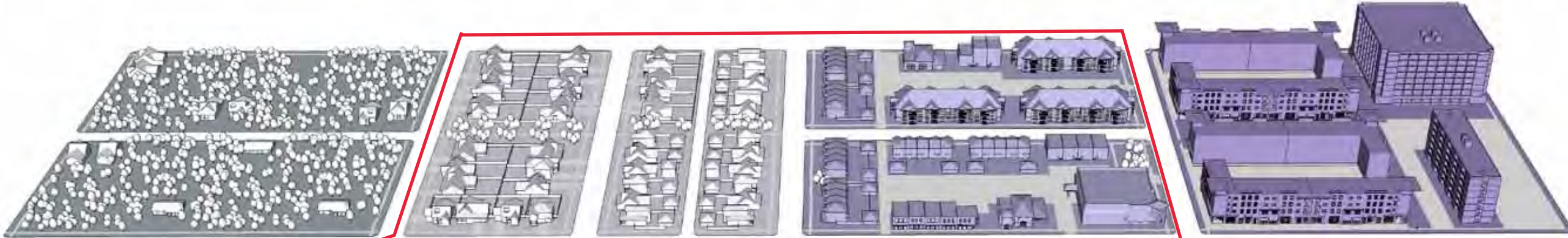


Open Space / Agricultural		Low Intensity and Areas of Stability		Medium Intensity		High Intensity	
<div>Neighborhood &amp; Area Protection / Conservation</div> <div><b>Preserve Areas</b> Hiking Trails Community Gardens</div> <div><b>Active Recreation Areas</b> Recreation-related Commercial Camping Hiking Trails Community Gardens</div> <div><b>Agricultural / Ranching</b> Single Family Residential Bed &amp; Breakfast Home Office Produce Stands Hiking Trails Community Gardens</div> <div>NOTES: Recreation-related commercial uses in active recreation areas will require special standards</div>	<div>Neighborhood &amp; Area Protection / Conservation</div>	<div><b>General Use Categories:</b> Single Family, Home Office, Corner Neighborhood Retail - no gas</div> <div><b>Building Types:</b> 1-2 Story, 3 with CUP</div> <div><b>Examples:</b> Existing Predominately Single-Family Neighborhoods, Default Classification for any area not classified, Utilize Land Use Suitability Map</div>	<div><b>General Use Categories:</b> Single Family, Duplex, Multi-family at nodes, Bed &amp; Breakfast, Home Office, Corner Neighborhood Retail - gas with CUP, Office, Convenience Retail, Restaurants - no drive through</div> <div><b>Building Types:</b> 1-3 Story, Mixed-use at nodes and corridors</div> <div><b>Preferred Scenario Examples:</b> Triangle - single family</div>	<div><b>General Use Categories:</b> Single Family, Duplex, Multi-family, Bed &amp; Breakfast, Home Office, Corner Store, Office / Flex Space, Retail, Restaurants, Lodging</div> <div><b>Building Types:</b> 1-4 Story, Mixed-use at nodes and corridors</div>			
		<div>NOTES: Commercial at major nodes and along corridors (with uses that are predominately non-single-family residential); One lot depth for commercial along corridors and at nodes; Corridors include but are not limited to: Old RR 12: Holland to Wonderworld, LBJ east of Holland, Arterials in the Edwards Recharge Zone</div>					
		<div><b>General Use Categories:</b> Single Family with accessory building, Bed &amp; Breakfast (5 rooms), Home Office, Corner Neighborhood Retail - no gas, Restaurants - no drive through</div> <div><b>Building Types:</b> 1-3 Story, Mixed-use at nodes and corridors</div> <div><b>Examples:</b> Existing Mixed Residential Areas</div>	<div><b>General Use Categories:</b> Single Family, Duplex, Multi-family at nodes, Lodging, Home Office, Office / Flex Space at nodes, Corner Store, Convenience Retail with gas, Restaurants</div> <div><b>Building Types:</b> 1-3 Story, Mixed-use at nodes and corridors</div> <div><b>Preferred Scenario Examples:</b> South End</div>	<div><b>General Use Categories:</b> Single Family, Duplex, Multi-family, Bed &amp; Breakfast, Home Office, Corner Store, Office / Flex Space, Retail, Restaurants, Lodging</div> <div><b>Building Types:</b> 1-5 Story, Mixed-use at nodes and corridors</div> <div><b>Preferred Scenario Examples:</b> Downtown, Midtown</div>			
<div>Redevelopment Infill</div> <div>NOTES: Commercial and Multi-family at major nodes and along corridors; One lot depth for commercial in Protection / Conservation; Two lot depth in all other areas; Corridors include but are not limited to: Hopkins east of Moore, University: Sessom to Hopkins, RR12: Lindsay to Hopkins, Hunter: San Antonio to Wonderworld</div>							



Low Intensity and Areas of Stability

Medium Intensity

High Intensity

The current "Low Intensity" designation on the Preferred Scenario Map allows lower density and intensity uses such as single family, Bed & Breakfasts, home offices, and neighborhood retail. The "Medium Intensity" designation allows for higher density and intensity uses such as attached and multi-family housing, flex space, commercial retail, and some light industrial with an approved conditional use permit.

