

### Section 5.1.1.2 Land Use Matrix Future Development (FD) VS. Character District (CD-3)

**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-MS | CD-1                | CD-2 | CD-3 | CD-4 | CD-5 | CD-5D | HC                | LI | HI | MH | EC |                          |
| Agricultural Uses                      |                          |      |      |        |                                |        |      |      |                     |      |      |      |      |       |                   |    |    |    |    |                          |
| Barns or agricultural buildings        | P                        | L    | --   | --     | --                             | --     | --   | --   | P                   | P    | L    | --   | --   | --    | P                 | -- | -- | -- | -- | Section 5.1.2.1          |
| Stables                                | P                        | L    | --   | --     | --                             | --     | --   | --   | --                  | P    | L    | --   | --   | --    | P                 | -- | -- | -- | -- | Section 5.1.2.2          |
| Community Garden                       | P                        | P    | L    | L      | L                              | L      | L    | --   | P                   | P    | L    | L    | L    | L     | P                 | P  | P  | P  | P  | Section 5.1.2.3          |
| Urban Farm                             | P                        | C    | C    | C      | C                              | L      | L    | C    | P                   | P    | L    | L    | C    | C     | P                 | P  | -- | P  | C  | Section 5.1.2.4          |
| Plant Nursery                          | L                        | --   | --   | --     | --                             | --     | --   | P    | --                  | L    | --   | --   | P    | P     | P                 | P  | P  | -- | P  | Section 5.1.2.5          |
| Accessory Uses and Structures          |                          |      |      |        |                                |        |      |      |                     |      |      |      |      |       |                   |    |    |    |    |                          |
| Accessory Building/Structure           | P                        | P    | P    | P      | P                              | P      | P    | P    | P                   | P    | P    | P    | P    | P     | P                 | P  | P  | P  | P  | Section 5.1.3.1          |
| Accessory Dwelling Unit                | L                        | L    | L    | L      | L                              | L      | P    | P    | --                  | P    | L    | P    | P    | P     | --                | -- | -- | -- | -- | Section 5.1.3.1          |
| Accessory Use, except as listed below: | P                        | P    | P    | P      | P                              | P      | P    | P    | P                   | P    | P    | P    | P    | P     | P                 | P  | P  | P  | P  | Section 5.1.3.2          |
| Outdoor Storage                        | --                       | --   | --   | --     | --                             | --     | --   | --   | --                  | --   | --   | --   | --   | --    | P                 | L  | P  | -- | L  | Section 5.1.3.2          |
| Outdoor Display                        | --                       | --   | --   | --     | --                             | --     | --   | L    | --                  | --   | --   | --   | L    | L     | P                 | -- | -- | -- | L  | Section 5.1.3.2          |
| Food Truck                             | --                       | --   | --   | --     | --                             | --     | --   | P    | --                  | --   | --   | --   | P    | P     | P                 | P  | P  | -- | P  | Section 5.1.3.1          |
| Drive-thru or Drive-in                 | --                       | --   | --   | --     | --                             | --     | --   | C    | --                  | --   | --   | --   | C    | C     | P                 | -- | -- | -- | P  | Section 5.1.3.2          |
| Home Occupation                        | L                        | L    | L    | L      | L                              | L      | L    | --   | --                  | L    | L    | L    | --   | --    | --                | -- | -- | -- | -- | Section 5.1.3.4          |
| Family Home Care                       | P                        | P    | P    | P      | P                              | P      | P    | --   | --                  | P    | P    | P    | --   | --    | --                | -- | -- | -- | -- | Section 5.1.3.5          |
| Short Term Rental                      | L                        | L    | L    | L      | L                              | L      | L    | P    | --                  | L    | L    | P    | P    | P     | --                | -- | -- | L  | P  | Section 5.1.3.6          |
| Residential Uses                       |                          |      |      |        |                                |        |      |      |                     |      |      |      |      |       |                   |    |    |    |    |                          |
| Single Family Detached                 | P                        | L    | L    | L      | L                              | L      | L    | --   | --                  | P    | P    | P    | --   | --    | --                | -- | -- | -- | -- | Section 5.1.4.1          |
| Cottage Court                          | --                       | --   | --   | --     | --                             | L      | L    | --   | --                  | --   | P    | P    | --   | --    | --                | -- | -- | -- | -- | Section 5.1.4.1          |
| Two Family                             | --                       | --   | --   | --     | --                             | L      | L    | --   | --                  | --   | P    | P    | --   | --    | --                | -- | -- | -- | -- | Section 5.1.4.1          |
