

# Zoning District Comparison Chart

Topic	Existing Zoning: Multifamily-24 (MF-24)	Existing Zoning: Multifamily-18 (MF-18)	Existing Zoning: Multifamily-12 (MF-12)	Proposed Zoning: Character District – 5 Downtown (CD-5D)	Alternative less intense Zoning: Character-District-5 (CD-5)
<b>Zoning Description</b>	The MF-24 Multiple-Family Residential District is intended for development of multiple-family, apartment residences at not more than 24 units per acre. This district should be located adjacent to a major thoroughfare and may serve as a buffer between low or medium density residential development and nonresidential development or high-traffic roadways.	The MF-18 Multiple-Family Residential District is intended for development of multiple-family, apartment residences at not more than 18 units per acre. This district should be located adjacent to a major thoroughfare and may serve as a buffer between low or medium density residential development and nonresidential development or high-traffic roadways.	The MF-12 Multiple-Family Residential District is intended for development of multiple-family, apartment residences at not more than 12 units per acre. This district should be located adjacent to a major thoroughfare and may serve as a buffer between low or medium density residential development and nonresidential development or high-traffic roadways.	The CD-5D district is intended to provide for mixed use, pedestrian oriented development in downtown. To promote walkability and to encourage street level retail activity, auto-oriented uses are restricted.	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.
<b>Uses</b>	Residential (See Land Use Matrix)	Residential (See Land Use Matrix)	Residential (See Land Use Matrix)	Residential, Commercial, Office, etc. (See Land Use Matrix)	Residential, Commercial, Office, etc. (See Land Use Matrix)
<b>Parking Location</b>	No parking in the 1st layer;	No parking in the 1st layer;	No parking in the 1st layer;	No parking in the 1 <sup>st</sup> layer. Parking allowed in the Second Layer (along secondary street only) and Third Layer	No parking in the 1st layer; Parking allowed in the Second Layer (along secondary street only) and Third Layer
<b>Parking Standards</b>	1.05 per bedroom	1.05 per bedroom	1.05 per bedroom	Dependent upon use (1.05 per bedroom for student housing/ 1 per unit for multifamily)	Dependent upon use (1 per unit for multifamily and purpose-built student housing)
<b>Max Residential Units per acre</b>	24 units per acre (max)	18 units per acre (max)	12 units per acre (max)	N/A	N/A
<b>Occupancy Restrictions</b>	Do not apply	Do not apply	Do not apply	Do not apply	Do not apply
<b>Landscaping</b>	Tree and shrub requirements	Tree and shrub requirements	Tree and shrub requirements	Tree and shrub requirements	Tree and shrub requirements
<b>Building Height (max)</b>	4 stories (max)	4 stories (max)	4 stories (max)	2 stories (min), 5 stories (max) <ul style="list-style-type: none"> <li>Two additional stories may be allowed by City Council via alternative compliance</li> </ul>	2 stories (min), 5 stories (max) <ul style="list-style-type: none"> <li>One additional story may be allowed by City Council via alternative compliance</li> </ul>
<b>Setbacks</b>	10' front on Primary St, 15' on Secondary street, 10' side and rear.	5-12' front Setback, 5' side setback, 15' rear set back.	10' front on Primary St, 15' on Secondary street, 10' side and rear.	0' minimum/12' max on Primary St, 0' minimum 15' max on secondary street, 0' side, and 0' rear	0' minimum/12' max front, 0' side, and 0' rear
<b>Impervious Cover (max)</b>	75%	75%	75%	100%	100%
<b>Lot Sizes</b>	12,000 sq ft minimum. No more than 7 acres	12,000 sq ft minimum. No more than 7 acres	12,000 sq ft minimum. No more than 7 acres	Allows a variety of lot sizes depending on the building type	Allows a variety of lot sizes depending on Building Type with 1,100 sq ft and 15' lot in width being the smallest allowed minimums
<b>Streetscapes</b>	Residential Street:6' sidewalk with street trees.	Residential Street: 6' sidewalk with street trees.	Residential Street:6' sidewalk with street trees.	Main Street: 10' sidewalk, street trees every 35' 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
<b>Blocks</b>	7 acres/ 3,000 ft. block perimeter max	7 acres/ 3,000 ft. block perimeter max	7 acres/ 3,000 ft. block perimeter max	2,000' Block Perimeter max	2,000 ft. Block perimeter max