New Development

<b>General Use Categories:</b> Single Family with accessory building, Bed & Breakfast (5 rooms), Home Office, Corner Neighborhood Retail - no gas, Restaurants - no drive through	<b>General Use Categories:</b> Single Family, Duplex, Multi-family, Lodging, Home Office, Office / Flex Space at nodes, Corner Store, Convenience Retail with gas, Restaurants, Light Industrial with CUP	<b>General Use Categories:</b> Single Family, Duplex, Multi-family, Bed & Breakfast, Home Office, Corner Store, Office / Flex Space, Retail, Restaurants, Lodging, Light Industrial with CUP
<b>Building Types:</b> 1-3 Story, Mixed-use at nodes and corridors	<b>Building Types:</b> 1-5 Story, Mixed-use at nodes and corridors	<b>Building Types:</b> 1-5 Story, Mixed-use at nodes and corridors
<b>Preferred Scenario Examples:</b> Blanco Vista, Paso Robles Default classification for sites with 20 acres or more	<b>Preferred Scenario Examples:</b> Blanco Vista, Paso Robles, East Village, Medical District, South End, Star Park, Triangle	

NOTES: Commercial and Multi-family at major nodes and along corridors; One lot depth for commercial in Protection / Conservation; Unlimited lot depth in all other areas; Corridors include but are not limited to: LBJ south of Sessom, Aquarena Springs: Sessom to IH 35, Guadalupe: University to IH 35

GENERAL NOTES:

Uses in potential Employment Centers include: Industrial, Office Parks and Retail Malls with standards

Uses and intensity must conform with the City's Edwards Aquifer regulations

Corridor intensity varies with intensity zone

Development intensity decreases with distance from a node or corridor

Home Office - no signage, no sales, one employee

All on-premise consumption of alcohol requires a CUP

The Urban Land Institute defines Convenience Retail as: minimart, restaurant, beauty parlor, dry cleaner, fast food service, medical and dental office

Civic uses are permitted in all development types / intensity zones

All commercial uses in Protection / Conservation and Redevelopment / Infill should follow compatibility standards including architectural standards

Lot depth for corridors is typically 120 feet

4. **Medium or High Intensity Zone.** An area of change intended to accommodate the City's future growth and expansion where people can meet their daily needs within a short walk, bike, transit trip or drive.
5. **Employment Center.** An area intended to accommodate economic growth and the recruitment of major employers.
6. **Corridors.** An area along a major transportation corridor where development should be consistent with and complement the preferred scenario designation and the corridor type from the Transportation Master Plan.

2. **Not Preferred (NP).** Where a zoning map amendment is Not Preferred (NP) on the table below, further scrutiny is required to determine consistency with the Comprehensive Plan based on the criteria in Section 2.5.1.4 and the district intent under Division 4 of this Chapter 4 Article 1.
3. **Not Allowed (--).** Where a zoning map amendment is not allowed on the table below, no zoning map amendment may be requested without an accompanying request for an amendment to the Preferred Scenario Map under Section 2.4.2.1.

**B. Comprehensive Plan / District Translation Table.** Zoning map amendments shall be consistent with the intent and character of the preferred scenario designations on the Preferred Scenario Map.

1. **Consider (C).** Where the table below indicates Consider (C), a zoning map amendment will be considered based on the following:
  - a. Comprehensive Plan
  - b. Zoning criteria in Section 2.5.1.4
  - c. The district intent statements under Division 4 of this Chapter 4 Article 1.

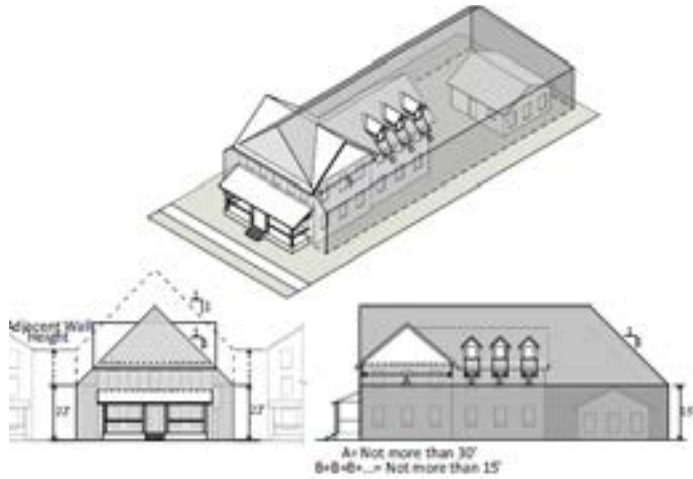
Character Districts are the preferred zoning designation in both the current Low Intensity designation and proposed Medium Density designation.

**TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION**

DISTRICT CLASSIFICATION	COMPREHENSIVE PLAN DESIGNATIONS					
	OPEN SPACE/ AGRICULTURAL	LOW INTENSITY	EXISTING NEIGHBORHOOD	MEDIUM OR HIGH INTENSITY ZONE	EMPLOYMENT CENTER	CORRIDOR
Conventional Residential	NP	NP	C	--	--	--
Neighborhood Density Districts	NP	NP	See Section 4.1.2.4 - 4.1.2.5	NP	NP	C
Character Districts	NP	C	--	C	NP	C
Special Districts	--	NP	NP	NP	C	C
Legend	-- = Not Allowed (PSA Required)		NP=Not Preferred		C = Consider	



FIGURE 4.19 SETBACK PLANES



**E. Alternative Compliance Findings.** The Planning and Zoning Commission may in accordance with Section 2.8.4.1 approve an alternate to the infill standards, subject to all of the following findings:

1. The approved alternate meets the intent of the infill regulations;
2. The approved alternate conforms with the Comprehensive Plan and adopted City plans; and
3. The approved alternate better matches the established character of the block face.

## DIVISION 3: CHARACTER DISTRICTS

TABLE 4.13 CHARACTER DISTRICTS

ABBREVIATED DESIGNATION	DISTRICT NAME
CD-1	Character District -1
CD-2	Character District -2
CD-3	Character District -3
CD-4	Character District -4
CD-5	Character District -5
CD-5D	Character District -5 Downtown
PA	Planning Area District

## PA

## SECTION 4.4.3.7 PLANNING AREA DISTRICT



TABLE 4.14 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, 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, 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-3 CD-4 CD-5	50% min. 20 - 40% 10 - 30% 0 - 5%

**A. Establishment of a Planning Area District.** A Planning Area is a zoning district approved in accordance with Section 2.5.1.1 that allows the assignment of specific character and/or employment districts within the planning area in accordance with this Section 4.4.3.7.

1. **Development Standards.** Development within a planning area district is subject to the development standards in effect at the time of regulating plan approval in accordance with Section 2.5.6.1.
2. **Comprehensive Plan.** A Planning Area District is not permitted within an Existing Neighborhood Area on the Preferred Scenario Map of the Comprehensive Plan.
3. **Development Plan.** Approval of a Planning Area District requires the submission of a development plan including the following:
  - a. **Buildable Land.** Identification of buildable unconstrained land including any land area classified as a 1, 2, 3, or 4 on the City's Land Use Suitability Map.
  - b. **Pedestrian Sheds.** Planning area districts shall be composed of one or more pedestrian sheds including:
    1. **Standard Pedestrian Shed.** A standard pedestrian shed may be no more than 160 acres and is based on a one-quarter mile radius around a node.

FIGURE 4.20 STANDARD PEDESTRIAN SHED



2. **Linear Pedestrian Shed.** A linear pedestrian shed may be a maximum of 200 acres and is based on a one-quarter mile radius around a series of block lengths.

FIGURE 4.21 LINEAR PEDESTRIAN SHED



- c. **Public Facilities.** Identification of emergency services and school facilities to serve the proposed development including any additional facilities proposed to serve the development.
- d. **Utilities Plan.** Identification of how the site will be served with water and wastewater facilities including any needed off-site improvements.
- e. **Transportation Plan.** Identification of the major transportation network proposed to serve the development including any off-site improvements.
- f. **Neighborhood Transitions.** Neighborhood Transitions under Section 4.4.4.2 shall be applied to the development plan when a planning area boundary is adjacent to an Existing Neighborhood Area on the Comprehensive Plan.
- g. **Overlay Districts.** Corridor and environmental overlay districts shall be identified on the development plan where applicable.

