

#### Section 5.1.1.2 Land Use Matrix

TYPES OF LAND USES		ONVEN Residi			NE		ORHO( ISTRI		NSITY		CHI	ARACI	TER D	ISTRI	CTS			SPE	CIAL I	DISTR	ICTS		<b>-</b> 9
	9	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-50	86	25	=	=	H	CM	DEFINITION USE STANDARDS
AGRICULTURAL USES		F G G G G																					
Barns or agricultural buildings	Р	L								P	Р		L					P					Section 5.1.2.1
Stables	Р	L									Р		L					P					Section 5.1.2.2
Community Garden	Р	Р	L	L	L	L	L	L		P	Р	L	L	L	L	L		P	Р	Р	Р	P	Section 5.1.2.3
Urban Farm	Р	С	С	С	С	С	L	L	С	P	Р	L	L	L	С	С		P	Р		Р	С	Section 5.1.2.4
Plant Nursery	L								Р		L				Р	Р	Р	Р	Р	Р		Р	Section 5.1.2.5
ACCESSORY USES AND STRUCTURES																							
Accessory Building/Structure	Р	Р	Р	Р	Р	Р	Р	Р	Р	P	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Section 5.1.3.1
Accessory Dwelling Unit	L	L	L	L	L	L	L	Р	Р		Р	L	L	Р	Р	Р							Section 5.1.3.1
Accessory Use, except as listed below:	Р	Р	Р	Р	Р	Р	Р	Р	Р	P	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Section 5.1.3.2
Outdoor Storage																	Р	P	Р	Р		P	Section 5.1.3.2
Outdoor Display									L						L	L	P	P				L	Section 5.1.3.2
Food Truck									Р						Р	Р	Р	Р	Р	Р		Р	Section 5.1.3.1
Drive-thru or Drive-in									С						С	С		Р				Р	Section 5.1.3.2
Home Occupation	L	L	L	L	L	L	L	L			L	L	L	L									Section 5.1.3.4
Family Home Care	Р	Р	Р	Р	P	Р	Р	Р			Р	Р	Р	Р									Section 5.1.3.5
Short Term Rental	L	L	L	L	L	L	L	L	Р		L	L	L	Р	Р	Р					L	Р	Section 5.1.3.6
RESIDENTIAL USES																							
Single Family Detached / Tiny Home	Р	L	L	L	L	L	L	L			Р	L	Р	Р							Р		Section 5.1.4.2
LEGEND																							
P Permitted Use	L		Li	mited	d Use	;			С		Con	ditio	nal L	Jse						Uses	Not	Permi	tted



TYPES OF LAND USES			ITION Entia		NE		RHO( ISTRI		NSITY		CHI	ARACI	TER D	ISTRI	CTS			SPE	CIAL I	DISTR	ICTS		<b>7</b> 0
	æ	SF-R	SF-6	SF-4.5	ND-3	ND-3.2	ND-3.5	ND-4	M-CM	CD-1	CD-2	CD-2.5	CD-3	CD-4	CD-5	CD-5D	2	呈	=	≡	₩	CM	DEFINITION USE STANDARDS
Cottage Court							L	L					Р	Р									Section 5.1.4.3
Two Family							L	L					Р	Р									Section 5.1.4.4
Single Family Attached					L	L	L	L	L				Р	Р	Р	Р							Section 5.1.4.5
Small Multi-Family (up to 9 units)							L	L	L					Р	Р	Р							Section 5.1.4.6
Courtyard Housing (up to 24 units)								L	L					Р	Р	Р							Section 5.1.4.7
Multi-family (10 or more units)														Р	Р	Р							Section 5.1.4.8
Purpose Built Student Housing															С	С							Section 5.1.4.9
Manufactured Home																					Р		Section 5.1.4.10
Mobile Home Community / Manufactured Home Park / Tiny Home Village																					P		Section 5.1.4.11
Community Home	L	L	L	L	L	L	L	Р	Р		Р	L	Р	Р	Р	Р					L		Section 5.1.4.12
Fraternity or Sorority Building								С	С					С	Р	Р							Section 5.1.4.12
COMMERCIAL USES																							
Professional Office								L	Р					L	Р	Р	P	P	Р			Р	Section 5.1.5.1
Medical, except as listed below:								L	Р					L	Р	Р	Р	Р				Р	Section 5.1.5.2
Urgent care, emergency clinic, or hospital									Р						Р	Р	Р	Р	Р			Р	Section 5.1.5.2
Nursing/ retirement home								Р	Р					Р	Р	Р		Р				Р	Section 5.1.5.2
Personal Services, except as listed below:								L	Р					L	Р	Р	Р	Р				Р	Section 5.1.5.3