# Zoning District Comparison Chart

Topic	<i>Less Intense Alternative</i> <b>Character District-4 (CD-4)</b>	<i>Less Intense Alternative</i> <b>Neighborhood Density-4 (ND-4)</b>	<i>Less Intense Alternative</i> <b>Neighborhood Density-Commercial (ND-CM)</b>
<b>Zoning Description</b>	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.	The ND-4 district is primarily intended for residential living. ND-4 should be applied in areas where the land use pattern is a mixture of housing types that includes multi-family or townhouse with some commercial. This district can accommodate smaller scale multifamily living that fits in with a single-family character and can include some limited neighborhood oriented commercial on corners only.	The N-CM district is intended to serve as a pedestrian oriented mixed-use corridor located within close proximity to primarily residential areas. N-CM should be applied along predominantly commercial corridors within existing neighborhood areas on the Preferred Scenario Map. The N-CM district creates pedestrian friendly corridors and gateways to residential areas and provides for appropriate buffers and transitions to adjacent residential land uses.
<b>Uses</b>	Residential, limited Commercial, limited Office. (See <i>Land Use Matrix</i> )	Residential/ limited commercial on corners. Residential includes small multifamily (up to 9 units per lot) and courtyard housing.	Residential, Commercial, Office (See <i>Land Use Matrix</i> ) Small multifamily (up to 9 units per lot) and courtyard housing.
<b>Parking Location</b>	No parking in the 1 <sup>st</sup> layer; Parking allowed in the 2 <sup>nd</sup> and 3 <sup>rd</sup> Layer	No parking in the 1st layer; Parking allowed in the 2nd and 3rd Layer	No parking in the 1st layer; Parking allowed in 2 <sup>nd</sup> layer along secondary street only
<b>Parking Standards</b>	Dependent upon use (1 per unit for residential and purpose-built student housing)	Dependent upon use (1.05 spaces per bedroom for multifamily and purpose-built student housing)	Dependent upon use (1 per unit for residential/multifamily and purpose-built student housing)
<b>Max Residential Units per acre</b>	N/A	N/A – Small multifamily building type is limited to 9 units per lot and courtyard housing is limited to 24 units per lot.	N/A - Small multifamily building type is limited to 9 units per lot
<b>Occupancy Restrictions</b>	N/A	Occupancy restrictions do apply.	Occupancy restrictions do apply.
<b>Landscaping</b>	Tree and shrub requirements	Tree and shrub requirements	Tree and shrub requirements
<b>Building Height (max)</b>	3 stories (max)	3 stories (max)	3 stories (max)
<b>Setbacks</b>	5-12' front setback, 5' side setback, 15' rear set back.	10' minimum setback on principal street, 15' on secondary street, 5' side/ alley setback and 15' rear setback	5' minimum/12' max on principal street, 5' minimum and 15' max along secondary street o' side, and 0' rear
<b>Impervious Cover (max)</b>	80%	80%	80%
<b>Lot Sizes</b>	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. Maximum 120' width for multifamily lots.	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 (for townhomes). 6,000 sq ft minimum for small multifamily and courtyard housing lots.	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
<b>Streetscapes</b>	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area. Mixed Use: 8' sidewalk, street trees every 35' on center average, 7' planting area between sidewalk and street required. Conventional: 6'sidewalk, street trees every 40' on center average	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	Mixed Use: 8' sidewalk, street trees every 35' on center average, 7' planting area between sidewalk and street required. Conventional: 6'sidewalk, street trees every 40' on center average

