

Section 9.3.1.2 Land Use Matrix

TABLE 9.1 LAND USE MATRIX

TYPES OF LAND USES	AR	SF-11	D	DR	TH	PHZL	MF12	MF18	MF24	MR	MU	VMU	P	NC	OP	CC	GC
Agricultural Uses																	
Barns and Farm Equipment Storage	P																
Bulk Grain and/or Feed Storage/ Processing	P																
Farmers Market										P	P		P	C	C	C	
Farms, General (Crops)	P									P	P						
Farms, General (Livestock/Ranch)	P																
Hay, Grain, and/or Feed Sales (Wholesale)	C																
Livestock Sales/Auction	C																
Plant Nursery (growing for commercial purposes but no retail sales on site)	P																
Stables	P																
Stables (Private, Accessory Use)	P	C										C					
Residential Uses																	
Accessory Building/Structure (No larger than 625 s.f. in size and 12' in height)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Accessory Building/Structure (Larger than 625 s.f. in size OR 12' in height)	P	C					P	P	P		C	C	P	C	C	P	P
Accessory Dwelling (One Accessory Dwelling Per Lot)	P	C									C	C	P	C	C	C	C
Bed and Breakfast Inn	C	C	C	C	C	C	P	P	P	P	P	P	C	P	P	P	P
Caretaker's/Guard's Residence											P	P	P	C	C	P	P
Community Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Residential Hall or Boarding House							P	P	P		C	C				C	
Duplex/Two-Family/Duplex Condominiums		P	P	P			P	P	P		C	C					
Family Home Child Care	P	P	P	P	P	P	P	P	P	P	P	P					
Four Family (Quadruplex) or Three Family (Tri-Plex)							P	P	P		C	C					
Fraternity or Sorority Building							C	C	C		C	C					
Home Occupation										See Section 5.1.3.4							
HUD code-Manufactured Home										P							
Loft Apartments							P	P	P		P	P		C	C	C	C
Multifamily (Apartments)							P	P	P		C	C	C				

TABLE 9.1 LAND USE MATRIX

TYPES OF LAND USES	AR	SF-11	D	DR	TH	PHZL	MF12	MF18	MF24	MR	MU	VMU	P	NC	OP	CC	GC
Purpose Built Student Housing							C	C	C		C	C					
Senior Housing Community							P	P	P						P	P	
Single Family Detached House	P	P	P	P	P	P	P	P	P	P	P	P	C	C			
Single Family Industrialized Home	P	P	P	P	P	P	P	P	P	P	P	P	C	C			
Single Family Townhouse (Attached)					P	P	P	P	P		P	P					
Single Family Zero Lot Line/Patio Homes						C	P	P	P		C	C					
Office Service Type Uses																	
Armed Services Recruiting Center										P	P	P	P	P	P	P	P
Bank or Savings and Loan (w/o Drive-thru)										P	P		C	P	P	P	P
Bank or Savings and Loan (w Drive-thru)										C	C		C	C	P	P	
Check Cashing Service										C	C		P	P	P	P	
Offices (Health Services)										P	P		P	P	P	P	
Offices (Medical Office)										P	P		P	P	P	P	
Offices (Professional)										P	P	C	P	P	P	P	
Call Service Center														P	P		
Personal and Business Service Uses																	
Appliance Repair								C	C			C	P	P			
Artist or Artisans Studio	P							P	P	C		P	P	P	P		
Ambulance Service (Private)								P		C	C	P					
Automobile Driving School (including Defensive Driving)								P	P	P	C	C	P	P			
Automatic Teller Machines (ATM's)								P	P	P	P	P	P	P	P	P	
Barber/Beauty College (barber or cosmetology school or college)								P		C	C	P	P				
Barber/Beauty Shop, Haircutting (non-college)								P	P		P	C	P	P			
Bed and Breakfast (No Permanent Residence)	C							P	P	P	P	P	P	C	P	P	
Communication Equipment (Installation and/or Repair - No outdoor sales or storage)														C	P		
Dance/Drama/Music Schools (Performing Arts)								P	P	P	P	P	P	P	C	P	P
Extended Stay Hotels/Motels (Residence hotels)								C	C					C	P		

