requirements   |
| <b>Building Height (max)</b>          | 3 stories   | 2 stories (min), 5 stories (max)<br>*Additional stories can be allowed by City Council via alternative compliance   |
| <b>Setbacks</b>                       | 5-12' front Setback, 5' side setback, 15' rear set back.  | 0' minimum/12' max front, 0' side, and 0' rear  |
| <b>Impervious Cover (max)</b>         | 80%   | 100%  |
| <b>Lot Sizes</b>                      | Allows a variety of lot sizes depending on Building Type with 1,100 sq ft in area and 15' lot in width being the smallest allowed minimums  | Allows a variety of lot sizes depending on Building Type with 1,100 sq ft in area and 15' lot in width being the smallest allowed minimums  |
| <b>Streetscapes</b>                   | Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area.<br>Conventional: 6' sidewalk, street trees every 40' on center average, 7' planting area.<br>Mixed Use: 8' sidewalk, street trees every 35' on center average, 7' planting area | Main Street: 10' sidewalk, street trees every 35' on center average, 7' planting area between sidewalk and street required  |
| <b>Blocks</b>                         | 2,400 ft. Block Perimeter Max   | 2,000 ft. block perimeter max   |



## CD-4

## SECTION 4.4.3.5 CHARACTER DISTRICT - 4



## GENERAL DESCRIPTION

The CD-4 district is intended to accommodate a variety of residential options including single-family, two-family and multifamily with limited commercial or mixed use on the corners.

## DENSITY

Impervious Cover 80% max.

## TRANSPORTATION

|                  |               |                  |
|------------------|---------------|------------------|
| Block Perimeter  | 2,400 ft. max | Section 3.6.2.1  |
| Streetscape Type | Residential   | Section 3.8.1.10 |
|                  | Conventional  | Section 3.8.1.7  |
|                  | Mixed Use     | Section 3.8.1.8  |

## BUILDING TYPES ALLOWED

|                        |                  |
|------------------------|------------------|
| Accessory Dwelling     | Section 4.4.5.1  |
| House                  | Section 4.4.5.3  |
| Duplex                 | Section 4.4.5.4  |
| Townhouse              | Section 4.4.5.6  |
| Courtyard Housing      | Section 4.4.5.8  |
| Apartment              | Section 4.4.5.9  |
| Live/ Work             | Section 4.4.5.10 |
| Neighborhood Shopfront | Section 4.4.5.11 |
| Civic Building         | Section 4.4.5.14 |

## BUILDING STANDARDS

|                            |                |             |
|----------------------------|----------------|-------------|
| Principle Building Height  | 3 stories max. | 50 ft. max. |
| Accessory Structure Height | N/A            | 24 ft. max. |

## LOT

| BUILDING TYPE          | LOT AREA           | LOT WIDTH                 |
|------------------------|--------------------|---------------------------|
| House                  | 4,500 sq. ft. min. | 40 ft. min./ 120 ft. max. |
| Duplex                 | 4,500 sq. ft. min. | 40 ft. min./ 120 ft. max. |
| Townhouse              | 1,500 sq. ft. min. | 20 ft. min./ 120 ft. max. |
| Courtyard Housing      | 1,500 sq. ft. min. | 15 ft. min./ 120 ft. max. |
| Apartment              | 6,000 sq. ft. min. | 60 ft. min./ 120 ft. max. |
| Live/Work              | 1,100 sq. ft. min. | 15 ft. min./ 120 ft. max. |
| Neighborhood Shopfront | 6,000 sq. ft. min. | 60 ft. min./ 120 ft. max. |
| Civic Building         | 6,000 sq. ft. min. | 50 ft. min.               |

All Lots 45 feet or less in width shall take vehicular access from a rear alley except Courtyard Housing.

## SETBACKS - PRINCIPAL BUILDING

|                      |                         |   |
|----------------------|-------------------------|---|
| Primary Street*      | 5 ft. min - 12 ft. max. | B |
| Secondary Street*    | 5 ft. min.              | C |
| Side                 | 5 ft. min.              | D |
| Rear                 | 15 ft. min.             | E |
| Rear, abutting alley | 5 ft. min.              | E |

\*Where there is an existing easement on the property, the maximum setback shall be measured from the easement instead of the right-of-way line.

## SETBACKS - ACCESSORY STRUCTURE

|                  |             |
|------------------|-------------|
| Primary Street   | 20 ft. min. |
| Secondary Street | 15 ft. min. |
| Side             | 5 ft. min.  |
| Rear             | 3 ft. min.  |

## PARKING LOCATION

| LAYER (SECTION 4.3.3.1) | SURFACE     | GARAGE          |
|-------------------------|-------------|-----------------|
| First Layer             | Not Allowed | Not Allowed     |
| Second Layer            | Allowed     | Section 7.1.4.1 |
| Third Layer             | Allowed     | Section 7.1.4.1 |