Section 4.2.1.2 Building Types Allowed by District

**Multifamily-12, Multifamily 18 and Multifamily-24 vs. Character District- 5 Downtown**

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 LI HI	CM
	<b>ACCESSORY DWELLING UNIT</b>	■	■	■	■	■	■	■	■	■	■	--	--
	<b>HOUSE</b>	■	■	■	■	■	--	■	■	--	--	--	--
	<b>COTTAGE COURT</b>	--	--	--	■	--	--	■	--	--	--	--	--
	<b>DUPLEX</b>	--	--	--	■	--	--	■	■	--	--	--	--
	<b>ZERO LOT LINE HOUSE</b>	--	--	■	■	--	--	■	--	--	--	--	--
	<b>TOWNHOUSE</b>	--	--	--	■	■	■	--	■	■	■	--	--
	<b>SMALL MULTI-FAMILY</b>	--	--	--	■	■	■	--	--	--	--	--	--
	<b>COURTYARD HOUSING</b>	--	--	--	--	■	--	--	■	--	--	--	--
	<b>APARTMENT</b>	--	--	--	--	--	--	--	■	■	■	--	--

**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 LI HI	CM
	<b>LIVE/WORK</b>	--	--	--	--	--	■	--	■	■	■	--	■
	<b>NEIGHBORHOOD SHOPFRONT</b>	--	--	--	--	■	■	--	■	--	--	--	--
	<b>MIXED USE SHOPFRONT</b>	--	--	--	--	--	■	--	--	■	■	--	■
	<b>GENERAL COMMERCIAL</b>	--	--	--	--	--	--	--	--	--	--	■	■
	<b>CIVIC</b>	■	■	■	■	■	■	■	■	■	■	■	■

**LEGEND**

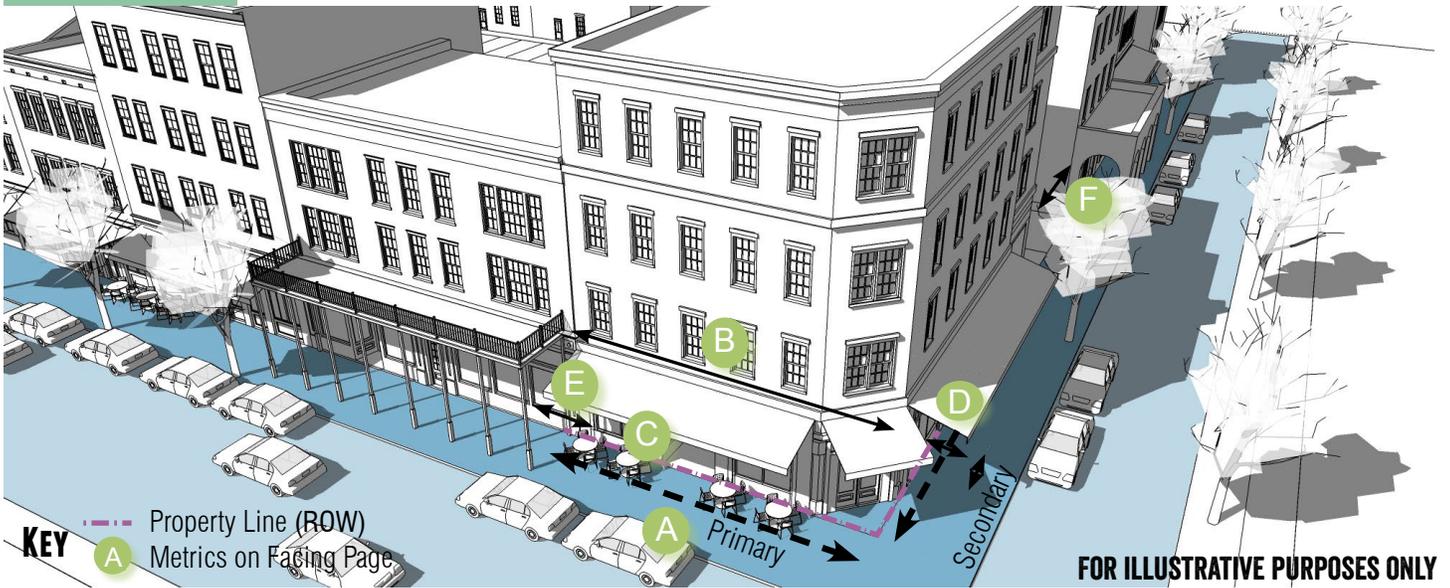
■ =Allowed

-- =Not Allowed

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

CD-5D

SECTION 4.4.3.7 CHARACTER DISTRICT - 5 DOWNTOWN



GENERAL DESCRIPTION

The CD-5D district is intended to provide for mixed use, pedestrian oriented development in downtown and its five design contexts that reflect historical development patterns. To promote walkability and to encourage street level retail activity, auto-oriented uses are restricted.

