

Code Comparison

	Single Family 6 (SF-6)	Single Family 4.5 (SF-4.5)	Character District 2.5 (CD-2.5)	Character District 3 (CD-3)
Density (units per acre)	5.5 max.	7.5 max.	8 max.	10 max.
Impervious Cover	50% max.	60% max.	60% max.	60% max.
Occupancy Restrictions	Apply	Apply	Apply	Do Not Apply
Building Types Permitted	House, ADU	House, ADU	House, ADU	House, ADU, Duplex, Cottage Court, Zero Lot Line
Height Max.	2 Stories (35 ft.)	2 Stories (35 ft.)	2 Stories (35 ft.)	2 Stories (35 ft.)

Zoning District Comparison Chart

Topic	Existing Zoning: N/A - Extraterritorial Jurisdiction (ETJ)	Existing Zoning: Future Development (FD)	Proposed Zoning: Character District – 2.5 (CD-2.5)
Zoning Description	The City does not have zoning outside of City Limits. The City primarily regulates the subdivision of land within the ETJ.	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-2.5 District is primarily intended to accommodate single-family detached houses and encourage home ownership. Uses that would interfere with the residential nature of the district are not allowed.
Uses	No zoning restrictions	Residential (<i>See Land Use Matrix</i>)	Residential, Civic.
Parking Location	No zoning standards	No location standards	Parking allowed in the Second and Third Layer
Parking Standards	No zoning standards	2 spaces per dwelling unit (Single Family Detached)	2 spaces per dwelling unit
Max Residential Units / acre	Based on County Septic restrictions..	0.4 units per acre (max)	8 units per acre (max)
Occupancy Restrictions	N/A	N/A	N/A
Landscaping	No zoning standards	Tree and shrub requirements	Tree and shrub requirements
Building Height(max)	No zoning standards	2 stories	2 stories
Setbacks	No zoning standards	Based on Zoning District	15 foot front, 5 foot side (interior), 10 foot side (corner), 15 foot rear (5 foot with alley).
Impervious Cover (max)	No zoning standards	30%	60%
Lot Sizes	No zoning standards	Allows a variety of lot sizes depending on Building Type.	Minimum 4,500 square ft lot.
Streetscapes	Dependent on use.	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area.	Residential Street: 5' sidewalk, street trees every 35' on center average, 7' planting area.
Blocks	3,000 ft. Block Perimeter max.	No Block Perimeter Required	2,800 ft. Block Perimeter max.