### Section 4.4.3.8 Regulating Plan

- A. Regulating Plan Required.** After City Council approval of a planning area district and prior to commencement of any



development, the owner shall submit and must obtain approval of a regulating plan under Section 2.5.6.1

**B. Contents of Regulating Plan.** Each Regulating Plan or any amendment thereof, shall reflect the following, all in conformance with the applicable standards and requirements set forth in this Section 4.4.3.7:

1. Transportation plan, including:
  - a. New street designations;
  - b. Existing street designations;
  - c. Bicycle, greenway, or pedestrian passages;
  - d. Transit stops; and
  - e. Block perimeters.
2. Pedestrian sheds;
3. Parkland or civic buildings and the maintenance responsibility;
4. District allocations to regulate use and development of the planning area;
5. Vicinity map;
6. Major utilities plan;
7. Watershed protection plan phase I;
8. Phasing plan, if more than one phase is contemplated.

**C. Additional Development Standards**

1. **Parkland Requirements.** Planning area districts shall:
  - a. Include parkland constructed to the general neighborhood park standards in Section 3.10.2.1 within 800 ft. of the center of the pedestrian shed.
  - b. Include parkland designed as a playground under Section 3.10.2.1 within 1000 ft. of any residential lot.
2. **Affordable Housing.** Planning area districts shall:
  - a. Make a minimum of 10% of the units conform to the requirements for affordable housing under Section 4.3.1.1. These units are eligible to any incentives

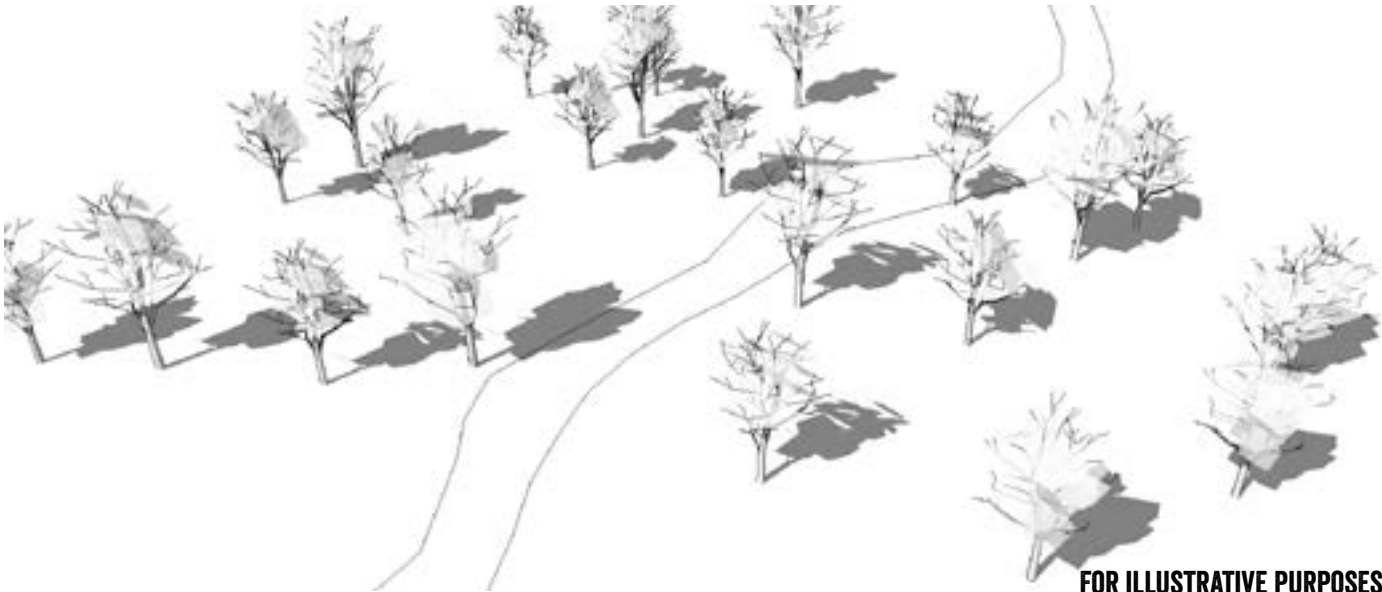
associated with the provision of affordable housing in this development code.

**D. Regulating Plan Amendments.** Any amendment to an approved regulating plan shall follow the same procedures required for initial approval with the following exceptions:

1. District allocations may not be amended for any area where a plat has been recorded.
2. Proposed changes to district allocations following recordation of a plat shall follow the zoning change procedures in Section 2.5.1.1.

CD-1

SECTION 4.4.3.1 CHARACTER DISTRICT - 1



FOR ILLUSTRATIVE PURPOSES ONLY



GENERAL DESCRIPTION

The CD-1 District is intended for the preservation of open space and to protect the most sensitive natural resources in San Marcos. It may include widely dispersed rural single family homes but is primarily characterized by extensive, undisturbed landscapes.