## BUILD-TO ZONE (BTZ)

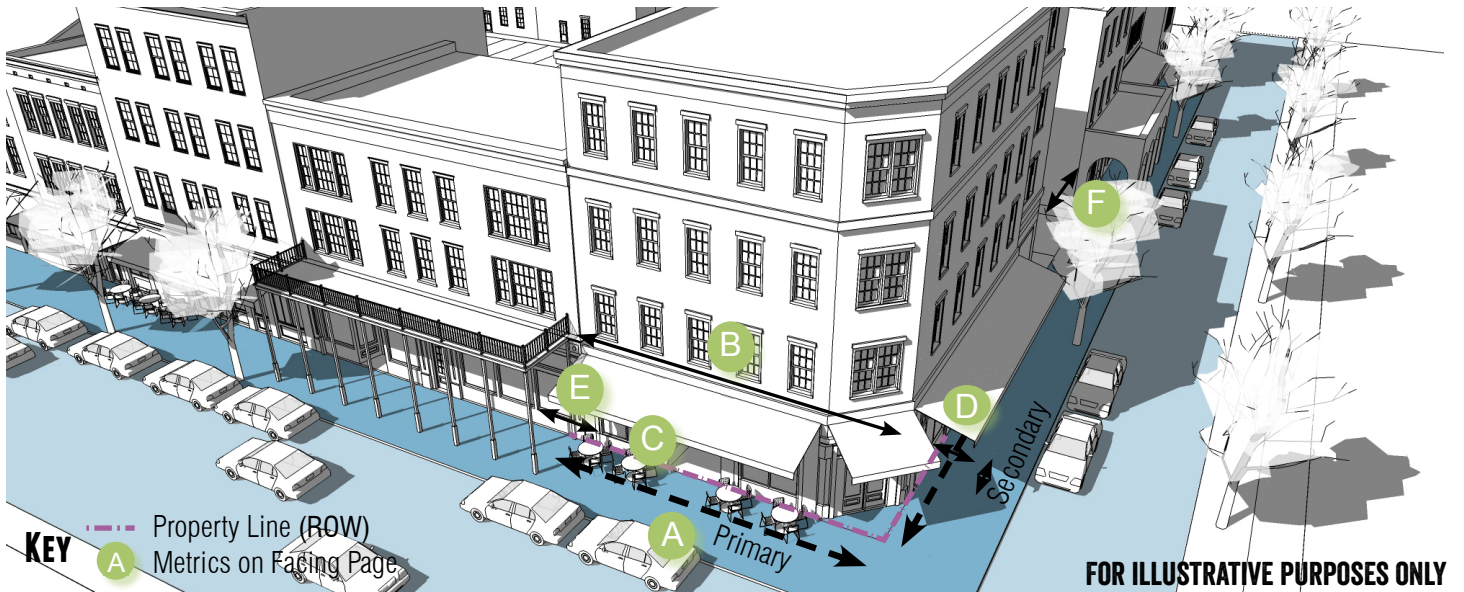
|                                     |          |
|-------------------------------------|----------|
| Building Facade in primary street   | 60% min. |
| Building Facade in secondary street | 35% min. |

(Ord. No. 2023-72, 10-17-2023)



## CD-5

## SECTION 4.4.3.6 CHARACTER DISTRICT - 5



## GENERAL DESCRIPTION

The CD-5 district is intended to provide for a variety of residential, retail, service and commercial uses. To promote walkability and compatibility, auto-oriented uses are restricted. CD-5 promotes mixed use and pedestrian-oriented activity.



## TRANSPORTATION

|                  |                          |                                    |
|------------------|--------------------------|------------------------------------|
| Block Perimeter  | 2,000 ft. max            | Section 3.6.2.1                    |
| Streetscape Type | Main Street<br>Multi-Way | Section 3.8.1.6<br>Section 3.8.1.9 |

## DENSITY

|                  |           |
|------------------|-----------|
| Impervious Cover | 100% max. |
|------------------|-----------|

## BUILDING TYPES ALLOWED

|                     |                  |
|---------------------|------------------|
| Accessory Dwelling  | Section 4.4.5.1  |
| Townhouse           | Section 4.4.5.6  |
| Apartment           | Section 4.4.5.9  |
| Live/ Work          | Section 4.4.5.10 |
| Mixed Use Shopfront | Section 4.4.5.11 |
| Civic Building      | Section 4.4.5.14 |

## BUILDING STANDARDS

|                         |                                     |        |
|-------------------------|-------------------------------------|--------|
| Building Height (Max.)* | 5 stories                           | 75 ft. |
| Building Height (Min.)* | 2 stories                           | 24 ft. |
| Ground Floor Elevation  | 2' min for ground floor residential |        |

\* Alternative Compliance available (see Section 4.3.4.4 or Section 4.3.4.66)

## LOT

| BUILDING TYPE       | LOT AREA           | LOT WIDTH   | A |
|---------------------|--------------------|-------------|---|
| Townhouse           | 1,500 sq. ft. min. | 15 ft. min. |   |
| Apartment Building  | 2,000 sq. ft. min. | 20 ft. min. |   |
| Live/Work           | 1,100 sq. ft. min. | 15 ft. min. |   |
| Mixed Use Shopfront | 2,000 sq. ft. min. | 20 ft. min. |   |
| Civic Building      | 2,000 sq. ft. min. | 20 ft. min. |   |

## SETBACKS - PRINCIPAL BUILDING

|                      |                         |   |
|----------------------|-------------------------|---|
| Primary Street*      | 0 ft. min./ 12 ft. max. | B |
| Secondary Street*    | 0 ft. min./ 12 ft. max. | C |
| Side                 | 0 ft. min.              | D |
| Rear                 | 0 ft. min.              | E |
| Rear, abutting alley | 3 ft. min.              | E |

\*Where there is an existing easement on the property, the setback shall be measured from the easement instead of the right-of-way line.

