

Zoning District Comparison Chart

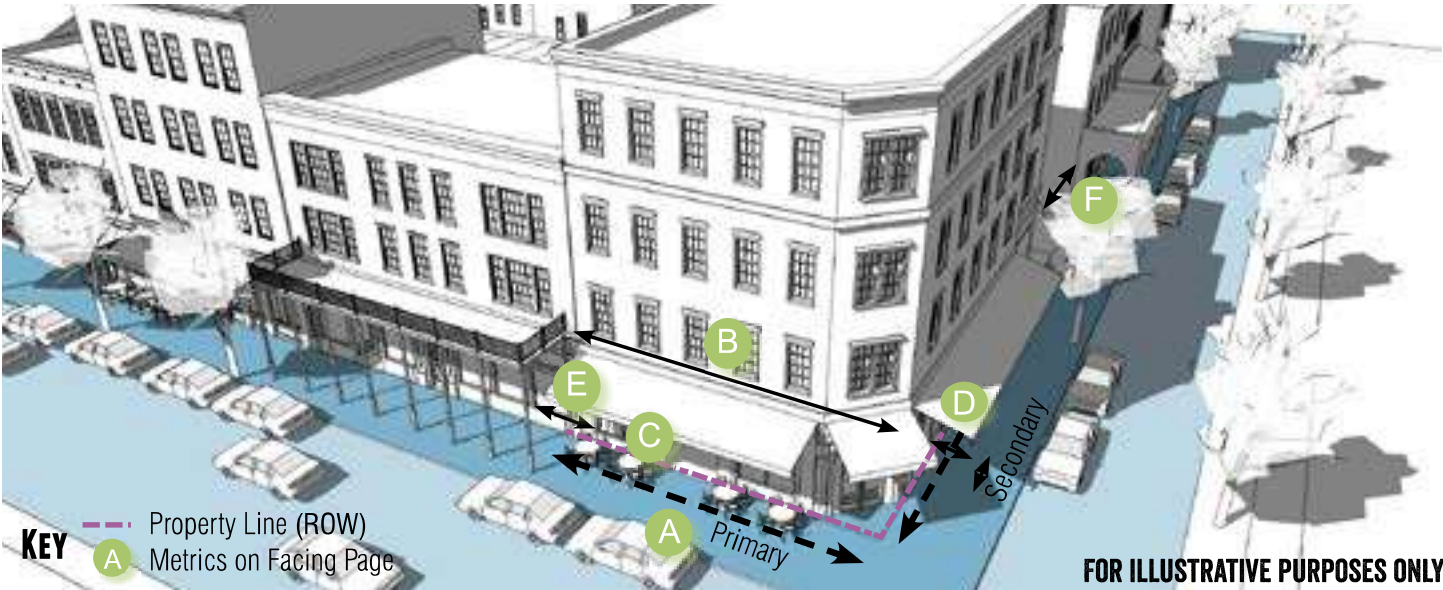
| Topic | Existing Zoning: Planning Area District (PA) | Existing Zoning: Future Development (FD) | Existing Zoning: General Commercial (GC) | Proposed Zoning: Character District – 5 (CD-5) |
|---------------------------------------|---|--|---|---|
| Zoning Description | PA is intended for larger greenfield tracts in low to medium intensity areas or in employment areas where residential uses are incorporated into a corporate campus or similar employment type use. The planning area district creates urban environments with a mix of housing, civic, retail and service choices within a compact, walkable environment. These walkable environments are defined by an area encompassed within a one-quarter to one-half-mile radius. This distance is the average most pedestrians will walk before they consider other modes of transportation. | The Future Development (FD) District is intended to serve as a temporary zoning district for properties that shall develop in the future but have been newly annexed and/or are not yet ready to be zoned for a particular Use. Characterized by primarily agricultural use with woodlands and wetlands and scattered buildings. | 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-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. |
| Uses | Residential with some limited commercial. | Residential / Agricultural (See Land Use Matrix) | Office, Service Uses, Retail, Commercial, etc. (See Land Use Matrix) | Residential, Commercial, Office, etc. (See Land Use Matrix) |
| Parking Location | Varies based on district | No location standards | No location standards | No parking in the 1st layer; Parking allowed in 2 nd layer along secondary street only |
| Parking Standards | Varies based on district | Dependent upon use | Dependent upon use | Dependent upon use |
| Max Residential Units per acre | N/A | 0.4 units per acre (max) | Residential uses are not allowed | N/A |
| Occupancy Restrictions | N/A | N/A | N/A | N/A |