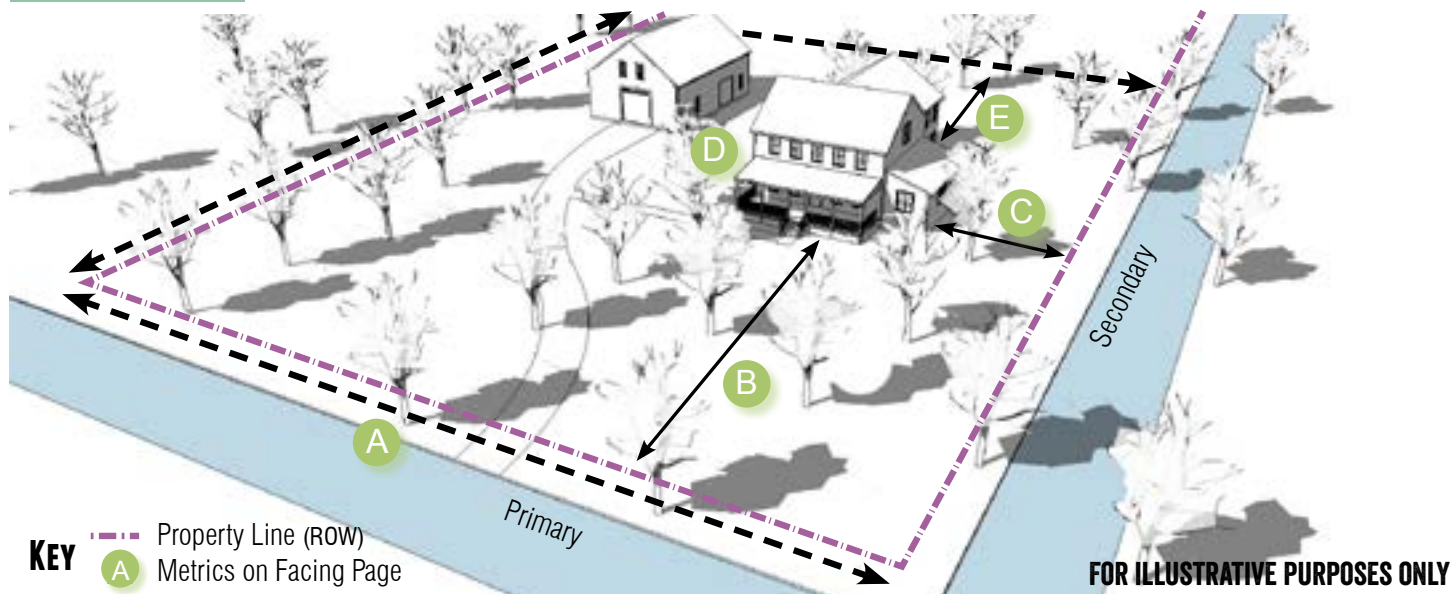
Density	
Units Per Gross Acre	N/A
Impervious Cover	20% max.

Transportation	
Block Perimeter	N/A



## CD-2

## SECTION 4.4.3.2 CHARACTER DISTRICT - 2



## GENERAL DESCRIPTION

The CD-2 District is intended for the development of single-family and agricultural uses in a rural setting. Characterized by primarily agricultural with woodlands and wetlands and scattered buildings.

## DENSITY

Units Per Gross Acre	.1 max.
Impervious Cover	20% max.

## TRANSPORTATION

Block Perimeter	N/A
-----------------	-----

## BUILDING TYPES ALLOWED

Accessory Dwelling	Section 4.4.6.1
House	Section 4.4.6.2
Civic	Section 4.4.6.15

## BUILDING STANDARDS

Principal Building Height	3 stories max.	45 ft. max.
Accessory Structure	N/A	N/A

**LOT**

<b>BUILDING TYPE</b>	<b>LOT AREA</b>	<b>LOT WIDTH</b>
House	10 acre	80 ft. min.
Civic Building	1 acre	80 ft. min.

A

**SETBACKS - PRINCIPAL BUILDING**

Primary Street	30 ft. min.
Secondary Street	15 ft. min.
Side	10 ft. min.
Rear	min. 20% of total lot depth measured at the point of the greatest depth

