

Section 5.1.1.2 Land Use Matrix

TABLE 5.1 LAND USE MATRIX General Commercial vs. Character District-4

| 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-3.5 | ND-4 | N-MS | CD-1 | CD-2 | CD-3 | CD-4 | CD-5 | CD-5D | HC | LI | HI | MH | | EC |
| 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 | -- | P | P | L | L | L | L | P | P | P | P | P | Section 5.1.2.3 |
| Urban Farm | P | C | C | C | C | L | L | C | P | P | L | L | C | 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 | Section 5.1.3.1 |
| Accessory Dwelling Unit | L | L | L | L | L | L | P | P | -- | P | 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 | Section 5.1.3.2 |
| Outdoor Storage | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | L | P | -- | L | Section 5.1.3.2 |
| Outdoor Display | -- | -- | -- | -- | -- | -- | -- | L | -- | -- | -- | -- | L | L | 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 | -- | -- | -- | -- | -- | -- | -- | Section 5.1.3.4 |
| Family Home Care | 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 | P | -- | L | L | P | P | P | -- | -- | -- | L | P | Section 5.1.3.6 |
| RESIDENTIAL USES | | | | | | | | | | | | | | | | | | | | |
| Single Family Detached | P | L | L | L | L | L | L | -- | -- | P | P | P | -- | -- | -- | -- | -- | -- | -- | Section 5.1.4.1 |
| Cottage Court | -- | -- | -- | -- | -- | L | L | -- | -- | -- | P | P | -- | -- | -- | -- | -- | -- | -- | Section 5.1.4.1 |
| Two Family | -- | -- | -- | -- | -- | L | L | -- | -- | -- | P | P | -- | -- | -- | -- | -- | -- | -- | Section 5.1.4.1 |
| Single Family Attached | -- | -- | -- | -- | L | L | L | L | -- | -- | P | P | P | P | -- | -- | -- | -- | -- | Section 5.1.4.1 |
| Small Multi-Family (up to 9 units) | -- | -- | -- | -- | -- | L | L | L | -- | -- | -- | P | P | P | -- | -- | -- | -- | -- | Section 5.1.4.1 |
| Courtyard Housing (up to 24 units) | -- | -- | -- | -- | -- | -- | L | L | -- | -- | -- | P | P | P | -- | -- | -- | -- | -- | Section 5.1.4.1 |
| Multi-family (10 or more units) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | -- | -- | -- | Section 5.1.4.1 |
| Purpose Built Student Housing | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | C | -- | -- | -- | -- | -- | Section 5.1.4.1 |
| Manufactured Home | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | -- | Section 5.1.4.1 |
| Mobile Home Community | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | -- | Section 5.1.4.1 |

TABLE 5.1 LAND USE MATRIX General Commercial vs. Character District-4

| 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-3.5 | ND-4 | N-MS | CD-1 | CD-2 | CD-3 | CD-4 | CD-5 | CD-5D | HC | LI | HI | MH | EC | |
| Community Home | L | L | L | L | L | L | P | P | -- | P | 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 | Section 5.1.5.1 |
| Medical, except as listed below: | -- | -- | -- | -- | -- | -- | L | P | -- | -- | -- | L | P | P | P | -- | -- | -- | P | Section 5.1.5.2 |
| Urgent care, emergency clinic, or hospital | -- | -- | -- | -- | -- | -- | -- | 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 | Section 5.1.5.3 |
| 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 | 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 | P | -- | -- | -- | P | Section 5.1.5.4 |
| Truck stop | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | L | -- | -- | -- | L | Section 5.1.5.4 |
| Tattoo, body piercing | -- | -- | -- | -- | -- | -- | C | C | -- | -- | -- | C | P | P | P | -- | -- | -- | P | Section 5.1.5.4 |
| Building material sales | -- | -- | -- | -- | -- | -- | -- | C | -- | -- | -- | -- | C | C | 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 | Section 5.1.5.5 |
| Bar | -- | -- | -- | -- | -- | -- | -- | C | -- | -- | -- | -- | C | C | C | -- | -- | -- | C | Section 5.1.5.5 |
| Mobile Food Court | -- | -- | -- | -- | -- | -- | -- | C | -- | -- | -- | -- | P | P | -- | -- | -- | -- | -- | Section 5.1.5.5 |
| Sale of Alcohol for on premise consumption | -- | -- | -- | -- | -- | -- | 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 | L | L | P | -- | P | 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 |