| Topic | Existing Zoning: Planning Area District (PA) | Existing Zoning: Future Development (FD) | Existing Zoning: General Commercial (GC) | Proposed Zoning: Character District – 5 (CD-5) |
|-------------------------------|--|--|--|--|
| Landscaping | Tree and shrub requirements | Tree and shrub requirements | Tree and shrub requirements | Tree and shrub requirements |
| Building Height (max) | CD-4: 3 stories CD-5: 5 stories EC: 4 stories LI: 4 Stories | 2 stories | N/A | 2 stories (min), 5 stories (max) *Additional stories can be allowed by City Council via alternative compliance |
| Setbacks | 5-12' front Setback, 5' side setback, 15' rear set back. | 50' minimum front, 20' side, and 20% of total lot depth measured at point of greatest depth in rear | 20' minimum front, 15' side, and 5' rear | 0' minimum/12' max front, 0' side, and 0' rear |
| Impervious Cover (max) | CD-4: 80% CD-5: 100% EC: 80% LI: 80% | 30% | 80% | 100% |
| Lot Sizes | Lot size varies depending on zoning district and building type. | Minimum 2 acres lot area, Minimum 200 ft lot width | 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 | Conventional and Mixed Use. | 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. | 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 | Main Street: 10' sidewalk, street trees every 35' on center average, 7' planting area between sidewalk and street required |

| Topic | <i>Existing Zoning:</i> Planning Area District (PA) | <i>Existing Zoning:</i> Future Development (FD) | <i>Existing Zoning:</i> General Commercial (GC) | <i>Proposed Zoning:</i> Character District – 5 (CD-5) |
|---------------|--|--|--|--|
| Blocks | CD-4: 2,400 ft. block perimeter CD-5: 2,000 ft. block perimeter HC & LI: 5,000 ft. block perimeter | No Block Perimeter Required | 3,000 ft. Block Perimeter Max | 2,000 ft. Block Perimeter max |

CD-5

SECTION 4.4.3.6 CHARACTER DISTRICT - 5



GENERAL DESCRIPTION

The CD-5 district is intended to provide for 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.

DENSITY

| | |
|------------------|-----------|
| Impervious Cover | 100% max. |
|------------------|-----------|

TRANSPORTATION

| | | |
|------------------|--------------------------|------------------------------------|
| Block Perimeter | 2,000 ft. max | Section 3.6.2.1 |
| Streetscape Type | Main Street Multi-Way | Section 3.8.1.6 Section 3.8.1.9 |

BUILDING TYPES ALLOWED

| | |
|---------------------|------------------|
| Accessory Dwelling | Section 4.4.6.1 |
| Townhouse | Section 4.4.6.6 |
| Apartment | Section 4.4.6.9 |
| Live/ Work | Section 4.4.6.10 |
| Mixed Use Shopfront | Section 4.4.6.13 |
| Civic Building | Section 4.4.6.14 |

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 | |

* Alternative Compliance available (see Section 4.3.4.4 or Section 4.3.4.5)

LOT

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

A

SETBACKS - PRINCIPAL BUILDING

| | |
|----------------------|-------------------------|
| Primary Street | 0 ft. min./ 12 ft. max. |
| Secondary Street | 0 ft. min./ 12 ft. max. |
| Side | 0 ft. min. |
| Rear | 0 ft. min. |
| Rear, abutting alley | 3 ft. min. |

B

C

D

E

E

SETBACKS - ACCESSORY STRUCTURE

| | |
|------------------|---|
| Primary 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. or 15 ft. from centerline of alley |