## SETBACKS - ACCESSORY STRUCTURE

|                  |   |
|------------------|---|
| Primary Street   | 20 ft. plus principal structure setback min.  |
| Secondary Street | 20 ft. plus principal structure setback min.  |
| Side             | 0 ft. min.                                    |
| Rear             | 3 ft. min. or 15 ft. from centerline of alley |

## PARKING LOCATION

| LAYER (SECTION 4.3.3.1) | SURFACE                             | GARAGE      |
|-------------------------|-------------------------------------|-------------|
| First Layer             | Not Allowed                         | Not Allowed |
| Second Layer            | Allowed along secondary street only | Not Allowed |
| Third Layer             | Allowed                             | Allowed     |

## BUILD-TO ZONE (BTZ)

|                                     |          |
|-------------------------------------|----------|
| Building Facade in primary street   | 80% min. |
| Building Facade in secondary street | 60% min. |

## DURABLE BUILDING MATERIAL AREA

|                    |             |
|--------------------|-------------|
| Primary Material   | 80% min.    |
| Secondary Material | 20% max.    |
| Blank Wall Area    | 25 ft. max. |










(Ord. No. 2023-72, 10-17-2023)

## Character District-4 (CD-4) vs Character District-5 (CD-5)

### Section 4.2.1.2 Building Types Allowed by District




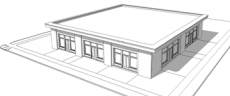

Building types are allowed by district as set forth below.

**TABLE 4.10 BUILDING TYPES ALLOWED BY DISTRICT**

|   |                         | FD<br>CD-2<br>SF-R | SF-6<br>SF 4.5 | ND-3 | ND-3.5 | ND-4 | N-CM | CD-3 | CD-4 | CD-5 | CD-5D | HC, BP<br>LI, HI | CM |
|---|-------------------------|--------------------|----------------|------|--------|------|------|------|------|------|-------|------------------|----|
|    | ACCESSORY DWELLING UNIT | ■                  | ■              | ■    | ■      | ■    | ■    | ■    | ■    | ■    | ■     | --               | -- |
|    | HOUSE                   | ■                  | ■              | ■    | ■      | ■    | --   | ■    | ■    | --   | --    | --               | -- |
|    | COTTAGE COURT           | --                 | --             | --   | ■      | --   | --   | ■    | --   | --   | --    | --               | -- |
|   | DUPLEX                  | --                 | --             | --   | ■      | --   | --   | ■    | ■    | --   | --    | --               | -- |
|  | ZERO LOT LINE HOUSE     | --                 | --             | ■    | ■      | --   | --   | ■    | --   | --   | --    | --               | -- |
|  | TOWNHOUSE               | --                 | --             | --   | ■      | ■    | ■    | --   | ■    | ■    | ■     | --               | -- |
|  | SMALL MULTI-FAMILY      | --                 | --             | --   | ■      | ■    | ■    | --   | --   | --   | --    | --               | -- |
|  | COURTYARD HOUSING       | --                 | --             | --   | --     | ■    | --   | --   | ■    | --   | --    | --               | -- |
|  | APARTMENT               | --                 | --             | --   | --     | --   | --   | --   | ■    | ■    | ■     | --               | -- |

Character District-4 (CD-4) vs Character District-5 (CD-5)

TABLE 4.10 BUILDING TYPES ALLOWED BY DISTRICT

|   |                           | FD<br>CD-2<br>SF-R | SF-6<br>SF 4.5 | ND-3 | ND-3.5 | ND-4 | N-CM | CD-3 | CD-4 | CD-5 | CD-5D | HC, BP<br>LI, HI | CM |
|---|---------------------------|--------------------|----------------|------|--------|------|------|------|------|------|-------|------------------|----|
|    | LIVE/WORK                 | --                 | --             | --   | --     | --   | ■    | --   | ■    | ■    | ■     | --               | ■  |
|    | NEIGHBORHOOD<br>SHOPFRONT | --                 | --             | --   | --     | ■    | ■    | --   | ■    | --   | --    | --               | -- |
|    | MIXED USE<br>SHOPFRONT    | --                 | --             | --   | --     | --   | ■    | --   | --   | ■    | ■     | --               | ■  |
|   | GENERAL<br>COMMERCIAL     | --                 | --             | --   | --     | --   | --   | --   | --   | --   | --    | ■                | ■  |
|  | CIVIC                     | ■                  | ■              | ■    | ■      | ■    | ■    | ■    | ■    | ■    | ■     | ■                | ■  |

LEGEND

■ =Allowed

-- =Not Allowed

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