B

C

D

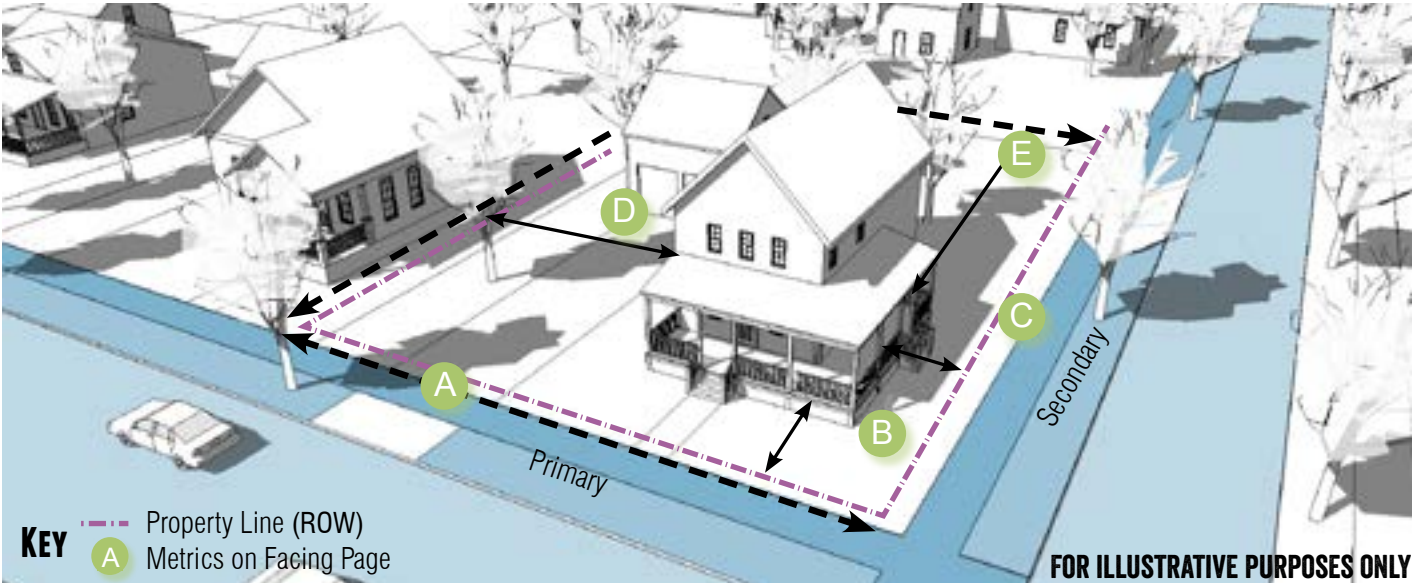
E

**SETBACKS - ACCESSORY STRUCTURE**

Primary Street	30 ft. min.
Secondary Street	15 ft. min.
Side	10 ft. min.
Rear	10 ft. min.

CD-3

SECTION 4.4.3.3 CHARACTER DISTRICT - 3



GENERAL DESCRIPTION

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.

DENSITY

Impervious Cover	60% max.
Units Per Gross Acre	10 max.

TRANSPORTATION

Block Perimeter	2,800 ft. max.	Section 3.6.2.1
Streetscape Type	Residential	Section 3.8.1.10

BUILDING TYPES ALLOWED

Accessory Dwelling	Section 4.4.6.1
House	Section 4.4.6.2
Cottage	Section 4.4.6.3
Cottage Court	Section 4.4.6.4
Duplex	Section 4.4.6.5
Zero Lot Line House	Section 4.4.6.6
Civic Building	Section 4.4.6.15



## BUILDING STANDARDS

Principle Building Height	2 stories max.	35 ft. max.
Accessory Structure Height	N/A	24 ft. max.

## LOT

BUILDING TYPE	LOT AREA	LOT WIDTH
House	5,000 sq. ft. min.	50 ft. min.
Cottage	4,000 sq. ft. min.	40 ft. min.
Cottage Court	1,200 sq. ft. min.	20 ft. min.
Duplex	4,000 sq. ft. min.	40 ft. min.
Zero Lot Line House	3,500 sq. ft. min.	30 ft. min.
Civic Building	5,000 sq. ft. min.	50 ft. min.

All lots 45 feet or less in width shall take vehicular access from a rear alley except Cottage Courts.

## SETBACKS - PRINCIPAL BUILDING

Primary Street	15 ft. min.
Secondary Street	10 ft. min.
Side	5 ft. min.
Rear	15 ft. min.
Rear, abutting alley	3 ft. min.