LEGEND						
Р	Permitted Use	L	Limited Use	С	Conditional Use	 Uses Not Permitted



TYPES OF LAND USES		ONVEI Resid			NE		ORHO(	DD DEI ICTS	NSITY		Сн	ARAC	TER D	ISTRI	CTS			SPE	CIAL I	DISTR	ICTS		
	æ	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-2D	86	2	=	=	¥	СМ	DEFINITION USE STANDARDS
Animal care (indoor)	С								Р						Р	Р	Р	Р				Р	Section 5.1.5.3
Animal care (outdoor)	С																	С				С	Section 5.1.5.3
Funeral Home									С						С	С	Р	Р				Р	Section 5.1.5.3
Tattoo, body piercing								С	С					С	Р	Р		Р				Р	Section 5.1.5.3
Adult Oriented Businesses					•				See S	Sectio	n 18	, Arti	icle 6	of th	e Cit	/ Cod	de			2	20		
All Retail Sales, except as listed below:								L	Р					L	Р	Р	Р	Р				Р	Section 5.1.5.4
Gasoline Sales									L						С	С	С	Р				С	Section 5.1.5.4
Truck stop																		L					Section 5.1.5.4
Building material sales									С						С	С	Р	Р	Р	Р		Р	Section 5.1.5.4
Vehicle Sales/ Rental									С						С	С		Р				Р	Section 5.1.5.4
Pawnshop									С					С	Р	Р		Р				Р	Section 5.1.5.4
Restaurant/ Bar, as listed below:																							
Eating Establishment								L	Р					L	Р	Р	Р	Р				Р	Section 5.1.5.5
Bar									С						С	С	С	С				С	Section 5.1.5.5
Mobile Food Court									С						Р	Р	С						Section 5.1.5.5

LEGEND						
Р	Permitted Use	L	Limited Use	С	Conditional Use	 Uses Not Permitted



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TYPES OF LAND USES							ISTR		NOII I		CHI	ARAC1	TER D	ISTRI	CTS			SPE	CIAL I	JISTR	ICTS		
	æ	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-20	<b>a</b>	呈	=	=	MH	CM	DEFINITION USE STANDARDS
Sale of Alcohol for on premise consumption								С	С					С	С	С	С	С				С	Section 5.1.5.5
Overnight Lodging, as listed below:																							Section 5.1.5.6
Bed and Breakfast (up to 8 rooms)	L	С	С	С	С	С	L	L	Р		Р	С	С	Р	Р	Р						Р	Section 5.1.5.6
Boutique Hotel (9 - 30 rooms)								С	Р					Р	Р	Р						Р	Section 5.1.5.6
Hotel/ Motel (more than 30 rooms)									Р						Р	Р	С					Р	Section 5.1.5.6
Outdoor Recreation, except as listed below:									С						Р	С	L	Р				Р	Section 5.1.5.7
Golf Course	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С					С	С	Section 5.1.5.7
Traveler Trailers/ RVs Short Term stays	Р																	Р			Р		Section 5.1.5.7
Shooting Range	С																	С				С	Section 5.1.5.7
Indoor Recreation, except as listed below:									Р						Р	Р	Р	Р	Р	Р		Р	Section 5.1.5.8
Gym/ Health club								L	Р					L	Р	Р	Р	P	Р	Р		Р	Section 5.1.5.8
Smoking Lounge									С						Р	С						Р	Section 5.1.5.8
Charitable Gaming Facility															С			С				С	Section 5.1.5.8
Special Event Facility	С	С							С		С						Р						Section 5.1.5.9
PUBLIC & INSTITUTIONAL																							
Civic, except as listed below:	Р	L	L	L	L	L	L	Р	Р	L	L	L	L	Р	Р	Р	Р	Р	Р	Р	Р	Р	Section 5.1.6.1
Day Care Center	С				С	С	С	L	Р		С	С	С	L	Р	Р	Р	Р				Р	Section 5.1.6.1
Parks, Open Space, and Greenways	Р	Р	Р	Р	P	Р	Р	Р	Р	P	Р	Р	Р	Р	Р	Р	Р	P	P	Р	Р	Р	Section 5.1.6.2
Minor Utilities	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Section 5.1.6.3