| Single Family Attached                 | --                       | --   | --   | --     | L                              | L      | L    | L    | --                  | --   | P    | P    | P    | P     | --                | -- | -- | -- | -- | Section 5.1.4.1          |
| Small Multi-Family (up to 9 units)     | --                       | --   | --   | --     | --                             | L      | L    | L    | --                  | --   | --   | P    | P    | P     | --                | -- | -- | -- | -- | Section 5.1.4.1          |
| Courtyard Housing (up to 24 units)     | --                       | --   | --   | --     | --                             | --     | L    | L    | --                  | --   | --   | P    | P    | P     | --                | -- | -- | -- | -- | Section 5.1.4.1          |
| Multi-family (10 or more units)        | --                       | --   | --   | --     | --                             | --     | --   | --   | --                  | --   | --   | P    | P    | P     | --                | -- | -- | -- | -- | Section 5.1.4.1          |
| Purpose Built Student Housing          | --                       | --   | --   | --     | --                             | --     | --   | --   | --                  | --   | --   | --   | C    | C     | --                | -- | -- | -- | -- | Section 5.1.4.1          |
| Manufactured Home                      | --                       | --   | --   | --     | --                             | --     | --   | --   | --                  | --   | --   | --   | --   | --    | --                | -- | -- | P  | -- | Section 5.1.4.1          |
| Mobile Home Community                  | --                       | --   | --   | --     | --                             | --     | --   | --   | --                  | --   | --   | --   | --   | --    | --                | -- | -- | P  | -- | Section 5.1.4.1          |

TABLE 5.1 LAND USE MATRIX

| TYPES OF LAND USES                         | CONVENTIONAL RESIDENTIAL                   |      |      |        | NEIGHBORHOOD DENSITY DISTRICTS |        |      |      | CHARACTER DISTRICTS |      |      |      |      |       | SPECIAL DISTRICTS |    |    |    |    | DEFINITION<br>USE<br>STANDARDS |
|--------------------------------------------|--------------------------------------------|------|------|--------|--------------------------------|--------|------|------|---------------------|------|------|------|------|-------|-------------------|----|----|----|----|--------------------------------|
|                                            | FD                                         | SF-R | SF-6 | SF-4.5 | ND-3                           | ND-3.5 | ND-4 | N-MS | CD-1                | CD-2 | CD-3 | CD-4 | CD-5 | CD-5D | HC                | LI | HI | MH | EC |                                |
| Community Home                             | L                                          | L    | L    | L      | L                              | L      | P    | P    | --                  | P    | P    | P    | P    | P     | --                | -- | -- | L  | -- | Section 5.1.4.12               |
| Fraternity or Sorority Building            | --                                         | --   | --   | --     | --                             | --     | C    | C    | --                  | --   | --   | C    | P    | P     | --                | -- | -- | -- | -- | Section 5.1.4.12               |
| <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                 | -- | -- | -- | P  | Section 5.1.5.4                |
| Truck stop                                 | --                                         | --   | --   | --     | --                             | --     | --   | --   | --                  | --   | --   | --   | --   | --    | L                 | -- | -- | -- | L  | Section 5.1.5.4                |
| Tattoo, body piercing                      | --                                         | --   | --   | --     | --                             | --     | C    | C    | --                  | --   | --   | C    | P    | P     | P                 | -- | -- | -- | P  | Section 5.1.5.4                |
| Building material sales                    | --                                         | --   | --   | --     | --                             | --     | --   | C    | --                  | --   | --   | --   | C    | C     | P                 | P  | P  | -- | P  | Section 5.1.5.4                |
| Vehicle Sales/ Rental                      | --                                         | --   | --   | --     | --                             | --     | --   | C    | --                  | --   | --   | --   | C    | C     | P                 | -- | -- | -- | P  | Section 5.1.5.4                |
| Pawnshop                                   | --                                         | --   | --   | --     | --                             | --     | --   | C    | --                  | --   | --   | C    | P    | P     | P                 | -- | -- | -- | P  | Section 5.1.5.4                |
| Restaurant/ Bar, as listed below:          |                                            |      |      |        |                                |        |      |      |                     |      |      |      |      |       |                   |    |    |    |    |                                |
| Eating Establishment                       | --                                         | --   | --   | --     | --                             | --     | L    | P    | --                  | --   | --   | L    | P    | P     | P                 | -- | -- | -- | P  | Section 5.1.5.5                |
| Bar                                        | --                                         | --   | --   | --     | --                             | --     | --   | C    | --                  | --   | --   | --   | C    | C     | C                 | -- | -- | -- | C  | Section 5.1.5.5                |
