

## Section 5.1.1.2 Land Use Matrix

## Single Family-6 vs Character District-4

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 |    |    |    |    |    |                          |                 |

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               |
| 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 |

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              |
| 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 |
|---|---------------|---|-------------|---|-----------------|----|--------------------|

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                |

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 |
|---|---------------|---|-------------|---|-----------------|----|--------------------|

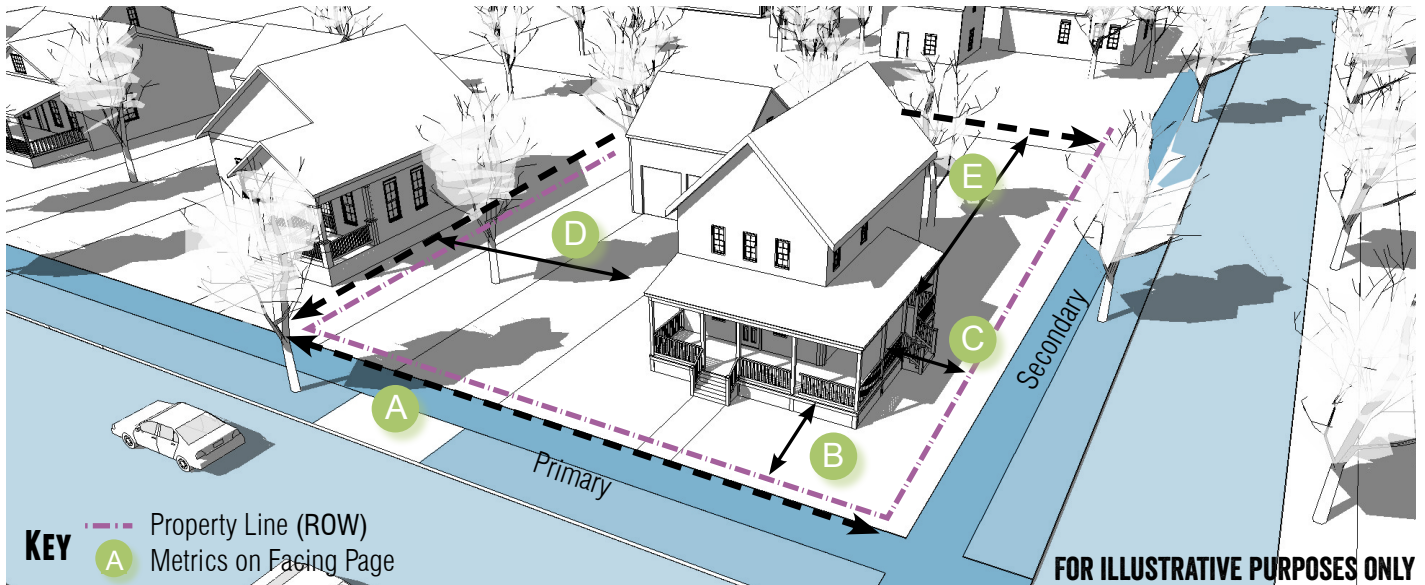
(Ord. No. 2020-60, 9-1-2020; Ord. No. 2021-47, 8-3-21, Ord. No. 2023-72, 10-17-2023)