#### **TABLE 5.1 LAND USE MATRIX**

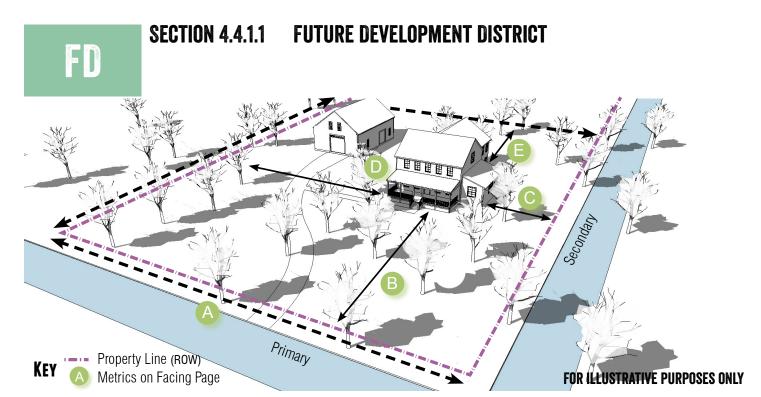
TYPES OF LAND USES		ONVEI Resid			NE		ORHO(		NSITY		CH	ARACI	TER D	ISTRI	CTS			SPE	CIAL [	DISTR	ICTS		
	æ	SF-R	SF-6	SF-4.5	ND-3	ND-3.2	ND-3.5	ND-4	M-CM	CD-1	CD-2	CD-2.5	CD-3	CD-4	CD-5	CD-5D	2	呈	=	=	Ħ	CM	DEFINITION USE STANDARDS
Major Utilities																	С	С	С	С			Section 5.1.6.3
Antenna			L							(	See S	Sectio	n 5.	1.6.3	.)							<u> </u>	
INDUSTRIAL																							
Light Industrial															С				Р	Р		С	Section 5.1.7.1
Light Manufacturing									С						Р	Р	Р	P	Р	Р		С	Section 5.1.7.2
Vehicle Service, as listed below:																							Section 5.1.7.3
Car Wash																		P	Р	Р		С	Section 5.1.7.3
Vehicle repair (minor)									С						Р	Р		P	Р	Р		С	Section 5.1.7.3
Vehicle repair (major)																		P				С	Section 5.1.7.3
Warehouse & Distribution															С		С	Р	Р	Р		С	Section 5.1.7.4
Waste-Related service															С			С	С	С			Section 5.1.7.5
Wholesale trade																	С	P	Р	Р		С	Section 5.1.7.6
Self Storage																						С	Section 5.1.7.7
Research and Development															С	С	Р	Р	Р	Р		С	Section 5.1.7.8
Wrecking/Junk Yard																				Р			Section 5.1.7.9

LEGEND							
Р	Permitted Use	L	Limited Use	С	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