TABLE 5.1 LAND USE MATRIX General Commercial vs. Character District-4

| 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-3.5 | ND-4 | N-MS | CD-1 | CD-2 | CD-3 | CD-4 | CD-5 | CD-5D | HC | LI | HI | MH | EC | |
| Hotel/ Motel (more than 30 rooms) | -- | -- | -- | -- | -- | -- | -- | P | -- | -- | -- | -- | P | P | -- | -- | -- | -- | P | Section 5.1.5.6 |
| Outdoor Recreation, except as listed below: | -- | -- | -- | -- | -- | -- | -- | C | -- | -- | -- | -- | P | C | 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 | 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 | Section 5.1.5.8 |
| Gym/ Health club | -- | -- | -- | -- | -- | -- | L | P | -- | -- | -- | L | 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 |
| PUBLIC & INSTITUTIONAL | | | | | | | | | | | | | | | | | | | | |
| Civic, except as listed below: | P | L | L | L | L | L | P | P | L | L | L | P | P | P | P | P | P | P | P | Section 5.1.6.1 |
| Day Care Center | C | -- | -- | -- | C | C | L | P | -- | C | C | L | 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 | 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 | Section 5.1.6.3 |
| Major Utilities | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | C | C | -- | -- | Section 5.1.6.3 |
| Antenna | See Section 5.1.6.3D | | | | | | | | | | | | | | | | | | | |
| INDUSTRIAL | | | | | | | | | | | | | | | | | | | | |
| Light Industrial | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | -- | -- | P | P | -- | C | Section 5.1.7.1 |
| Light Manufacturing | -- | -- | -- | -- | -- | -- | -- | C | -- | -- | -- | -- | P | P | P | P | P | -- | P | 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 | -- | P | P | P | -- | P | Section 5.1.7.4 |
| Waste-Related service | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | -- | P | P | P | -- | -- | Section 5.1.7.5 |
| Wholesale trade | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | P | Section 5.1.7.6 |
| Self Storage | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | C | Section 5.1.7.7 |
| Research and Development | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | C | P | P | P | -- | C | Section 5.1.7.8 |
| Wrecking/Junk Yard | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | -- | -- | Section 5.1.7.9 |

Section 9.3.1.2 Land Use Matrix **General Commercial** vs. **Character District-4**

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 |
| 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 | | | | |
| 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 (Quadraplex) or Three Family (Tri-Plex) | | | | | | | P | P | P | | C | C | | | | | |
| Fraternity or Sorority Building | | | | | | | C | C | C | | C | C | | | | | |
| Home Occupation | See Section 5.5.3.4 | | | | | | | | | | | | | | | | |
| 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 | P | | C | C | | | | | |
| Office Service Type Uses | | | | | | | | | | | | | | | | | |
| Armed Services Recruiting Center | | | | | | | | | | | P | P | P | P | P | P | P |
| Bank or Savings and Loan (w/o Drive-thru) | | | | | | | | | | | P | P | | C | 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 |
| 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 |
| 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 |
| 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 | 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 | | | | | | | | | | | 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 | | | | P |
| Bar | | | | | | | | | | | 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 |
| 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 | |
| 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 | 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 | |
| Antenna (Non-Commercial) | | | | | | | | | | | See Section 5.5.6.3 | | | | | | | |
| Antenna (Commercial) | | | | | | | | | | | See Section 5.5.6.3 | | | | | | | |
| Assisted Living Facility/Hospice | | | | | | | P | P | P | | P | P | | C | | P | P | |
| Broadcast Towers (Commercial) | | | | | | | | | | | See Section 5.5.6.3 | | | | | | | |
| Cellular Communications Tower/PSS | | | | | | | | | | | See Section 5.5.6.3 | | | | | | | |
| Cemetery and/or Mausoleum | C | | | | | | | | | | | | P | | | | | |
| Child Day Care (Business) | | | | | | | | | | | P | P | C | C | | P | P | |
| Meeting Place/Nonreligious | | | C | C | C | C | | | | | P | P | | C | | P | P | |
| Place of Religious Assembly/Church | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | |
| Clinic (Medical) | | | | | | | | | | | 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 | | P | P | |
| Franchised Private Utility (not listed) | | | | | | | | | | | See Section 5.5.6.3 | | | | | | | |
| Fraternal Organization/Civic Club | | | | | | | | | | | P | P | | C | | 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 | 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 | C | P | P | P | P | P | P | P |
| Radio/Television Tower (Commercial) | See Section 5.5.6.3 | | | | | | | | | | | | | | | | |
| Rectory/Parsonage with Place of Worship | 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 (Private) | C | C | C | C | C | C | C | C | C | C | C | C | P | P | | P | P |
| School, K through 12 (Public) | 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 |