| Mobile Food Court                          | --                                         | --   | --   | --     | --                             | --     | --   | C    | --                  | --   | --   | --   | P    | P     | --                | -- | -- | -- | -- | Section 5.1.5.5                |
| Sale of Alcohol for on premise consumption | --                                         | --   | --   | --     | --                             | --     | C    | C    | --                  | --   | --   | C    | C    | C     | C                 | -- | -- | -- | C  | Section 5.1.5.5                |
| Overnight Lodging, as listed below:        |                                            |      |      |        |                                |        |      |      |                     |      |      |      |      |       |                   |    |    |    |    | Section 5.1.5.6                |
| Bed and Breakfast (up to 8 rooms)          | L                                          | C    | C    | C      | C                              | L      | L    | P    | --                  | P    | C    | P    | P    | P     | --                | -- | -- | -- | P  | Section 5.1.5.6                |
| Boutique Hotel (9 - 30 rooms)              | --                                         | --   | --   | --     | --                             | --     | C    | P    | --                  | --   | --   | P    | P    | P     | --                | -- | -- | -- | P  | Section 5.1.5.6                |

TABLE 5.1 LAND USE MATRIX

| Types of Land Uses                          | Conventional Residential |      |      |        | Neighborhood Density Districts |        |      |      | Character Districts |      |      |      |      |       | Special Districts |    |    |    |    | Definition Use Standards |
|---------------------------------------------|--------------------------|------|------|--------|--------------------------------|--------|------|------|---------------------|------|------|------|------|-------|-------------------|----|----|----|----|--------------------------|
|                                             | FD                       | SF-R | SF-6 | SF-4.5 | ND-3                           | ND-3.5 | ND-4 | N-MS | CD-1                | CD-2 | CD-3 | CD-4 | CD-5 | CD-5D | HC                | LI | HI | MH | EC |                          |
| Hotel/ Motel (more than 30 rooms)           | --                       | --   | --   | --     | --                             | --     | --   | P    | --                  | --   | --   | --   | P    | P     | --                | -- | -- | -- | P  | Section 5.1.5.6          |
| Outdoor Recreation, except as listed below: | --                       | --   | --   | --     | --                             | --     | --   | C    | --                  | --   | --   | --   | P    | C     | P                 | -- | -- | -- | P  | Section 5.1.5.7          |
| Golf Course                                 | C                        | C    | C    | C      | C                              | C      | C    | C    | C                   | C    | C    | C    | C    | C     | --                | -- | -- | C  | C  | Section 5.1.5.7          |
| Traveler Trailers/ RVs Short Term stays     | P                        | --   | --   | --     | --                             | --     | --   | --   | --                  | --   | --   | --   | --   | --    | P                 | -- | -- | P  | -- | Section 5.1.5.7          |
| Shooting Range                              | C                        | --   | --   | --     | --                             | --     | --   | --   | --                  | --   | --   | --   | --   | --    | C                 | -- | -- | -- | C  | Section 5.1.5.7          |
| Indoor Recreation, except as listed below:  | --                       | --   | --   | --     | --                             | --     | --   | P    | --                  | --   | --   | --   | P    | P     | P                 | P  | P  | -- | P  | Section 5.1.5.8          |
| Gym/ Health club                            | --                       | --   | --   | --     | --                             | --     | L    | P    | --                  | --   | --   | L    | P    | P     | P                 | P  | P  | -- | P  | Section 5.1.5.8          |
| Smoking Lounge                              | --                       | --   | --   | --     | --                             | --     | --   | C    | --                  | --   | --   | --   | P    | C     | --                | -- | -- | -- | P  | Section 5.1.5.8          |
| Charitable Gaming Facility                  | --                       | --   | --   | --     | --                             | --     | --   | --   | --                  | --   | --   | --   | C    | --    | C                 | -- | -- | -- | C  | Section 5.1.5.8          |
| PUBLIC & INSTITUTIONAL                      |                          |      |      |        |                                |        |      |      |                     |      |      |      |      |       |                   |    |    |    |    |                          |
| Civic, except as listed below:              | P                        | L    | L    | L      | L                              | L      | P    | P    | L                   | L    | L    | P    | P    | P     | P                 | P  | P  | P  | P  | Section 5.1.6.1          |
| Day Care Center                             | C                        | --   | --   | --     | C                              | C      | L    | P    | --                  | C    | C    | L    | P    | P     | P                 | -- | -- | -- | P  | Section 5.1.6.1          |
