

Zoning District Comparison Chart

| Topic | Existing Zoning: Commercial (CM) Previously Employment Center (EC) | Requested Zoning: Light Industrial (LI) |
|---------------------------------------|---|--|
| Zoning Description | CM is intended to serve as a commercial gateway and to take advantage of proximity to major roadways, therefore the quality and aesthetics of new development is very important. Building type options include live work, shopfront house, mixed use and general commercial buildings. CM should be applied along commercial corridors that serve as entrances to downtown or other pedestrian-oriented activity areas. | Light Industrial is intended to accommodate manufacturing and light industrial uses in order to promote economic viability, encourage employment growth, and limit the encroachment of non-industrial development within established industrial areas. Development should be operated in a relatively clean and quiet manner and should not be obnoxious to nearby residential or commercial uses. |
| Uses | Variety of commercial uses permitted including offices; retail; medical; hotels; recreation; light manufacturing. Warehouse and distribution is a conditional use (<i>See Land Use Matrix</i>) | Primarily industrial uses as well as light manufacturing, offices, waste related services, and warehouse and distribution. Examples of light industrial uses include food and beverage products, breweries, contractor storage, dry-cleaning, furniture manufacturing, and welding (<i>See Land Use Matrix</i>) |
| Parking Location | Surface parking – no parking in the 1 st layer; parking allowed in the 2 nd and 3 rd Layer Garage parking - allowed in the third layer only | No location standards |
| Parking Standards | Dependent upon use | Depends on use. |
| Max Residential Units per acre | N/A | N/A - Residential uses are not allowed |
| Occupancy Restrictions | N/A | N/A |
| Landscaping | Tree and shrub requirements | Tree and shrub requirements |
| Building Height (max) | 4 stories | 4 stories |
| Setbacks | For Primary buildings – 10'-20' setback from Primary Street, 10-15 ft setback from Secondary St. 5' min side setback, 20' min rear set back (3' rear if abutting alley). | 20' minimum front, side, and rear |
| Impervious Cover (max) | 80% | 80% |
| Lot Sizes | Min, 4,000 sq ft for general commercial, mixed use* shopfront and civic buildings; Minimum of 1,100 sq ft for live/work. | Minimum 7,000 sq ft lot area, Minimum 70 ft lot width |

| | | |
|---------------------|--|--|
| Streetscapes | Conventional: 6' sidewalk, street trees every 40' on center average, 7' planting area. | Conventional Street: 6' sidewalk, street trees every 40' on center average, 7' planting area between sidewalk and street required. |
| Blocks | 5,000 ft. Block Perimeter Max. | 5,000 ft. Block Perimeter max |

**Although mixed use is a permitted building type in CM in Chapter 4 of the Land Development Code, "residential" is not a permitted use in the Land Use Matrix.*

CHAPTER 5. USE REGULATIONS

Light Industrial (applicant request)

vs

ARTICLE 1: ALLOWABLE USES

Commercial (current zoning)
formerly known as EC, awaiting codification

DIVISION 1: INTERPRETIVE RULES AND LAND USE MATRIX

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-3.5 | ND-4 | N-CM | CD-1 | CD-2 | CD-3 | CD-4 | CD-5 | CD-5D | HC | LI | HI | MH | | CM |
| AGRICULTURAL USES | | | | | | | | | | | | | | | | | | | | |
| Barns or agricultural buildings | P | L | -- | -- | -- | -- | -- | -- | P | P | L | -- | -- | -- | P | -- | -- | -- | -- | Section 5.1.2.1 |
| Stables | P | L | -- | -- | -- | -- | -- | -- | -- | P | L | -- | -- | -- | P | -- | -- | -- | -- | Section 5.1.2.2 |
| Community Garden | P | P | L | L | L | L | L | -- | 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 |

| 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-CH | 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 | -- | -- | -- | P | 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 |

| 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 | | CM |
| 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 |

| 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 | ECM | |
| Warehouse & Distribution | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | -- | P | 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 | -- | P-C | Section 5.1.7.6 |
| Self Storage | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | C | Section 5.1.7.7 |
| Research and Development | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | C | P | P | P | -- | C | Section 5.1.7.8 |
| Wrecking/Junk Yard | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | -- | -- | Section 5.1.7.9 |