# Zoning District Comparison Chart

| Topic                                 | Existing Zoning:<br>Single Family - 6 (SF-6)                                                                                                                                                                                                                                                                                     | Proposed Zoning:<br>Character District – 4 (CD-4)                                                                                                                                                                                                                                                         |
|---------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Zoning Description</b>             | The SF-6 district is intended to accommodate single family detached houses with a minimum lot size of 6,000 square feet. Characterized by smaller landscaped areas with moderate setbacks and more frequent pedestrian use. Uses that would substantially interfere with the residential nature of the district are not allowed. | 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.                                                                                                                   |
| <b>Uses</b>                           | Residential (single-family), accessory dwelling units, home occupations and civic ( <i>See Land Use Matrix</i> )                                                                                                                                                                                                                 | Residential, limited Commercial, limited Office. ( <i>See Land Use Matrix</i> )                                                                                                                                                                                                                           |
| <b>Parking Location</b>               | No location standards                                                                                                                                                                                                                                                                                                            | No parking in the 1 <sup>st</sup> layer; Parking allowed in the 2 <sup>nd</sup> and 3 <sup>rd</sup> Layer                                                                                                                                                                                                 |
| <b>Parking Standards</b>              | Depends on use. 2 spaces per dwelling unit required for Single Family attached/ detached structures.                                                                                                                                                                                                                             | Dependent upon use.                                                                                                                                                                                                                                                                                       |
| <b>Max Residential Units per acre</b> | 5.5                                                                                                                                                                                                                                                                                                                              | N/A                                                                                                                                                                                                                                                                                                       |
| <b>Occupancy Restrictions</b>         | Yes (see Section 5.1.4.2)                                                                                                                                                                                                                                                                                                        | N/A                                                                                                                                                                                                                                                                                                       |
| <b>Landscaping</b>                    | Tree and shrub requirements                                                                                                                                                                                                                                                                                                      | Tree and shrub requirements                                                                                                                                                                                                                                                                               |
| <b>Building Height (max)</b>          | 2 stories                                                                                                                                                                                                                                                                                                                        | 3 stories                                                                                                                                                                                                                                                                                                 |
| <b>Setbacks</b>                       | 20' minimum front, side, and rear                                                                                                                                                                                                                                                                                                | 5-12' front Setback, 5' side setback, 15' rear set back.                                                                                                                                                                                                                                                  |
| <b>Impervious Cover (max)</b>         | 50%                                                                                                                                                                                                                                                                                                                              | 80%                                                                                                                                                                                                                                                                                                       |
| <b>Lot Sizes</b>                      | Minimum 6,000 sq ft lot area, Minimum 50 ft lot width                                                                                                                                                                                                                                                                            | 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.                                                                                                                                                                                                        | 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 |
| <b>Blocks</b>                         | 3,000 ft. Block Perimeter max                                                                                                                                                                                                                                                                                                    | 2,400 ft. Block Perimeter Max                                                                                                                                                                                                                                                                             |

## SF-6

## SECTION 4.4.1.3 SINGLE FAMILY - 6



## GENERAL DESCRIPTION

The SF-6 district is intended to accommodate single family detached houses with a minimum lot size of 6,000 square feet. Characterized by smaller landscaped areas with moderate setbacks and more frequent pedestrian use. Uses that would substantially interfere with the residential nature of the district are not allowed.

## DENSITY

|                                  |                 |
|----------------------------------|-----------------|
| Units Per Gross Acre             | 5.5 max.        |
| Impervious Cover                 | 50% max.        |
| Occupancy Restrictions           | Section 5.1.4.1 |
| Residential Infill Compatibility | Section 4.4.2.6 |

## TRANSPORTATION

|                                                         |               |                  |
|---------------------------------------------------------|---------------|------------------|
| Block Perimeter                                         | 3,000 ft. max | Section 3.6.2.1  |
| Streetscape Type                                        | Residential   | Section 3.8.1.10 |
| Sidewalks are not required for lots greater than 1 acre |               |                  |

## BUILDING TYPES ALLOWED

|                    |                  |
|--------------------|------------------|
| Accessory Dwelling | Section 4.4.5.1  |
| House              | Section 4.4.5.2  |
| Civic              | Section 4.4.5.14 |

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

**BUILDING STANDARDS**

|                            |                |             |
|----------------------------|----------------|-------------|
| Principle Building Height  | 2 stories max. | 35 ft. max. |
| Accessory Structure Height | N/A            | 24 ft. max. |