## SETBACKS - ACCESSORY STRUCTURE

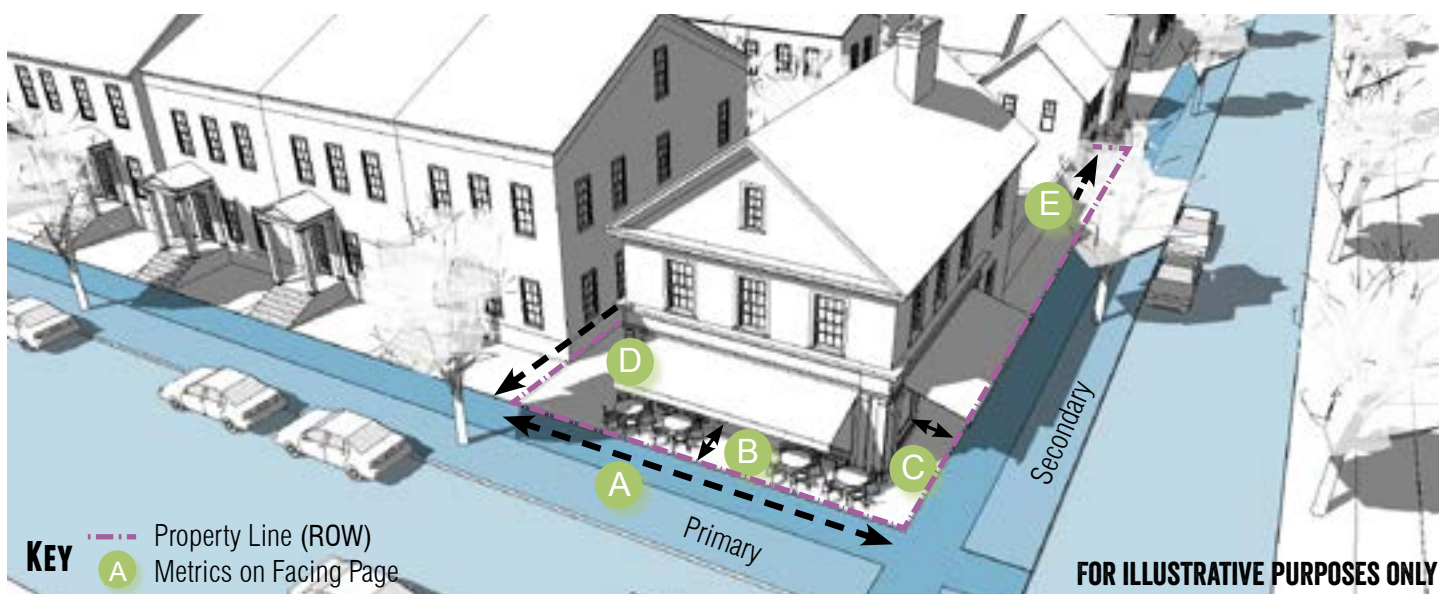
Primary Street	15 ft. min.
Secondary Street	10 ft. min.
Side	5 ft. min.
Rear	3 ft. min.

## PARKING LOCATION

LAYER (SECTION 4.3.3.1)	SURFACE	GARAGE
First Layer	Not Allowed	Not Allowed
Second Layer	Allowed	Section 7.1.4.1
Third Layer	Allowed	Section 7.1.4.1

## CD-4

## SECTION 4.4.3.4 CHARACTER DISTRICT - 4



## GENERAL DESCRIPTION

The CD-4 district is intended to accommodate a variety of residential options including single-family, two-family and multifamily with limited commercial or mixed use on the corners.

## DENSITY

Impervious Cover 80% max.

## TRANSPORTATION

Block Perimeter	2,400 ft. max	Section 3.6.2.1
Streetscape Type	Residential	Section 3.8.1.10
	Conventional	Section 3.8.1.7
	Mixed Use	Section 3.8.1.8

## BUILDING TYPES ALLOWED

Accessory Dwelling	Section 4.4.6.1
Cottage	Section 4.4.6.3
Duplex	Section 4.4.6.5
Townhouse	Section 4.4.6.7
Courtyard Housing	Section 4.4.6.9
Apartment	Section 4.4.6.10
Live/ Work	Section 4.4.6.11
Neighborhood Shopfront	Section 4.4.6.12
Civic Building	Section 4.4.6.15

## BUILDING STANDARDS

Principle Building Height	3 stories max.	50 ft. max.
Accessory Structure Height	N/A	24 ft. max.

## LOT

BUILDING TYPE	LOT AREA	LOT WIDTH	A
Cottage	4,500 sq. ft. min.	40 ft. min./ 120 ft. max.	
Duplex	4,500 sq. ft. min.	40 ft. min./ 120 ft. max.	
Townhouse	1,500 sq. ft. min.	20 ft. min./ 120 ft. max.	
Courtyard Housing	1,500 sq. ft. min.	15 ft. min./ 120 ft. max.	
Apartment	6,000 sq. ft. min.	60 ft. min./ 120 ft. max.	
Live/Work	1,100 sq. ft. min.	15 ft. min./ 120 ft. max.	
Neighborhood Shopfront	6,000 sq. ft. min.	60 ft. min./ 120 ft. max.	
Civic Building	6,000 sq. ft. min.	50 ft. min.	

All Lots 45 feet or less in width shall take vehicular access from a rear alley except Courtyard Housing.