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 |
|---|----|-------|---|----|----|------|------|------|------|----|----|-----|---|----|----|----|-----------------------------|
| Welding Shop | | | | | | | | | | | | | | | | | |
| 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 | 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)

Zoning District Comparison Chart

| Topic | Existing Zoning: General Commercial (GC) | Proposed Zoning: Character District – 4 (CD-4) |
|---------------------------------------|---|---|
| Zoning Description | The GC District is intended to provide locations for limited (light) commercial and service-related establishments, such as wholesale product sales, automotive supply stores, veterinary services, and other similar limited commercial uses. The commercial uses within this district will have operation characteristics that are generally compatible with the CC, Community Commercial District. | 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. |
| Uses | Office, Service Uses, Retail, Commercial, etc. <i>(See Land Use Matrix)</i> | Residential, limited Commercial, limited Office. <i>(See Land Use Matrix)</i> |
| Parking Location | No location standards | No parking in the 1 st layer; Parking allowed in the 2 nd and 3 rd Layer |
| Parking Standards | Dependent upon use | Dependent upon use |
| Max Residential Units per acre | Residential uses are not allowed | N/A |
| Occupancy Restrictions | N/A | N/A |
| Landscaping | Tree and shrub requirements | Tree and shrub requirements |
| Building Height (max) | N/A | 3 stories |
| Setbacks | 20' minimum front, 15' side, and 5' rear | 5-12' front Setback, 5' side setback, 15' rear set back. |
| Impervious Cover (max) | 80% | 80% |
| Lot Sizes | Minimum 6,000 sf | 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. Mixed Use: 8' sidewalk, street trees every 35' 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. Conventional: 6' sidewalk, street trees every 40' on center average, 7' planting area. Mixed Use: 8' sidewalk, street trees every 35' on center average, 7' planting area |
| Blocks | 3,000 ft. Block Perimeter Max | 2,400 ft. Block Perimeter 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 CD2 SF-R | SF-6 SF 4.5 | ND3 | ND3.5 | ND4 | N-MS | CD3 | CD4 | CD5 | CD5D | HC LI HI | EC |
|---|--------------------------------|-------------------|----------------|-----|-------|-----|------|-----|-----|-----|------|----------------|----|
|  | ACCESSORY DWELLING UNIT | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | -- | -- |
|  | HOUSE | ■ | ■ | ■ | ■ | ■ | -- | ■ | ■ | -- | -- | -- | -- |
|  | COTTAGE | -- | ■ | ■ | ■ | ■ | -- | ■ | ■ | -- | -- | -- | -- |
|  | COTTAGE COURT | -- | -- | -- | ■ | -- | -- | ■ | -- | -- | -- | -- | -- |
|  | DUPLEX | -- | -- | -- | ■ | -- | -- | ■ | ■ | -- | -- | -- | -- |
|  | ZERO LOT LINE HOUSE | -- | -- | ■ | ■ | -- | -- | ■ | -- | -- | -- | -- | -- |
|  | TOWNHOUSE | -- | -- | -- | ■ | ■ | ■ | -- | ■ | ■ | ■ | -- | -- |
|  | SMALL MULTI-FAMILY | -- | -- | -- | ■ | ■ | ■ | -- | -- | -- | -- | -- | -- |
|  | COURTYARD HOUSING | -- | -- | -- | -- | ■ | -- | -- | ■ | -- | -- | -- | -- |

TABLE 4.10 BUILDING TYPES ALLOWED BY DISTRICT

| | | FD CD2 SF-R | SF-6 SF 4.5 | ND3 | ND3.5 | ND4 | N-MS | CD3 | CD4 | CD5 | CD5D | HC LI HI | EC |
|---|-----------------------------------|-------------------|----------------|-----|-------|-----|------|-----|-----|-----|------|----------------|----|
|  | APARTMENT | -- | -- | -- | -- | -- | -- | -- | ■ | ■ | ■ | -- | -- |
|  | LIVE/WORK | -- | -- | -- | -- | -- | ■ | -- | ■ | ■ | ■ | -- | ■ |
|  | NEIGHBORHOOD SHOPFRONT | -- | -- | -- | -- | ■ | ■ | -- | ■ | -- | -- | -- | -- |
|  | MIXED USE SHOPFRONT | -- | -- | -- | -- | -- | ■ | -- | -- | ■ | ■ | -- | ■ |
|  | GENERAL COMMERCIAL | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | ■ | ■ |
|  | CIVIC | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |

LEGEND ■ =Allowed -- =Not Allowed