**LOT**

| BUILDING TYPE | LOT AREA           | LOT WIDTH   |
|---------------|--------------------|-------------|
| House         | 6,000 sq. ft. min. | 50 ft min.  |
| Civic         | 6,000 sq. ft. min. | 50 ft. min. |

A

**SETBACKS - PRINCIPAL BUILDING**

|                  |             |
|------------------|-------------|
| Primary Street   | 25 ft. min. |
| Secondary Street | 15 ft. min. |
| Side             | 5 ft. min.  |
| Rear             | 20 ft. min. |

B

C

D

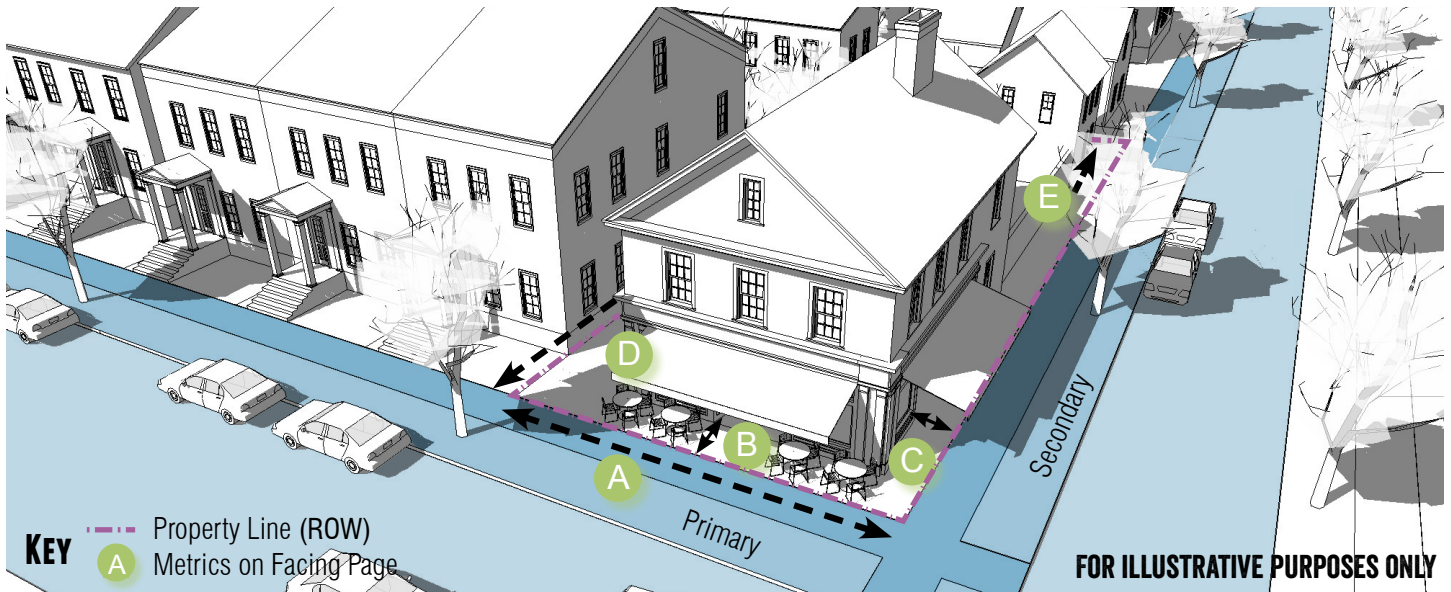
E

**SETBACKS - ACCESSORY STRUCTURE**

|                  |             |
|------------------|-------------|
| Primary Street   | 25 ft. min. |
| Secondary Street | 15 ft. min. |
| Side             | 5 ft. min.  |
| Rear             | 5 ft. min.  |

## 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)

### Section 4.2.1.2 Building Types Allowed by District

Building types are allowed by district as set forth below.

## Single Family-6 vs Character District-4

**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               | --                 | --             | --   | --     | --   | --   | --   | ■    | ■    | ■     | --               | -- |

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)