DENSITY

Impervious Cover 100% max.

TRANSPORTATION

Block Perimeter	2,000 ft. max.	Section 3.6.2.1
Streetscape Type	Main Street	Section 3.8.1.6

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 4.4.5.13
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 ground floor residential	
Buildings located in the downtown historic district shall not exceed a building height of 3 stories.		
* Alternative Compliance available (see Section 4.3.4.4 or Section 4.3.4.6)		

**LOT**

BUILDING TYPE	LOT AREA	LOT WIDTH	A
Townhouse	1,500 sq. ft. min.	15 ft. min.	
Apartment	2,000 sq. ft. min.	20 ft. min. 340 ft. max.	
Live/Work	1,100 sq. ft. min.	15 ft. min.	
Mixed Use Shopfront	2,000 sq. ft. min.	20 ft. min. 340 ft. max.	
Civic Building	2,000 sq. ft. min.	20 ft. min.	

**SETBACKS - PRINCIPAL BUILDING**

Principal Street	0 ft min/ 12 ft max.*	B
Secondary Street	0 ft min/ 15 ft max.*	C
Side	0 ft. min.	D
Rear	0 ft. min.	E
Rear, abutting alley	3 ft. min; or 15 ft from centerline of alley	E

\* Where a forecourt is incorporated, the maximum 12' setback does not apply to the portion of the building that includes the forecourt.

**SETBACKS - ACCESSORY STRUCTURE**

Principal 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.

**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.

(Ord. No. 2020-60, 9-1-2020; Ord. No. 2021-16, 3-16-2021)

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	HC	LI	HI		MH	CM
<b>AGRICULTURAL USES</b>																						
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	Section 5.1.2.5
<b>ACCESSORY USES AND STRUCTURES</b>																						
Accessory Building/Structure	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	Section 5.1.3.2
Outdoor Storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	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	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
<b>RESIDENTIAL USES</b>																						
Single Family Detached / Tiny Home	P	L	L	L	L	L	L	L	--	--	P	L	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	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

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	HC	LI	HI	MH		CM
Mobile Home Community / Manufactured Home Park / Tiny Home Village	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	Section 5.1.4.1
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
<b>COMMERCIAL USES</b>																						
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	--	--	--	C	Section 5.1.5.4
Truck stop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	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

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	HC	LI	HI	MH		CM
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	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	--	--	--	--	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	--	--	--	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
Special Event Facility	C	C	--	--	--	--	--	--	C	--	C	--	--	--	--	--	--	--	--	--	--	Section 5.1.5.9
<b>PUBLIC &amp; INSTITUTIONAL</b>																						
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	Section 5.1.6.1
Day Care Center	C	--	--	--	C	C	C	L	P	--	C	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	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	Section 5.1.6.3
Major Utilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	Section 5.1.6.3
Antenna	See Section 5.1.6.3D																					
<b>INDUSTRIAL</b>																						
Light Industrial	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	P	P	--	C	Section 5.1.7.1
Light Manufacturing	--	--	--	--	--	--	--	--	C	--	--	--	--	--	P	P	P	P	P	--	C	Section 5.1.7.2

<b>LEGEND</b>									
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	HC	LI	HI	MH		CM
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	--	C	Section 5.1.7.3	
Vehicle repair (major)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	C	Section 5.1.7.3
Warehouse & Distribution	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	P	P	P	--	C	Section 5.1.7.4	
Waste-Related service	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	P	P	P	--	--	Section 5.1.7.5	
Wholesale trade	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	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	--	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)

## ARTICLE 1: DEVELOPMENT STANDARDS

### DIVISION 1: GENERAL

All projects or development shall comply with all of the applicable dimensional and development standards in this Chapter 9. Additional standards and requirements may also apply as required in Chapters 1, 2, 3, 6, 7, 8, or 9 of this Land Development Code.