TABLE 9.1 LAND USE MATRIX

TYPES OF LAND USES	AR	SF-11	D	DR	TH	PHZL	MF12	MF18	MF24	MR	MU	VMU	P	NC	OP	CC	GC
Exterminator Service (No outdoor sales or storage)										P	P						P
Funeral Home																	P
Hotel/Motel										P	P			C	P		
Kiosk (Providing A Retail Service)										P			C	P	P		
Laundry/Dry Cleaning (Drop Off/Pick Up)										P	P		C	P	P		
Martial Arts School										P	P	P	C	C	P	P	
Medical Supplies and Equipment										P	P		P	P	P		
Mini-Warehouse/Self Storage Units										C							C
Off-Premises Freestanding Sign															P	P	
Photocopying/Duplicating/Copy Shop										P	P		C	P	P		
Sexually Oriented Business													(See San Marcos City Code)				
Studio for Radio or Television (without tower)										P	P	P		P	P		
Tool Rental (Indoor Storage only)										P			C	C	P		
Tool Rental (with Outdoor Storage)															C		
Washateria/Laundry (Self Serve)													C	P	P		
Retail and Service Type Uses																	
All Terrain Vehicle (go-carts) Dealer/Sales															C	P	
Antique Shop (with outside storage)										C	C		C	C	P		
Auto Dealer (Primarily New/Used Auto Sales as accessory use only)																P	
Auto Dealer, Used Auto Sales															C	P	
Auto Supply Store for New and Rebuilt Parts										C	C				P	P	
Bike Sales and/or Repair										P	P				P	P	
Building Material Sales																P	
Cabinet Shop (Manufacturing)																	P
Convenience Store Without Gas Sales										P	P		C	P	P		
Convenience Store With Gas Sales										C			C	C	P		
Department Store															P	P	
Food or Grocery Store with Gasoline Sales										C			C	C	P		
Food or Grocery Store without Gasoline Sales										P	P		C	P	P		

TABLE 9.1 LAND USE MATRIX

TYPES OF LAND USES	AR	SF-11	D	DR	TH	PHZL	MF12	MF18	MF24	MR	MU	VMU	P	NC	OP	CC	GC
Gravestone/Tombstone Sales																	C
Gun Smith																	C
Home Improvement Center (10,000 s.f. or more)											C	C			P	P	
Lawnmower Sales and/or Repair											C	C			C	P	
Liquor Sales (retail)															P	P	
Market (Public, Flea)											C	C		C		C	
Pharmacy											P	P		C	P	P	
Plant Nursery (Retail Sales/Outdoor Storage)	P										C	C	C	C	C	P	P
Recycling Kiosk											P	P	P	C	C	P	P
Restaurant/Prepared Food Sales											P	P	C	C	P	P	
Restaurant/Prepared Food Sales with beer/wine off-premises consumption															C	C	
Restaurant/Prepared Food Sales with drive thru			3								C	C			P	P	
Retail Store (Misc.) with Drive Thru Service											C	C			C	P	
Retail Store (Misc.) without Drive Thru Service (Under 100,000 s.f. Bldg.)											C	C			P	P	
Retail Store (100,000 s.f. or more Bldg.)															C	P	
Retail Store (over 10,000 s.f. or more Bldg.) outside sales											C	C		C	C	P	
Retail Store (under 10,000 s.f. or more Bldg.) outside sales											C	C		C	P	P	
Retail Store (under 10,000 s.f. or more Bldg.) no outside sales											P	P		C	P	P	
Security Systems Installation Company																	P
Shopping Center (Over 5 Acres)															P	P	
Studio Tattoo or Body Piercing											C	C		C	P	P	
Temporary Outdoor Retail Sales / Commercial Promotion (4 day time limit; Permit Required by Building Official)											P	P		C	P	P	
Upholstery Shop (Non-Auto)																	P
Veterinarian (Indoor Kennels)											C	C			C	P	
Woodworking Shop (Ornamental)											P	P		P	P	P	