- 6-	Existing Zoning:	Proposed Zoning:
Topic	Future Development (FD)	Character District – 5 (CD-5)
Zoning Description	The Future Development (FD) District is intended to serve as a temporary zoning district for properties that shall develop in the future but have been newly annexed and/or are not yet ready to be zoned for a particular Use. Characterized by primarily agricultural use with woodlands and wetlands and scattered buildings.	The 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.
Uses	Residential / Agricultural (See Land Use Matrix)	Residential, Commercial, Office, etc. (See Land Use Matrix)
Parking Location Parking	No location standards  Dependent upon use	No parking in the 1st layer; Parking allowed in 2 <sup>nd</sup> layer along secondary street only  Dependent upon use
Standards		· ·
Max Residential Units per acre	o.4 units per acre (max)	N/A
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories	2 stories (min), 5 stories (max) *Additional stories can be allowed by City Council via alternative compliance
Setbacks	50' minimum front, 20' side, and 20% of total lot depth measured at point of greatest depth in rear	o' minimum/12' max front, o' side, and o' rear
Impervious Cover (max)	30%	100%
Lot Sizes	Minimum 2 acres lot area, Minimum 200 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
Streetscapes	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area between sidewalk and street required.	Main Street: 10' sidewalk, street trees every 35' on center average, 7' planting area between sidewalk and street required
Blocks	No Block Perimeter Required	2,000 ft. Block Perimeter max









#### **GENERAL DESCRIPTION**

The Future Development (FD) District is intended to serve as a temporary zoning district for properties that shall develop in the future, but have been newly annexed and/or are not yet ready to be zoned for a particular Use. Characterized by primarily agricultural use with woodlands and wetlands and scattered buildings.

DENSITY	
Units Per Gross Acre	.4 max.
Impervious Cover	30% max.

TRANSPORTATION									
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

Building Standards		
Principle Building Height	2 stories max.	40 ft. max.
Accessory Structure	N/A	N/A

Accessory Structure	N/A	N/A
LOT		

BUILDING TYPE	LOT AREA	LOT WIDTH	A
House	2 acres min.	200 ft min.	
Civic Building	2 acres min.	200 ft. min.	

SETBACKS - PRINCIPAL BUILDING		
Primary Street	50 ft. min.	B
Secondary Street	25 ft. min.	C
Side	20 ft. min.	D
Rear	Min. 20% of total lot depth measured at the point of the greatest depth	E

SETBACKS - ACCESSORY STRUCTURE	
Primary Street	50 ft. min.
Secondary Street	25 ft. min.
Side	10 ft. min.
Rear	10 ft. min.

# 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.

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		^

Impervious Cover 100% max.

#### **TRANSPORTATION**

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

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 grou	nd floor residential
* Alternative Compliance available 4.3.4.66)	e (see Section 4.3	3.4.4 or Section

п			

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	G	
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

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

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

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.



#### 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 CD-2 SF-R	SF-6 SF 4.5	ND-3	ND- 3.5	ND-4	N-CM	CD-3	CD-4	CD-5	CD-5D	HC, BP LI, HI	CM
	ACCESSORY Dwelling Unit	•	•	•	•	•	•	•	•	•	•		
	House	•	•	•	•	•		•	•				
The state of the s	COTTAGE COURT				•			•					
	DUPLEX		<b></b>		•			•	•				
Turere 1	ZERO LOT LINE House		<b></b>	•	•								
	Townhouse				•	•	•		•	•	•		
	SMALL MULTI- Family				•	•	•						
	COURTYARD Housing					•			•				
	APARTMENT								•	•	•		

#### TABLE 4.10 BUILDING TYPES ALLOWED BY DISTRICT

		FD CD-2 SF-R	SF-6 SF 4.5	ND-3	ND- 3.5	ND-4	N-CM	CD-3	CD-4	CD-5	CD-5D	HC, BP Li, Hi	CM
	LIVE/ WORK								•				•
	NEIGHBORHOOD SHOPFRONT					•	•		•				
	MIXED USE Shopfront						•			•	•		•
	GENERAL Commercial											•	•
	CIVIC	-	•	•	•	•	•	•	•	•	•	•	•
LEGEND	■ =Allow	= <del></del>			=No	ot Allowe	d						

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