(Ord. No. 2019-45, 12-17-19)

#### Section 9.1.1.1 Dimensional and Development Standards Table

RESIDENTIAL DISTRICTS										
STANDARD CATEGORY	AR	SF-11	MR	D	DR	TH	PH-ZL	MF-12	MF-18	MF-24
Lot/Parcel Area, Minimum Sq. Ft.	217,800	11,000	6,000	11,000	5,400	2,500	4,000	--	--	12,000
Lot/Parcel Area, Maximum Acres	--	--	--	--	--	--	--	7 acres	7 acres	7 acres
Units per Acre, Maximum/Gross Acre	.15	3.0	5.5	6.0	6.0	12.0	7.5	12.0	18.0	24.0
Lot Frontage Minimum Feet	200	80	35	60	40	25	35	40	60	60
Lot Width, Minimum Feet	200	80	60	90	50	25	40	60	70	60
Primary Street Setback, Min Ft	40	30	25	25	25	20	20	10	10	10
Side Setback, Minimum Feet, Interior	20	10	7.5	5	5	0	0/10	10	10	10
Side Setback secondary st Min. Ft.	25	15	15	10	15	12	10	15	15	15
Rear Yard Setback, Minimum	20%	20%	20'	20'	15'	10'	10'	10'	10'	10'
Lot Depth, Minimum Feet	200	100	100	100	90	--	85	100	100	100
Impervious Cover, Max. %*	15	40	50	75	75	70	75	75	75	75
Building height, Maximum Stories**	2	2	2	2	2	2	2	4	4	4

\*There may be additional standards or requirements for development within special environmental zones in Chapter 6.  
 \*\*Stories may not exceed 14 feet in height from finished floor to finished ceiling.

be made where an alley breaks the block on the side of the street.

I. **Occupancy Restrictions** . See Section 9.3.4.4.

**Section 9.2.1.8 MF-12, Multiple-Family Residential District**

**A. Purpose.** The MF-12 Multiple-Family Residential District is intended for development of multiple-family, apartment residences at not more than 12 units per acre. This district should be located adjacent to a major thoroughfare and may serve as a buffer between low or medium density residential development and nonresidential development or high-traffic roadways.

**B. Authorized Uses.** Permitted and conditional uses, as authorized in the Land Use Matrix in Section 9.3.1.2. Accessory uses as authorized in Section 9.3.2.1.

**C. Additional Development Standards.** See Section 9.1.1.1 and Section 9.4.3.1.

**D. Additional Area, Building and Height Requirements:**

**1. Minimum Lot Area:**

- a. 3,630 square feet per dwelling unit for the first three dwelling units, plus as much additional lot area as necessary for each dwelling unit over three so that the total gross density does not exceed 12 dwelling units per acre.
- b. The minimum lot area for all other uses shall be determined by the applicable minimum lot dimensions.

**2. Minimum Lot Width:**

- a. Duplex, group home: 45 feet
- b. All other uses: 60 feet

**3. Minimum Lot Frontage:**

- a. Duplex, group home: 40 feet
- b. All other uses: 60 feet

**4. Minimum Rear Yard:** Ten feet; there shall be no encroachment or overhangs into this required rear yard.

**5. Minimum Side Yard, Interior:**

- a. Duplex, group home. Five feet
- b. All other uses: Ten feet

**E. Additional Requirements.** See Chapters 1, 2, 3, 6, and 7 for additional standards as applicable.

**Section 9.2.1.9 MF-18, Multiple-Family Residential District**

**A. Purpose.** The MF-18 Multiple-Family Residential District is intended for development of multiple-family, apartment residences at not more than 18 units per acre. This district should be located adjacent to a major thoroughfare and may serve as a buffer between low or medium density residential development and nonresidential development or high-traffic roadways.

**B. Authorized Uses.** Permitted and conditional uses, as authorized in the Land Use Matrix Section 9.3.1.2. Accessory uses as authorized in Section 9.3.2.1.

**C. Additional Development Standards.** See Section 9.1.1.1 and Section 9.4.3.1.

**D. Additional Area, Building and Height Requirements:**

**1. Minimum Lot Area:**

- a. 2,425 square feet per dwelling unit for the first three dwelling units, plus as much additional lot area as necessary for each dwelling unit over three so that the total gross density does not exceed 18 dwelling units per acre.
- b. The minimum lot area for all other uses shall be determined by the applicable minimum lot dimensions.