## SETBACKS - PRINCIPAL BUILDING

Primary Street	5 ft. min - 12 ft. max.	B
Secondary Street	5 ft. min.	C
Side	5 ft. min.	D
Rear	15 ft. min.	E
Rear, abutting alley	5 ft. min.	E

## SETBACKS - ACCESSORY STRUCTURE

Primary Street	20 ft. min.
Secondary Street	15 ft. min.
Side	5 ft. min.
Rear	3 ft. min.

## PARKING LOCATION

LAYER (SECTION 4.3.3.1)	SURFACE	GARAGE
First Layer	Not Allowed	Not Allowed
Second Layer	Allowed	Section 7.1.4.1
Third Layer	Allowed	Section 7.1.4.1

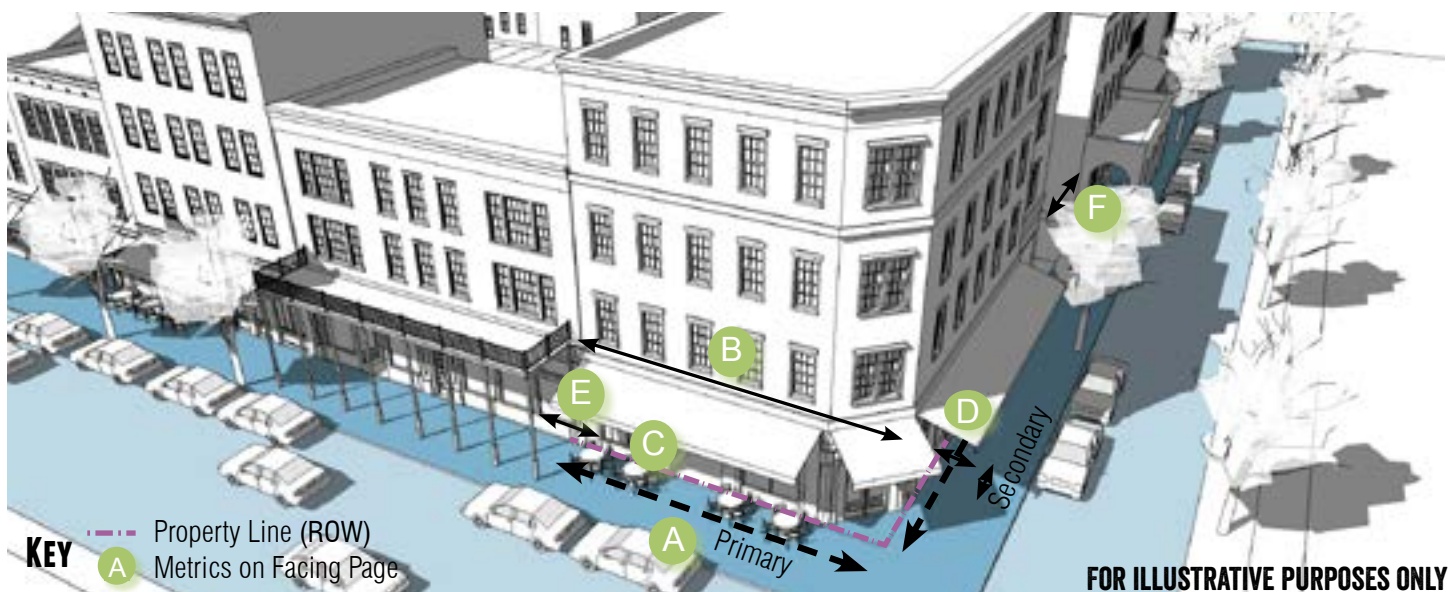
## BUILD-TO ZONE (BTZ)

Building Facade in primary street	60% min.
Building Facade in secondary street	35% min.



## CD-5

## SECTION 4.4.3.5 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 4.4.6.7
Apartment	Section 4.4.6.10
Live/ Work	Section 4.4.6.11
Mixed Use Shopfront	Section 4.4.6.14
Civic Building	Section 4.4.6.15

## 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.

Uses allowed in the respective Character District within the Planning Area. Those uses with a P designate a use is permitted by right, those with a C designate an approved Conditional Use Permit is required and those with a L designate the use is allowed but must meet additional standards associated with that specific use. A "--" indicates the use is not allowed in that district.

### 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-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 USE STANDARDS
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.5	ND-4	N-MS	CD-1	CD-2	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI	MH	EC	
Community Home	L	L	L	L	L	L	P	P	--	P	P	P	P	P	--	--	--	L	--	Section 5.1.4.12
Fraternity or Sorority Building	--	--	--	--	--	--	C	C	--	--	--	C	P	P	--	--	--	--	--	Section 5.1.4.12
<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