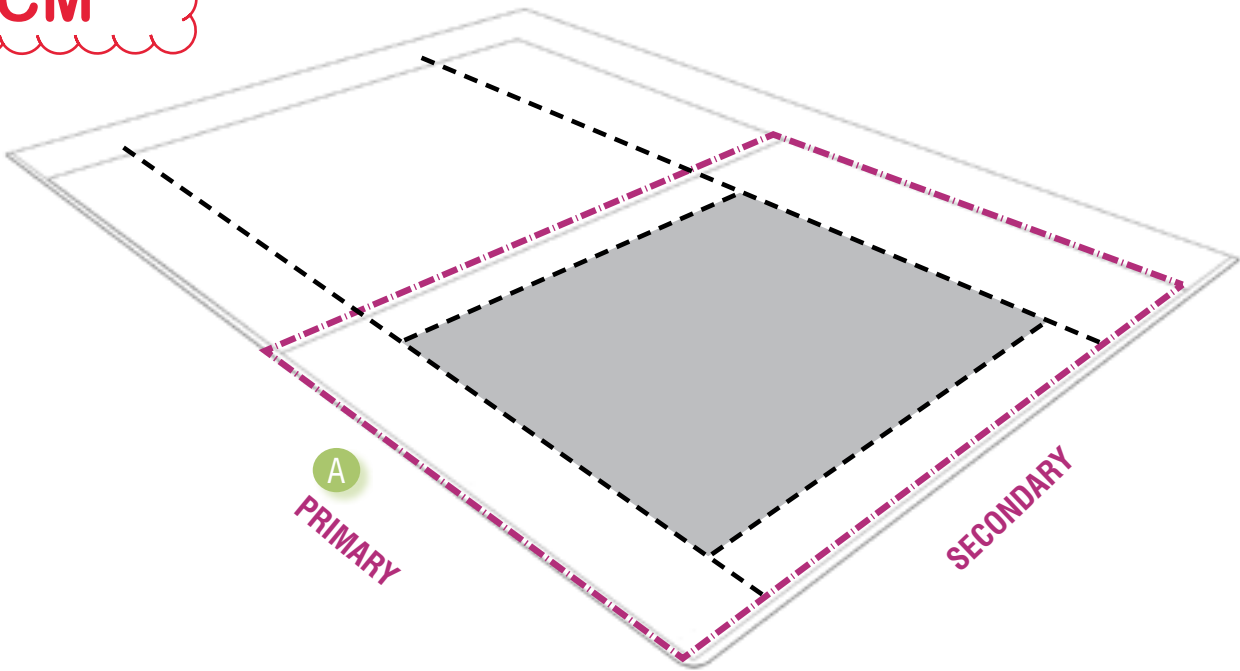
EC

CM

SECTION 4.4.5.1EMPLOYMENT CENTER

COMMERCIAL

Current Zoning



- KEY
- Property Line (ROW)

A

Metrics on This and Facing Page

Setbacks

Building Footprint
- DISTRICT INTENT STATEMENTS
- CM

EC is intended to serve as a commercial gateway and to take advantage of proximity to major roadways, therefore the quality and aesthetics of new development is very important. EC should be applied along highway corridors that serve as entrances to downtown or other pedestrian oriented activity areas.
- DENSITY
- Impervious Cover

80% max.
- TRANSPORTATION
- Block Perimeter

5,000 ft. max.

Section 3.6.2.1

Streetscape Type

Conventional

Section 3.8.1.7
- BUILDING TYPES ALLOWED
- | | |
|-------------------------------------|------------------|
| Live/ Work | Section 4.4.6.10 |
| General Commercial | Section 4.4.6.12 |
| Mixed Use Shopfront* | Section 4.4.6.13 |
| Civic Building | Section 4.4.6.14 |
| *No Residential on the ground floor | |
- BUILDING STANDARDS
- | | | |
|----------------------------|----------------|-------------|
| Principle Building Height | 4 stories max. | 62 ft. max. |
| Accessory Structure Height | N/A | 24 ft. max. |
- 4:84

