

Section 5.1.1.2 Land Use Matrix

TABLE 5.1 LAND USE MATRIX

Single Family-6 vs Neighborhood Density-3

TYPES OF LAND USES		INVEN Residi			NE		IRHO(ISTRI	DD DEI ICTS	ISITY		CHI	ARACI	TER D	ISTRI	CTS			SPE	CIAL I	DISTR	ICTS		N Si
	æ	SF-R	SF-6	SF-4.5	ND-3	ND-3.2	ND-3.5	ND-4	N-CM	6-1-9	CD-2	CD-2.5	CD-3	CD-4	60-5	09-00	ВР	9H	=	=	H	CM	DEFINITION USE STANDARDS
AGRICULTURAL USES																							
Barns or agricultural buildings	Р	L								P	Р		L					Р					Section 5.1.2.1
Stables	P	L									Р		L					Р					Section 5.1.2.2
Community Garden	Р	Р	L	L	L	L	L	L		Р	Р	L	L	L	L	L		Р	Р	Р	Р	Р	Section 5.1.2.3
Urban Farm	Р	С	С	С	С	С	L	L	С	Р	Р	L	L	L	С	С		Р	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	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Section 5.1.3.2
Outdoor Storage																	Р	Р	Р	Р		Р	Section 5.1.3.2
Outdoor Display									L						L	L	Р	Р				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	Р	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	l Use				С		Con	nditio	nal L	Jse					Ţ	Jses	Not I	Permi	tted

TABLE 5.1 LAND USE MATRIX

TYPES OF LAND USES		INVEN Residi			NE		ORHO(Istri	DD DEI ICTS	ISITY		CH	ARACI	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-5D	2	2	=	≡	₩	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	Р	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



TABLE 5.1 LAND USE MATRIX

TYPES OF LAND USES		NVEN ESID			NE	IGHBO D	RHO(ISTRI		ISITY		CHI	ARACI	TER D	ISTRI	CTS			SPE	CIAL [DISTR	ICTS		
	2	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	60-5	CD-2D	a	웊	=	=	W	CM	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		P				Р	Section 5.1.5.3
Adult Oriented Businesses									See S	Sectio	n 18	, Arti	cle 6	of th	e Cit	у Сос	de						
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

TABLE 5.1 LAND USE MATRIX

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TYPES OF LAND USES		ESID			IAE		ISTRI				CH	ARAC1	TER D	ISTRI	CTS			SPE	CIAL	DISTR	ICTS		
	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	09-00	2	웊	_	=	Ħ	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	P				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	Р	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						P						Section 5.1.5.9
PUBLIC & INSTITUTIONAL	,																						
Civic, except as listed below:	P	L	L	L	L	L	L	Р	P	L	L	L	L	Р	Р	Р	Р	P	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	P	Р	Р	Р	Р	Р	Р	Р	Р	P	Р	Р	Р	Р	Р	Р	Р	P	Р	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		RHO(DD DEI ICTS	ISITY		Сн	ARACI	TER D	ISTRI	CTS			SPE	CIAL [DISTR	RICTS		
	=	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	09-00	a	呈	=	=	W	CM	DEFINITION USE STANDARDS
Major Utilities																	С	С	С	С			Section 5.1.6.3
Antenna										(See S	Sectio	n 5.1	1.6.3	.D								
INDUSTRIAL		,					·				·	·			,				,		,		
Light Industrial															С				Р	Р		С	Section 5.1.7.1
Light Manufacturing									С						Р	Р	P	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	P	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