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. |

PA

SECTION 4.4.3.8 PLANNING AREA DISTRICT



TABLE 4.15 PLANNING AREA DISTRICT ALLOCATION

| PREFERRED SCENARIO AREA | PLANNING AREA DESCRIPTION | DISTRICT | % ALLOCATION (BUILDABLE LAND) |
|-------------------------|---|--|--|
| Employment Center | Employment Planning Area. The intention of the employment planning area is to accommodate large employers or a corporate campus that can incorporate some residential or mixed use. | CD-4 CD-5 EC LI | 0 - 10% 10 - 40% 60 - 90% 0 - 30% |
| High Intensity Zone | High Intensity Planning Area. The intention of the high intensity planning area is to accommodate high intensity and high density infill development within a compact mixed use area. | CD-1, 2, 2.5, or 3 CD-4 CD-5 | 0 - 10% 10 - 30% 60 - 90% |
| Medium Intensity Zone | Medium Intensity Planning Area. The intention of the medium intensity planning area is to accommodate new master planned communities with diverse housing types developed around a 5 minute walk to all services. | CD-1, 2, 2.5, or 3 CD-4 CD-5 | 10 - 30% 30 - 60% 10 - 30% |
| Low Intensity Area | Conservation Planning Area. The intention of the conservation planning area is to preserve large areas of environmentally sensitive or prime agricultural lands while providing for clustered residential development in appropriate areas. | CD-1 or 2 CD-2.5 or 3 CD-4 CD-5 | 50% min. 20 - 40% 10 - 30% 0 - 5% |

Future Development (FD)

Section 5.1.1.2 Land Use Matrix

and districts allowed in

vs Character District-5 (CD-5)

Planning Area District (PA)

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-3.5 | ND-4 | N-CM | 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 / Tiny Home | 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 |

Future Development (FD) and districts allowed in Planning Area District (PA) vs Character District-5 (CD-5)

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-3.5 | ND-4 | N-CM | CD-1 | CD-2 | CD-3 | CD-4 | CD-5 | CD-5D | HC | LI | HI | MH | EC | |
| Mobile Home Community / Manufactured Home Park / Tiny Home Village | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | -- | Section 5.1.4.1 |
| 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 |

Future Development (FD) and districts allowed in Planning Area District (PA) vs Character District-5 (CD-5)

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-3.5 | ND-4 | N-CM | CD-1 | CD-2 | CD-3 | CD-4 | CD-5 | CD-5D | HC | LI | HI | MH | EC | | |
| 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 | |
| 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 | |
| Special Event Facility | C | C | -- | -- | -- | -- | -- | C | -- | C | -- | -- | -- | -- | -- | -- | -- | -- | -- | Section 5.1.5.9 | |
| 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 | |

Section 9.2.2.6GC, General Commercial District

- A. Purpose.** The GC, General Commercial 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.
- 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.
- D. Additional Area, Building and Height Requirements :**
 - 1. Minimum Lot Area:**
 - a. Internal: 6,000 square feet
 - b. Corner: 7,500 square feet
 - 2. Minimum Lot Frontage:**
 - a. Internal: 50 feet
 - b. Corner: 60 feet
 - 3. Minimum Rear Yard:** Five feet, with an additional two feet required for each story above 24 feet, up to a maximum setback of 25 feet; there shall be no encroachment or overhangs into this required rear yard
- E. Additional Requirements.** See Chapters 1, 2, 3, 6, and 7 for additional standards as applicable.

Section 9.2.2.7VMU, Vertical Mixed Use District

- A. Purpose.** The VMU, Vertical Mixed Use District, is intended to provide for a mixture of retail, office, and dense residential uses in close proximity to enable people to live, work, and purchase necessities in a single location. It is not the purpose of this zoning district to permit or encourage properties to be converted to exclusively commercial or multi-family use. The following are key concepts that should be acknowledged through development practices within Vertical Mixed Use Districts:

- 1.** Residential uses in conjunction with nonresidential activities, located above retail and office establishments along street frontages;
- 2.** All types of residential uses, including single-family homes, townhouses. and loft-style multiple-family units;
- 3.** Traffic flows that enable people to move freely without the use of an automobile by emphasizing the pedestrian; and
- 4.** Outside spaces, such as sidewalk cafes, small parks, courtyards, and outdoor eating areas.
- 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.
- D. Additional Area, Building and Height Requirements:**
 - 1.** Minimum Rear Yard: Five feet with an additional two feet required for each story above 24 feet, up to a maximum setback of 25 feet; there shall be no encroachment or overhangs into this required rear yard.
 - 2.** Structures higher than four stories may be approved by CUP.
 - 3.** All uses shall provide connections to existing sidewalks, parks, or open space.
 - 4.** Parking areas for nonresidential uses shall be screened from single-family uses with a living or solid masonry screening device.
 - 5.** Parking shall not be located between the front facade and the front property line.
- E. Additional Requirements.** See Chapters 1, 2, 3, 6, and 7 for additional standards as applicable.

Section 9.2.2.8Planned Development Districts

- A. General.** Planned Development Districts in existence at the time of the adoption of this Code shall remain in effect until they expire subject to the provisions of the previously adopted Code.

SPECIAL OR NONRESIDENTIAL DISTRICTS

| STANDARD CATEGORY | VMU | MU | P | NC | OP | CC | GC |
|---|------|------|------|------|------|------|------|
| Lot/Parcel Area, Minimum Sq. Ft. | 4000 | 6000 | -- | 6000 | 6000 | 6000 | 6000 |
| Lot/Parcel Area, Maximum Acres | 20 | 20 | -- | 5 | 5 | -- | -- |
| Units per Acre, Maximum/Gross Acre | 40 | 5.5 | 24.0 | -- | -- | -- | -- |
| Lot Frontage Minimum Feet | 35 | 50 | 50 | 50 | 50 | 50 | 50 |
| Lot Width, Minimum Feet | 40 | 50 | 50 | 50 | 50 | 50 | 50 |
| Primary Street Setback, Min Ft | 0 | 25 | 25 | 20 | 20 | 20 | 20 |
| Side Setback, Minimum Feet, Interior | 0 | 7.5 | 7.5 | 5 | 5 | 5 | 5 |
| Side Setback, secondary street Min. Ft. | 0 | 15 | 15 | 15 | 15 | 15 | 15 |
| Rear Yard Setback, Minimum Feet | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| Lot Depth, Minimum Feet | 100 | 100 | 100 | 100 | 100 | 100 | 100 |
| Impervious Cover, Max. %* | 85 | 60 | 80 | 80 | 80 | 80 | 80 |
| Building height, Maximum Stories** | 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.

***Taller structures may be approved by Conditional Use Permit

ARTICLE 2: ZONING DISTRICTS**DIVISION 1: RESIDENTIAL DISTRICTS****Section 9.2.1.1AR, Agricultural Ranch District**

- A. Purpose.** The AR Agricultural Ranch District is intended to preserve agricultural usage of land, to offer protection to agricultural land from the effects of objectionable, hazardous, or environmentally disruptive uses, and to discourage untimely scattering of more dense urban development.
- B. Authorized Uses.** The following are authorized uses under the regulations established in this Chapter:
1. Permitted and conditional uses, as authorized in the Land Use Matrix in Section 9.3.1.2.
 2. Accessory uses as authorized in Section 9.3.2.1.
- C. Additional Development Standards.** See Section 9.1.1.1.
- D. Additional Area, Building, and Height Requirements:**
1. The minimum rear yard shall be 20 percent of the total lot depth measured at the point of the lots greatest depth.

- E. Additional Requirements.** See Chapters 1, 2, 3, 6, 7, and 8 for additional standards as applicable.

Section 9.2.1.2SF-11, Single Family District

- A. Purpose.** The SF-11 Single Family District is intended for development of primarily low-density detached, single-family residences and customary accessory uses on lots of at least 11,000 square feet in size.
- 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.
- D. Additional Area, Building and Height Requirements :**
1. The minimum rear yard shall be 20 per cent of the total lot depth measured at the point of the lots greatest depth.
- E. Additional Requirements.** See Chapters 1, 2, 3, 6, and 7 for additional standards as applicable.
- F. Occupancy Restrictions.** See Section 9.3.4.4.

