

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				

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 / 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	--	--	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	--	--	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
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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	
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
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(Ord. No. 2020-60, 9-1-2020; Ord. No. 2021-47, 8-3-21, 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.

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	■	■	■	■	■	--	■	■	--	--	--	--
	COTTAGE COURT	--	--	--	■	--	--	■	--	--	--	--	--
	DUPLEX	--	--	--	■	--	--	■	■	--	--	--	--
	ZERO LOT LINE HOUSE	--	--	■	■	--	--	■	--	--	--	--	--
	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

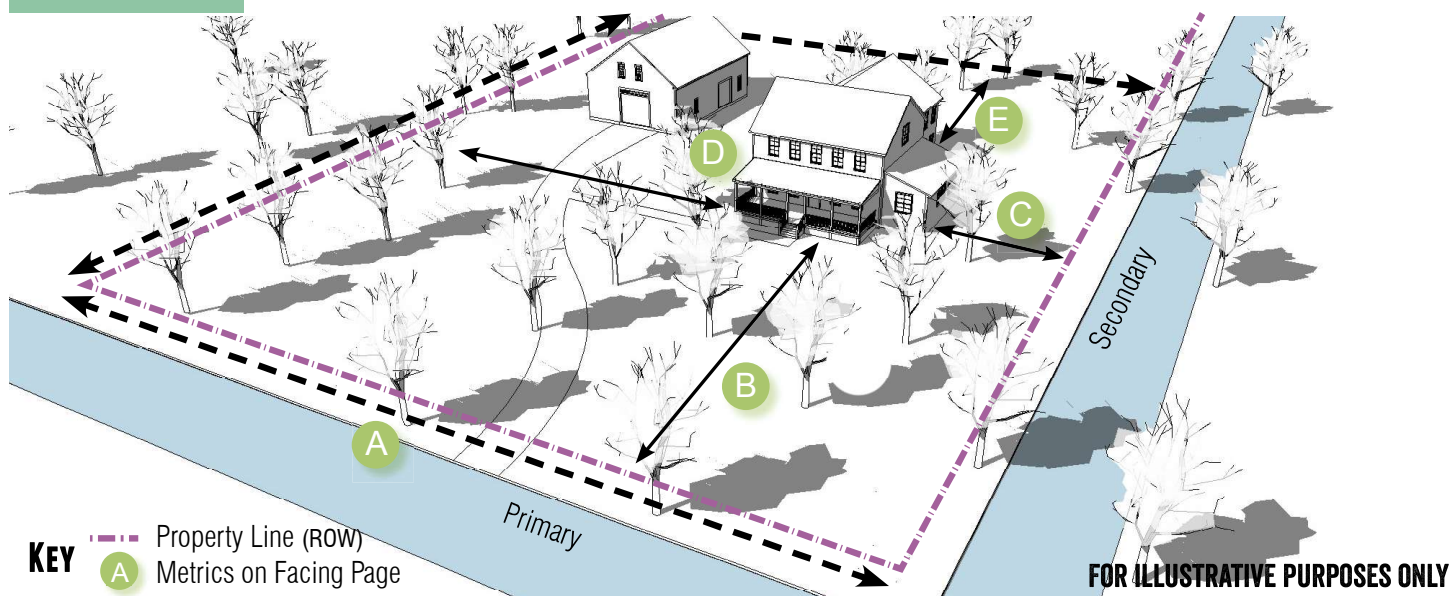
■ = Allowed

-- = Not Allowed

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

FD

SECTION 4.4.1.1 FUTURE DEVELOPMENT DISTRICT



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

LOT

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

A

SETBACKS - PRINCIPAL BUILDING

Primary Street	50 ft. min.
Secondary Street	25 ft. min.
Side	20 ft. min.
Rear	Min. 20% of total lot depth measured at the point of the greatest depth