Topic	Existing Zoning: Single Family-6 (SF-6)	Proposed Zoning: Neighborhood Density-3 (ND-3)
Zoning 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.	The ND-3 district is intended to accommodate single-family detached houses and encourage opportunities for home ownership. Additional building types are allowed that accommodate affordable alternatives for home ownership.
Uses	Residential. (See Land Use Matrix)	Residential. (See Land Use Matrix)
Parking Location	No location standards	No parking in the 1st layer; Parking allowed in 2 nd and 3rd layer
Parking Standards	2 spaces per dwelling unit	2 spaces per dwelling unit
Max Residential Units per acre	5.5 units per acre (max)	10 units per acre (max)
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories (max), 35 ft (max)	2 stories (max), 35 ft (max)
Setbacks	25' front Setback, 5' side setback, 20' rear set back.	15' front Setback, 5' side setback, 15' rear set back.
Impervious Cover (max)	50%	60%
Lot Sizes	Minimum 6,000 sq ft lot area, minimum 50 ft lot width	Allows a variety of lot sizes depending on Building Type with 2,500 sq ft in area and 25' lot in width being the smallest allowed minimums
Streetscapes	Residential Street: sidewalks required	Residential Street: sidewalks required
Blocks	3,000 ft. Block Perimeter Max	2,800 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	A
House	6,000 sq. ft. min.	50 ft min.	
Civic	6,000 sq. ft. min.	50 ft. min.	

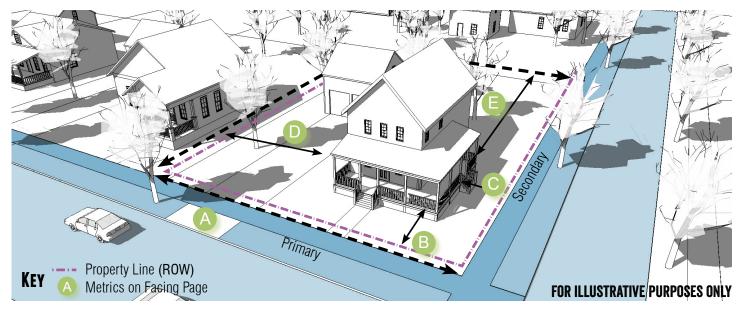
SETBACKS - PRINCIPAL BUILDING		
Primary Street	25 ft. min.	B
Secondary Street	15 ft. min.	C
Side	5 ft. min.	D
Rear	20 ft. min.	E

SETBACKS - ACCESSORY STRUCTURE	
Primary Street	25 ft. min.
Secondary Street	15 ft. min.
Side	5 ft. min.
Rear	5 ft. min.



ND-3

SECTION 4.4.2.1 NEIGHBORHOOD DENSITY - 3









GENERAL DESCRIPTION

The ND-3 district is intended to accommodate single-family detached houses and encourage opportunities for home ownership. Additional building types are allowed that accommodate affordable alternatives for home ownership. ND-3 should be applied in areas where the land use pattern is single-family or two-family with some mixture in housing types. Uses that would interfere with the residential nature of the district are not allowed.

DENSITY	
Units Per Gross Acre	10 max.
Impervious Cover	60% max.
Occupancy Restrictions	Section 5.1.4.1
Residential Infill Compatibility	Section 4.4.2.6

TRANSPORTATIO	N		
Block Perimete	r	2,800 ft. max	Section 3.6.2.1
Streetscape Typ	ре	Residential	Section 3.8.1.10

BUILDING TYPES ALLOWED	
Accessory Dwelling	Section 4.4.5.1
House	Section 4.4.5.2
Zero Lot Line House	Section 4.4.5.5
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.
Building Width	60 ft. max.	

Lot

BUILDING TYPE	LOT AREA	LOT WIDTH
House	4,500 sq. ft. min.	40 ft. min.
Zero Lot Line House	2,500 sq. ft. min.	25 ft. min.
Civic	4,500 sq. ft. min.	50 ft. min.

SETBACKS - PRINCIPAL BUILDING		
Principal Street	15 ft. min or Avg front setback (Section 4.4.2.6)	B
Secondary Street	15 ft. min.	C
Side	5 ft. min.	D
Rear	15 ft. min.	E
Rear, abutting alley	5 ft. min.	E

20 ft. min.
15 ft. min.
5 ft. min.
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

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

Single Family-6 vs Neighborhood Density-3

IABLE 4.10 DUILDING IT	PES ALLOWED I	ונוע וע	NIO1										
		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				•			•	•				
THE REAL PROPERTY.	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	■ =Allow	ed			=N	ot Allowe	d						

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