General Commercial (G-C)

Section 9.3.1.2 Land Use Matrix

TABLE 9.1 LAND USE MATRIX

| TYPES OF LAND USES | AR | SF-11 | D | DR | TH | PHZL | MF12 | MF18 | MF24 | MR | MU | VMU | P | NC | OP | CC | GC |
|---|----|-------|---|----|----|------|---------------------|------|------|----|----|-----|---|----|----|----|----|
| Agricultural Uses | | | | | | | | | | | | | | | | | |
| Barns and Farm Equipment Storage | P | | | | | | | | | | | | | | | | |
| Bulk Grain and/or Feed Storage/ Processing | P | | | | | | | | | | | | | | | | |
| Farmers Market | | | | | | | | | | | P | P | P | C | | C | C |
| Farms, General (Crops) | P | | | | | | | | | | P | P | | | | | |
| Farms, General (Livestock/Ranch) | P | | | | | | | | | | | | | | | | |
| Hay, Grain, and/or Feed Sales (Wholesale) | C | | | | | | | | | | | | | | | | |
| Livestock Sales/Auction | C | | | | | | | | | | | | | | | | |
| Plant Nursery (growing for commercial purposes but no retail sales on site) | P | | | | | | | | | | | | | | | | |
| Stables | P | | | | | | | | | | | | | | | | |
| Stables (Private, Accessory Use) | P | C | | | | | | | | | | C | | | | | |
| Residential Uses | | | | | | | | | | | | | | | | | |
| Accessory Building/Structure (No larger than 625 s.f. in size and 12' in height) | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| Accessory Building/Structure (Larger than 625 s.f. in size OR 12' in height) | P | C | | | | | P | P | P | | C | C | P | C | C | P | P |
| Accessory Dwelling (One Accessory Dwelling Per Lot) | P | C | | | | | | | | | C | C | P | C | C | C | C |
| Bed and Breakfast Inn | C | C | C | C | C | C | P | P | P | P | P | P | C | P | | P | P |
| 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)

Section 4.2.1.2 Building Types Allowed by District










Building types are allowed by district as set forth below.

Future Development (FD) and
districts allowed in Planning
Area District (PA)

VS






Character District-5
(CD-5)

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 COURT | -- | -- | -- | ■ | -- | -- | ■ | -- | -- | -- | -- | -- |
|  | DUPLEX | -- | -- | -- | ■ | -- | -- | ■ | ■ | -- | -- | -- | -- |
|  | ZERO LOT LINE HOUSE | -- | -- | ■ | ■ | -- | -- | ■ | -- | -- | -- | -- | -- |
|  | TOWNHOUSE | -- | -- | -- | ■ | ■ | ■ | -- | ■ | ■ | ■ | -- | -- |
|  | SMALL MULTI- FAMILY | -- | -- | -- | ■ | ■ | ■ | -- | -- | -- | -- | -- | -- |
|  | COURTYARD HOUSING | -- | -- | -- | -- | ■ | -- | -- | ■ | -- | -- | -- | -- |
|  | APARTMENT | -- | -- | -- | -- | -- | -- | -- | ■ | ■ | ■ | -- | -- |

Future Development (FD) and districts allowed in Planning Area District (PA) vs Character District-5 (CD-5)

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 |
|---|---------------------------|-------------------|----------------|-----|-------|-----|------|-----|-----|-----|------|----------------|----|
|  | LIVE/WORK | -- | -- | -- | -- | -- | ■ | -- | ■ | ■ | ■ | -- | ■ |
|  | NEIGHBORHOOD SHOPFRONT | -- | -- | -- | -- | ■ | ■ | -- | ■ | -- | -- | -- | -- |
|  | MIXED USE SHOPFRONT | -- | -- | -- | -- | -- | ■ | -- | -- | ■ | ■ | -- | ■ |
|  | GENERAL COMMERCIAL | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | ■ | ■ |
|  | CIVIC | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |

LEGEND

■ =Allowed

-- =Not Allowed

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