B

C

D

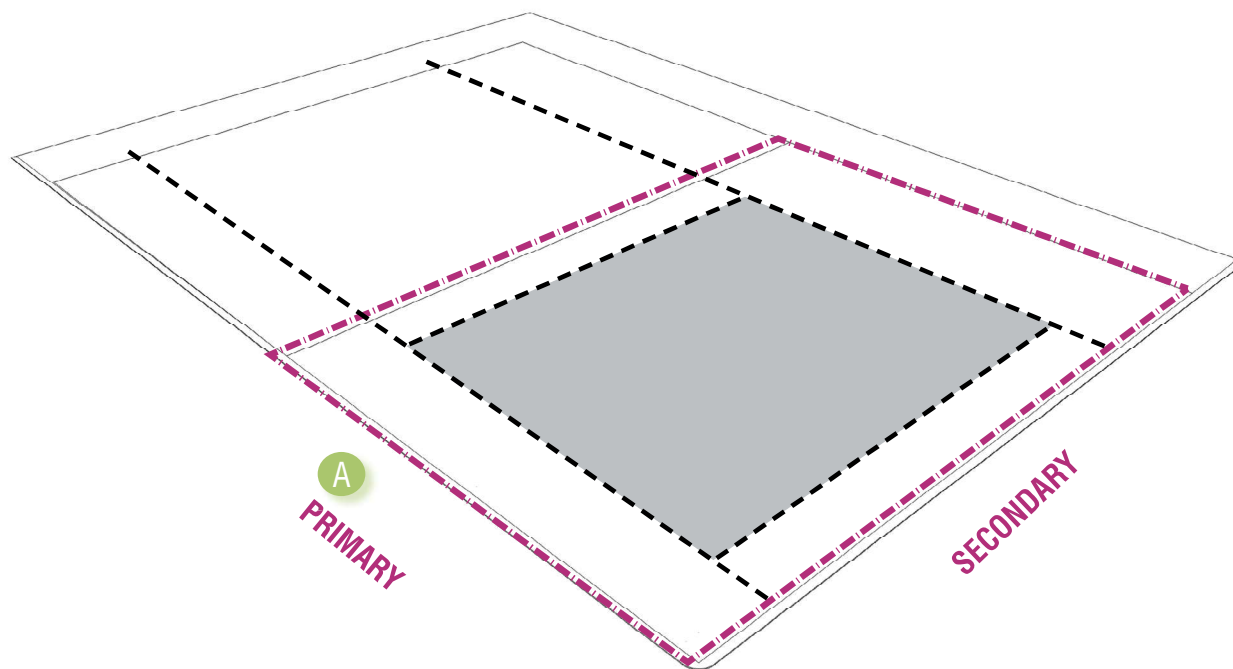
E

SETBACKS - ACCESSORY STRUCTURE

Primary Street	50 ft. min.
Secondary Street	25 ft. min.
Side	10 ft. min.
Rear	10 ft. min.

CM

SECTION 4.4.4.1 COMMERCIAL



KEY

--- Property Line (ROW)
 A Metrics on This and Facing Page

--- Setbacks
 Building Footprint

DISTRICT INTENT STATEMENTS

CM is intended to serve as a commercial gateway and to take advantage of proximity to major roadways, therefore the quality and aesthetics of new development is very important. CM should be applied along highway corridors that serve as entrances to downtown or other pedestrian oriented activity areas.

DENSITY

Impervious Cover 80% max.

TRANSPORTATION

Block Perimeter	5,000 ft. max.	Section 3.6.2.1
Streetscape Type	Conventional	Section 3.8.1.7

BUILDING TYPES ALLOWED

Live/ Work	Section 4.4.5.11
General Commercial	
Mixed Use Shopfront*	Section 4.4.5.13
Civic Building	Section 4.4.5.14
*No Residential on the ground floor	

BUILDING STANDARDS

Principle Building Height	4 stories max.	62 ft. max.
Accessory Structure Height	N/A	24 ft. max.

LOT

BUILDING TYPE	LOT AREA	LOT WIDTH
Live/ Work	1,100 sq ft min.	15 ft min.
General Commercial	4,000 sq ft min.	40 ft min.
Mixed Use Shopfront	4,000 sq ft min.	40 ft min.
Civic Building	4,000 sq ft min.	40 ft min.

A

SETBACKS - PRINCIPAL BUILDING

Primary Street	10 ft min/ 20 ft max.
Secondary Street	10 ft min/ 15 ft max.
Side	5 ft. min.
Rear	20 ft. min.
Rear, abutting alley	3 ft. min.

SETBACKS - ACCESSORY STRUCTURE

Primary Street	50 ft min.
Secondary Street	20 ft. min.
Side	5 ft. min.
Rear	5 ft. min.

PARKING LOCATION

LAYER (SECTION 4.3.3.1)	SURFACE	GARAGE
First Layer	Not Allowed	Not Allowed
Second Layer	Allowed	Not Allowed
Third Layer	Allowed	Allowed

BUILD-TO ZONE (BTZ)

Building Facade in primary street	50% min.
Building Facade in secondary street	25% min.

DURABLE BUILDING MATERIAL AND BLANK WALL AREA

Primary Material	80% min.
Secondary Material	20% max.
Blank Wall Area	35 ft. max.

(Employment Center (EC) renamed Commercial (CM) Ord. No. 2021-47 on 8-3-21)