| Parks, Open Space, and Greenways            | P                        | P    | P    | P      | P                              | P      | P    | P    | P                   | P    | P    | P    | P    | P     | P                 | P  | P  | P  | P  | Section 5.1.6.2          |
| Minor Utilities                             | P                        | P    | P    | P      | P                              | P      | P    | P    | P                   | P    | P    | P    | P    | P     | P                 | P  | P  | P  | P  | Section 5.1.6.3          |
| Major Utilities                             | --                       | --   | --   | --     | --                             | --     | --   | --   | --                  | --   | --   | --   | --   | --    | C                 | C  | C  | -- | -- | Section 5.1.6.3          |
| Antenna                                     | See Section 5.1.6.3D     |      |      |        |                                |        |      |      |                     |      |      |      |      |       |                   |    |    |    |    |                          |
| INDUSTRIAL                                  |                          |      |      |        |                                |        |      |      |                     |      |      |      |      |       |                   |    |    |    |    |                          |
| Light Industrial                            | --                       | --   | --   | --     | --                             | --     | --   | --   | --                  | --   | --   | --   | C    | --    | --                | P  | P  | -- | C  | Section 5.1.7.1          |
| Light Manufacturing                         | --                       | --   | --   | --     | --                             | --     | --   | C    | --                  | --   | --   | --   | P    | P     | P                 | P  | P  | -- | P  | Section 5.1.7.2          |
| Vehicle Service, as listed below:           |                          |      |      |        |                                |        |      |      |                     |      |      |      |      |       |                   |    |    |    |    | Section 5.1.7.3          |
| Car Wash                                    | --                       | --   | --   | --     | --                             | --     | --   | --   | --                  | --   | --   | --   | --   | --    | P                 | P  | P  | -- | C  | Section 5.1.7.3          |
| Vehicle repair (minor)                      | --                       | --   | --   | --     | --                             | --     | --   | C    | --                  | --   | --   | --   | P    | P     | P                 | P  | P  | -- | C  | Section 5.1.7.3          |
| Vehicle repair (major)                      | --                       | --   | --   | --     | --                             | --     | --   | --   | --                  | --   | --   | --   | --   | --    | P                 | -- | -- | -- | C  | Section 5.1.7.3          |
| Warehouse & Distribution                    | --                       | --   | --   | --     | --                             | --     | --   | --   | --                  | --   | --   | --   | C    | --    | P                 | P  | P  | -- | P  | Section 5.1.7.4          |
| Waste-Related service                       | --                       | --   | --   | --     | --                             | --     | --   | --   | --                  | --   | --   | --   | C    | --    | P                 | P  | P  | -- | -- | Section 5.1.7.5          |
| Wholesale trade                             | --                       | --   | --   | --     | --                             | --     | --   | --   | --                  | --   | --   | --   | --   | --    | P                 | P  | P  | -- | P  | Section 5.1.7.6          |
| Self Storage                                | --                       | --   | --   | --     | --                             | --     | --   | --   | --                  | --   | --   | --   | --   | --    | P                 | P  | P  | -- | C  | Section 5.1.7.7          |
| Research and Development                    | --                       | --   | --   | --     | --                             | --     | --   | --   | --                  | --   | --   | --   | C    | C     | P                 | P  | P  | -- | C  | Section 5.1.7.8          |
| Wrecking/Junk Yard                          | --                       | --   | --   | --     | --                             | --     | --   | --   | --                  | --   | --   | --   | --   | --    | --                | -- | P  | -- | -- | Section 5.1.7.9          |

# Zoning District Comparison Chart

| Topic                                 | Existing Zoning:<br>Future Development (FD)                                                                                                                                                                                                                                                                                       | Proposed Zoning:<br>Character District – 3 (CD-3)                                                                                                                                      |
|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Zoning Description</b>             | 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 CD-3 district is primarily intended to accommodate one and two family houses. Uses that would substantially interfere with the residential nature of the district are not allowed. |
| <b>Uses</b>                           | Residential ( <i>See Land Use Matrix</i> )                                                                                                                                                                                                                                                                                        | Residential ( <i>See Land Use Matrix</i> )                                                                                                                                             |