Transportation and Automotive Uses

TABLE 9.1 LAND USE MATRIX

TYPES OF LAND USES	AR	SF-11	D	DR	TH	PHZL	MF12	MF18	MF24	MR	MU	VMU	P	NC	OP	CC	GC
General Vehicular Sales and Service										C	C			P	P		
Auto Body Repair															C		
Auto Muffler Shop														P	P		
Auto Paint Shop															C		
Auto Repair (General)										C	C			C	P		
Auto Repair as an Accessory Use to Retail Sales										C	C			P	P		
Auto Tire Repair/Sales (Indoor)										C	C			P	P		
Auto Wrecker Service/Tow Yard																	
Car Wash (Self Service; Automated)										C	C			C	P		
Full Service Car Wash (Detail Shop)										C	C			P	P		
Heavy Load Vehicle Sales/Repair																	
Limousine/Taxi Service										C	C			P	P		
Public Garage/Parking Structure										C	C	C		C	C	C	
Tire Sales (Outdoors/Storage)														C	P		
Transit Terminal														C	C		
Truck Terminal															C		
Amusement and Recreational Uses																	
Amusement Services or Venues (Indoors)										C	C			C	P		
Amusement Services or Venues (Outdoors)	C	C	C	C	C	C	C	C	C	C	C	C	C			P	
Bar										C	C			C	C	C	
Billiard/Pool Facility/Nightclub (Three or More Tables) No alcohol consumption														C	P		
Smoking Lounge										C	C			C	C	P	
Broadcast Station (with Tower)													P				
Charitable Gaming Facility															C		
Civic/Conference Center										P	P	P		C	P		
Country Club (Private)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Dance Hall/Dancing Facility														C	P		
Day Camp	C												C			P	
Driving Range															P		
Fair Ground													P				

TABLE 9.1 LAND USE MATRIX

TYPES OF LAND USES	AR	SF-11	D	DR	TH	PHZL	MF12	MF18	MF24	MR	MU	VMU	P	NC	OP	CC	GC
Health Club (Physical Fitness; Indoors Only)										P	P		P	P	P		
Motion Picture Theater (Indoors)										C	C				C	P	
Motion Picture Studio, Commercial Film																P	
Museum (Indoors Only)										P	P	P	P	P	P	P	P
On-Premises Consumption of Alcohol										C	C			C	C	C	
Park and/or Playground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Travel Trailers/RVs (Short Term Stays)																P	
Rodeo Grounds													C				
RV/Travel Trailer Sales																	P
Special Event Facility																C	
Tennis Court (Lighted)	C	C	C	C	P	C	P	P	P	C	C	P			C	C	
Theater (Non-Motion Picture; Live Drama)										C	C	P			C	P	
Institutional/Governmental Uses																	
Adult Day Care (No Overnight Stay)										P	P	P	C	P	P	P	
Antenna (Non-Commercial)																	
Antenna (Commercial)																	
Assisted Living Facility/Hospice							P	P	P	P	P	P	C	P	P	P	
Broadcast Towers (Commercial)																	
Cellular Communications Tower/PSS																	
Cemetery and/or Mausoleum	C												P				
Child Day Care (Business)										P	P	P	C	C	P	P	
Meeting Place/Nonreligious			C	C	C	C				P	P	P	C	C	P	P	
Place of Religious Assembly/Church	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Clinic (Medical)										P	P	P	P	C	P	P	P
Electrical Generating Plant													C				
Electrical Substation	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Emergency Care Clinic										P	P		C	C	P	P	
Franchised Private Utility (not listed)																	
Fraternal Organization/Civic Club													P	P	P	P	
Governmental Building or Use (Municipal, State or Federal)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