San Marcos Development Code

Amended: September 1, 2020

LOT

| BUILDING TYPE | LOT AREA | LOT WIDTH |
|----------------------|------------------|------------------|
| Live/ Work | 1,100 sq ft min. | 15 ft min. |
| General Commercial | 4,000 sq ft min. | 40 ft min. |
| Mixed Use Shopfront | 4,000 sq ft min. | 40 ft min. |
| Civic Building | 4,000 sq ft min. | 40 ft min. |

A

SETBACKS - PRINCIPAL BUILDING

| | |
|----------------------|-----------------------|
| Primary Street | 10 ft min/ 20 ft max. |
| Secondary Street | 10 ft min/ 15 ft max. |
| Side | 5 ft. min. |
| Rear | 20 ft. min. |
| Rear, abutting alley | 3 ft. min. |

SETBACKS - ACCESSORY STRUCTURE

| | |
|------------------|-------------|
| Primary Street | 50 ft min. |
| Secondary Street | 20 ft. min. |
| Side | 5 ft. min. |
| Rear | 5 ft. min. |

PARKING LOCATION

| LAYER (SECTION 4.3.3.1) | SURFACE | GARAGE |
|--------------------------------|----------------|---------------|
| First Layer | Not Allowed | Not Allowed |
| Second Layer | Allowed | Not Allowed |
| Third Layer | Allowed | Allowed |

BUILD-TO ZONE (BTZ)

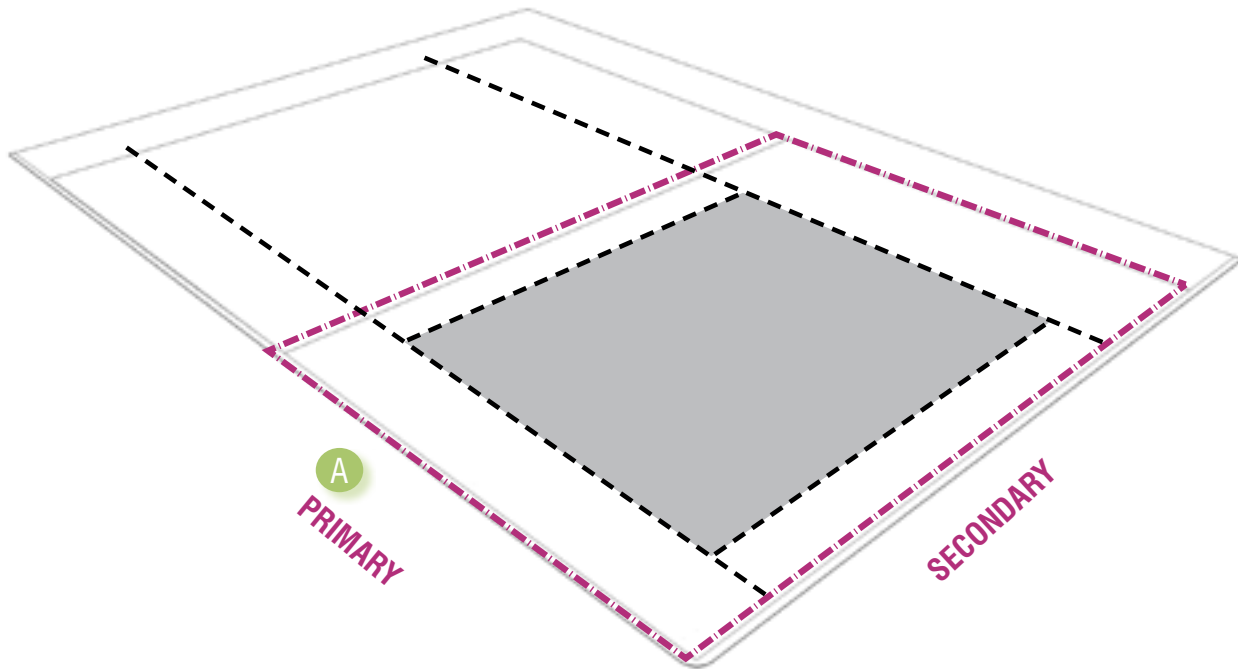
| | |
|-------------------------------------|----------|
| Building Facade in primary street | 50% min. |
| Building Facade in secondary street | 25% min. |

DURABLE BUILDING MATERIAL AND BLANK WALL AREA

| | |
|--------------------|-------------|
| Primary Material | 80% min. |
| Secondary Material | 20% max. |
| Blank Wall Area | 35 ft. max. |

LI

SECTION 4.4.5.3 LIGHT INDUSTRIAL

Applicant requested zoning district

KEY

--- Property Line (ROW)
 A Metrics on This and Facing Page

--- Setbacks
 Building Footprint

DISTRICT INTENT STATEMENTS

LI is intended to accommodate manufacturing and light industrial uses in order to promote economic viability, encourage employment growth, and limit the encroachment of non-industrial development within established industrial areas. Development should be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or commercial uses.