**2. Minimum Lot Width:**

- a. Duplex, group home: 45 feet
- b. All other uses: 60 feet

**3. Minimum Lot Frontage:**

- a. Duplex, group home: 40 feet
- b. All other uses: 60 feet

**4. Minimum Side Yard, Interior:**

- a. Duplex, group home. Five feet
- b. All other uses: Ten feet

**E. Additional Requirements.** See Chapters 1, 2, 3, 6, and 7 for additional standards as applicable.

**Section 9.2.1.10 MF-24, Multi-family Residential District**

**A. Purpose.** The MF-24 Multiple-Family Residential District is intended for development of multiple-family, apartment residences at not more than 24 units per acre. This district should be located adjacent to a major thoroughfare and may serve as a buffer between low or medium density residential development and nonresidential development or high-traffic roadways.

**B. Authorized Uses.** Permitted and conditional uses, as authorized in the Land Use Matrix Section 9.3.1.2. Accessory uses as authorized in Section 9.3.2.1.

**C. Additional Development Standards.** See Section 9.1.1.1 and Section 9.4.3.1.

**D. Additional Area, Building and Height Requirements:**

**1. Minimum Lot Area:**

- a. 12,000 square feet; gross density shall not exceed 24 dwelling units per acre.
- b. The minimum lot area for all other uses shall be determined by the applicable minimum lot dimensions.

**2. Minimum Lot Width:**

- a. Duplex, group home: 45 feet
- b. All other uses: 60 feet

**3. Minimum Lot Frontage:**

- a. Duplex, group home: 45 feet
- b. All other uses: 60 feet

**4. Minimum Rear Yard:** Ten feet; there shall be no encroachment or overhangs into this required rear yard.

**5. Minimum Side Yard, Interior:**

- a. Duplex, group home. Five feet
- b. All other uses: Ten feet

**E. Additional Requirements.** See Chapters 1, 2, 3, 6, and 7 for additional standards as applicable.

**DIVISION 2: PUBLIC, SPECIAL AND NONRESIDENTIAL DISTRICTS**

**Section 9.2.2.1 MU, Mixed Use District**

**A. Purpose.** The MU, Mixed Use District, when assigned to tracts of land generally greater than one acre, is intended to provide for a mixture of retail, office, and residential uses in close proximity to enable people to live, work, and purchase necessities in a single location. On tracts of one acre or less, the MU, Mixed Use District is intended to permit small scale mixed use buildings that have residential units above retail or office uses, especially on existing residential use properties. Bed-and-breakfast establishments could also be located in this district. Additionally, pedestrian walkways and open area are desired in order to promote a pedestrian-friendly environment. It is not the purpose of this zoning district to permit or encourage properties used for single-family residences to be converted to exclusively commercial or multi-family use. The following are key concepts that should be acknowledged through development practices within Mixed Use Districts:

- 1. Residential uses in conjunction with nonresidential activities, possibly located above retail and office establishments;
- 2. All types of residential uses, including single-family homes, townhouses, and loft-style multiple-family units;
- 3. Central green spaces;
- 4. Traffic flows that enable people to move freely without the use of an automobile by emphasizing the pedestrian; and
- 5. Outside spaces, such as small parks, courtyards, and outdoor eating areas.

**B. Authorized Uses.** Permitted and conditional uses, as authorized in the Land Use Matrix Section 9.3.1.2. Accessory uses as authorized in Section 9.3.2.1.

**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
<b>Agricultural Uses</b>																	
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					
<b>Residential Uses</b>																	
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					
<b>Office Service Type Uses</b>																	
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
<b>Personal and Business Service Uses</b>																	
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
<b>Retail and Service Type Uses</b>																	
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
<b>Amusement and Recreational Uses</b>																	
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
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
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
<b>Institutional/Governmental Uses</b>																	
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				
<b>Commercial and Wholesale Trade Uses</b>																	
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																	
<b>Industrial/Manufacturing Uses</b>																	
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																	

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