TABLE 9.1 LAND USE MATRIX

TYPES OF LAND USES	AR	SF-11	D	DR	TH	PHZL	MF12	MF18	MF24	MR	MU	VMU	P	NC	OP	CC	GC
Heliport										C	C		C				C
Helistop (Non-Emergency)													C				
Household Care Facility	C	C	C	C	C	C	C	C	C	C	C	C	P				
Hospital (Acute Care/Chronic Care)							C	C	C		C	C	P	C	C	C	P
Nursing/Convalescent Home							P	P	P		P	P		C	P	P	
Philanthropic organization											P	P		C	P	P	P
Post Office (Private)										P	P		P	P	P	P	P
Post Office (Governmental)	C	C	C	C	C	C	C	C	C	P	P		P	P	P	P	P
Radio/Television Tower (Commercial)													See Section 5.1.6.3				
Rectory/Parsonage with Place of Worship	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Retirement Home/Home for the Aged							P	P	P		P	P			P	P	
School, K through 12 (Public or Private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
School, Vocational (Business/Commercial Trade)											C	C	P	C	P	P	
University or College													P				
Commercial and Wholesale Trade Uses																	
Auction Sales (Non-Vehicle)																	P
Bio-Medical Facilities																	
Caterer										P	P		C	C	C		
Extermination Service																	P
Feed and Grain Store																	P
Furniture Manufacture																	
Maintenance/Janitorial Service										C	C		C				P
Manufactured Home Sales																	
Metal Fabrication Shop																	C
Moving Storage Company																	C
Portable Building Sales																	P
Taxidermist																	P
Transfer Station (Refuse/Pick-up)																	
Veterinarian (Outdoor Kennels or Pens)			C														
Warehouse/Office and Storage																	C
Welding Shop																	

TABLE 9.1 LAND USE MATRIX

TYPES OF LAND USES	AR	SF-11	D	DR	TH	PHZL	MF12	MF18	MF24	MR	MU	VMU	P	NC	OP	CC	GC
Industrial/Manufacturing Uses																	
Aircraft Support and Related Services													P				
Airport													P				
Manufacturing																	
Contractor's Office/Sales, With Outside Storage including Vehicles																	
Contractor's Temporary On-Site Construction Office (only with permit)													Issued by Building Official				
Distribution Center																	
Electronic Assembly/High Tech Manufacturing																	P
Engine Repair/Motor Manufacturing Re-Manufacturing and/or Repair																	
Food Processing (no Outside Public Consumption)																	
Laboratory Equipment Manufacturing																	
Leather Products Manufacturing																	
Machine Shop																	
Manufacturing Processes not Listed																	
Marble or Stone Finishing																	
Micro Brewery (onsite mfg. and sales)													C	C			C
Motor Freight Terminal																	
Outside Storage (as primary use)																	C
Paint Manufacturing																	
Petroleum Bulk Storage																	
Plastic Products Molding/Reshaping																	
Research Lab (Non-Hazardous)																C	C
Sand/Gravel Sales (Storage or Sales)																	
Sign Manufacturing																	
Stone/Clay/Glass Manufacturing																	
Wrecking/Junk Yard																	

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

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-S	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	H	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	--	P	P	P	P	P	Section 5.1.2.3	
Urban Farm	P	C	C	C	C	C	C	L	L	C	P	P	L	L	L	C	--	P	P	--	P	C	Section 5.1.2.4
Plant Nursery	L	--	--	--	--	--	--	--	--	P	--	L	--	--	--	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	--	--	--	--	--	--	--	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	--	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-1	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	BP	HC	U	H	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	--	--	--	--	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	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	P	--	--	P	Section 5.1.5.1
Medical, except as listed below:	--	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	P	P	P	--	--	--	P	Section 5.1.5.2
Urgent care, emergency clinic, or hospital	--	--	--	--	--	--	--	--	P	--	--	--	P	P	P	P	P	P	P	--	--	--	P	Section 5.1.5.2
Nursing/ retirement home	--	--	--	--	--	--	--	P	P	--	--	--	P	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	--	--	--	P	Section 5.1.5.3

LEGEND						
P	Permitted Use		L	Limited Use		C

TABLE 5.1 LAND USE MATRIX

TYPES OF LAND USES	CONVENTIONAL RESIDENTIAL				NEIGHBORHOOD DENSITY DISTRICTS					CHARACTER DISTRICTS					SPECIAL DISTRICTS					DEFINITION USE STANDARDS			
	FD	SF-1	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	BP	HC	U	H	MH	CM	
Animal care (indoor)	C	--	--	--	--	--	--	--	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	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 USE STANDARDS				
	FD	SF-1	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	BP	HC	U	W	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	--	--	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	--	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	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-1	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	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)

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)