DENSITY

Impervious Cover 80% max.

TRANSPORTATION

| | | |
|------------------|----------------|-----------------|
| Block Perimeter | 5,000 ft. max. | Section 3.6.2.1 |
| Streetscape Type | Conventional | Section 3.8.1.7 |

BUILDING TYPES ALLOWED

| | |
|--------------------|------------------|
| General Commercial | Section 4.4.6.12 |
| Civic Building | Section 4.4.6.14 |

BUILDING STANDARDS

| | | |
|----------------------------|----------------|-------------|
| Principle Building Height | 4 stories max. | 62 ft. max. |
| Accessory Structure Height | N/A | 24 ft. max. |

LOT

| BUILDING TYPE | LOT AREA | LOT WIDTH |
|----------------------|--------------------|------------------|
| General Commercial | 7,000 sq. ft. min. | 70 ft. min. |
| Civic Building | 7,000 sq. ft. min. | 70 ft. min. |

A

SETBACKS - PRINCIPAL BUILDING

| | |
|------------------|-------------|
| Primary Street | 20 ft. min. |
| Secondary Street | 20 ft. min. |
| Side | 20 ft. min. |
| Rear | 20 ft. min. |

SETBACKS - ACCESSORY STRUCTURE

| | |
|------------------|-------------|
| Primary Street | 50 ft. min. |
| Secondary Street | 20 ft. min. |
| Side | 5 ft. min. |
| Rear | 5 ft. min. |

PARKING LOCATION

| LAYER (SECTION 4.3.3.1) | SURFACE | GARAGE |
|--------------------------------|----------------|---------------|
| First Layer | Allowed | Allowed |
| Second Layer | Allowed | Allowed |
| Third Layer | Allowed | Allowed |

DURABLE BUILDING MATERIAL AND BLANK WALL AREA

| | |
|--------------------|-------------|
| Primary Material | 70% min. |
| Secondary Material | 30% max. |
| Blank Wall Area | 50 ft. max. |

Section 4.2.1.2 Building Types Allowed by District

Building types are allowed by district as set forth below.

TABLE 4.10 BUILDING TYPES ALLOWED BY DISTRICT















| | | FD CD2 SF-R | SF-6 SF 4.5 | ND3 | ND3.5 | ND4 | N-MS | CD3 | CD4 | CD5 | CD5D | HC LI HI | EC |
|---|----------------------------|-------------------|----------------|-----|-------|-----|------|-----|-----|-----|------|----------------|----|
|  | ACCESSORY DWELLING UNIT | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | -- | -- |
|  | HOUSE | ■ | ■ | ■ | ■ | ■ | -- | ■ | ■ | -- | -- | -- | -- |
|  | COTTAGE COURT | -- | -- | -- | ■ | -- | -- | ■ | -- | -- | -- | -- | -- |
|  | DUPLEX | -- | -- | -- | ■ | -- | -- | ■ | ■ | -- | -- | -- | -- |
|  | ZERO LOT LINE HOUSE | -- | -- | ■ | ■ | -- | -- | ■ | -- | -- | -- | -- | -- |
|  | TOWNHOUSE | -- | -- | -- | ■ | ■ | ■ | -- | ■ | ■ | ■ | -- | -- |
|  | SMALL MULTI- FAMILY | -- | -- | -- | ■ | ■ | ■ | -- | -- | -- | -- | -- | -- |
|  | COURTYARD HOUSING | -- | -- | -- | -- | ■ | -- | -- | ■ | -- | -- | -- | -- |
|  | APARTMENT | -- | -- | -- | -- | -- | -- | -- | ■ | ■ | ■ | -- | -- |

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 | | <div>■ =Allowed</div> <div>-- =Not Allowed</div> | | | | | | | | | | | |

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