| <b>Parking Location</b>               | No location standards                                                                                                                                                                                                                                                                                                             | No parking in the 1st layer; Garage design/orientation requirements                                                                                                                    |
| <b>Parking Standards</b>              | 2 spaces per dwelling unit (Single Family Detached)                                                                                                                                                                                                                                                                               | 2 spaces per dwelling unit (Single Family Detached)                                                                                                                                    |
| <b>Max Residential Units per acre</b> | 0.4 units per acre (max)                                                                                                                                                                                                                                                                                                          | 10 units per acre (max)                                                                                                                                                                |
| <b>Occupancy Restrictions</b>         | N/A                                                                                                                                                                                                                                                                                                                               | N/A                                                                                                                                                                                    |
| <b>Landscaping</b>                    | Tree and shrub requirements                                                                                                                                                                                                                                                                                                       | Tree and shrub requirements                                                                                                                                                            |
| <b>Building Height (max)</b>          | 2 stories                                                                                                                                                                                                                                                                                                                         | 2 stories                                                                                                                                                                              |
| <b>Setbacks</b>                       | Based on Zoning District                                                                                                                                                                                                                                                                                                          | Based on Zoning District                                                                                                                                                               |
| <b>Impervious Cover (max)</b>         | 30%                                                                                                                                                                                                                                                                                                                               | 60%                                                                                                                                                                                    |
| <b>Lot Sizes</b>                      | Allows a variety of lot sizes depending on Building Type.                                                                                                                                                                                                                                                                         | Allows a variety of lot sizes depending on Building Type.                                                                                                                              |
| <b>Streetscapes</b>                   | 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, street trees every 40' on center average, 7' planting area between sidewalk and street required.                                                      |
| <b>Blocks</b>                         | No Block Perimeter Required                                                                                                                                                                                                                                                                                                       | 2,800 ft. Block Perimeter max                                                                                                                                                          |