

Section 5.1.1.2 Land Use Matrix **Future Development (FD)** v **Multi-Family Residential (MF-24)**

TABLE 5.1 LAND USE MATRIX

Types of Land Uses	Conventional Residential				Neighborhood Density Districts				Character Districts						Special Districts					Definition Use Standards
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.5	ND-4	N-CM	CD-1	CD-2	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI	MH	EC	
Agricultural Uses																				
Barns or agricultural buildings	P	L	--	--	--	--	--	--	P	P	L	--	--	--	P	--	--	--	--	Section 5.1.2.1
Stables	P	L	--	--	--	--	--	--	--	P	L	--	--	--	P	--	--	--	--	Section 5.1.2.2
Community Garden	P	P	L	L	L	L	L	--	P	P	L	L	L	L	P	P	P	P	P	Section 5.1.2.3
Urban Farm	P	C	C	C	C	L	L	C	P	P	L	L	C	C	P	P	--	P	C	Section 5.1.2.4
Plant Nursery	L	--	--	--	--	--	--	P	--	L	--	--	P	P	P	P	P	--	P	Section 5.1.2.5
Accessory Uses and Structures																				
Accessory Building/Structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.3.1
Accessory Dwelling Unit	L	L	L	L	L	L	P	P	--	P	L	P	P	P	--	--	--	--	--	Section 5.1.3.1
Accessory Use, except as listed below:	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.3.2
Outdoor Storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	L	P	--	L	Section 5.1.3.2
Outdoor Display	--	--	--	--	--	--	--	L	--	--	--	--	L	L	P	--	--	--	L	Section 5.1.3.2
Food Truck	--	--	--	--	--	--	--	P	--	--	--	--	P	P	P	P	P	--	P	Section 5.1.3.1
Drive-thru or Drive-in	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.3.2
Home Occupation	L	L	L	L	L	L	L	--	--	L	L	L	--	--	--	--	--	--	--	Section 5.1.3.4
Family Home Care	P	P	P	P	P	P	P	--	--	P	P	P	--	--	--	--	--	--	--	Section 5.1.3.5
Short Term Rental	L	L	L	L	L	L	L	P	--	L	L	P	P	P	--	--	--	L	P	Section 5.1.3.6
Residential Uses																				
Single Family Detached / Tiny Home	P	L	L	L	L	L	L	--	--	P	P	P	--	--	--	--	--	--	--	Section 5.1.4.1
Cottage Court	--	--	--	--	--	L	L	--	--	--	P	P	--	--	--	--	--	--	--	Section 5.1.4.1
Two Family	--	--	--	--	--	L	L	--	--	--	P	P	--	--	--	--	--	--	--	Section 5.1.4.1
Single Family Attached	--	--	--	--	L	L	L	L	--	--	P	P	P	P	--	--	--	--	--	Section 5.1.4.1
Small Multi-Family (up to 9 units)	--	--	--	--	--	L	L	L	--	--	--	P	P	P	--	--	--	--	--	Section 5.1.4.1
Courtyard Housing (up to 24 units)	--	--	--	--	--	--	L	L	--	--	--	P	P	P	--	--	--	--	--	Section 5.1.4.1
Multi-family (10 or more units)	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--	Section 5.1.4.1
Purpose Built Student Housing	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	--	--	--	Section 5.1.4.1
Manufactured Home	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	Section 5.1.4.1

TABLE 5.1 LAND USE MATRIX

TYPES OF LAND USES	CONVENTIONAL RESIDENTIAL				NEIGHBORHOOD DENSITY DISTRICTS				CHARACTER DISTRICTS						SPECIAL DISTRICTS					DEFINITION USE STANDARDS
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.5	ND-4	N-CM	CD-1	CD-2	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI	MH	EC	
Mobile Home Community / Manufactured Home Park / Tiny Home Village	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	Section 5.1.4.1
Community Home	L	L	L	L	L	L	P	P	--	P	P	P	P	P	--	--	--	L	--	Section 5.1.4.12
Fraternity or Sorority Building	--	--	--	--	--	--	C	C	--	--	--	C	P	P	--	--	--	--	--	Section 5.1.4.12
COMMERCIAL USES																				
Professional Office	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	P	--	--	P	Section 5.1.5.1
Medical, except as listed below:	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.2
Urgent care, emergency clinic, or hospital	--	--	--	--	--	--	--	P	--	--	--	--	P	P	P	P	--	--	P	Section 5.1.5.2
Nursing/ retirement home	--	--	--	--	--	--	P	P	--	--	--	P	P	P	P	--	--	--	P	Section 5.1.5.2
Personal Services, except as listed below:	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.3
Animal care (indoor)	C	--	--	--	--	--	--	P	--	--	--	--	P	P	P	--	--	--	P	Section 5.1.5.3
Animal care (outdoor)	C	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	C	Section 5.1.5.3
Funeral Home	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.5.3
Adult Oriented Businesses	See Section 18, Article 6 of the City Code																			
All Retail Sales, except as listed below:	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.4
Gasoline Sales	--	--	--	--	--	--	--	L	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.5.4
Truck stop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	--	--	--	L	Section 5.1.5.4
Tattoo, body piercing	--	--	--	--	--	--	C	C	--	--	--	C	P	P	P	--	--	--	P	Section 5.1.5.4
Building material sales	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	P	P	--	P	Section 5.1.5.4
Vehicle Sales/ Rental	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.5.4
Pawnshop	--	--	--	--	--	--	--	C	--	--	--	C	P	P	P	--	--	--	P	Section 5.1.5.4
Restaurant/ Bar, as listed below:																				
Eating Establishment	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.5
Bar	--	--	--	--	--	--	--	C	--	--	--	--	C	C	C	--	--	--	C	Section 5.1.5.5
Mobile Food Court	--	--	--	--	--	--	--	C	--	--	--	--	P	P	--	--	--	--	--	Section 5.1.5.5
Sale of Alcohol for on premise consumption	--	--	--	--	--	--	C	C	--	--	--	C	C	C	C	--	--	--	C	Section 5.1.5.5

TABLE 5.1 LAND USE MATRIX

Types of Land Uses	Conventional Residential				Neighborhood Density Districts				Character Districts						Special Districts					Definition Use Standards
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.5	ND-4	N-CM	CD-1	CD-2	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI	MH	EC	
Overnight Lodging, as listed below:																				Section 5.1.5.6
Bed and Breakfast (up to 8 rooms)	L	C	C	C	C	L	L	P	--	P	C	P	P	P	--	--	--	--	P	Section 5.1.5.6
Boutique Hotel (9 - 30 rooms)	--	--	--	--	--	--	C	P	--	--	--	P	P	P	--	--	--	--	P	Section 5.1.5.6
Hotel/ Motel (more than 30 rooms)	--	--	--	--	--	--	--	P	--	--	--	--	P	P	--	--	--	--	P	Section 5.1.5.6
Outdoor Recreation, except as listed below:	--	--	--	--	--	--	--	C	--	--	--	--	P	C	P	--	--	--	P	Section 5.1.5.7
Golf Course	C	C	C	C	C	C	C	C	C	C	C	C	C	C	--	--	--	C	C	Section 5.1.5.7
Traveler Trailers/ RVs Short Term stays	P	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	P	--	Section 5.1.5.7
Shooting Range	C	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	C	Section 5.1.5.7
Indoor Recreation, except as listed below:	--	--	--	--	--	--	--	P	--	--	--	--	P	P	P	P	P	--	P	Section 5.1.5.8
Gym/ Health club	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	P	P	--	P	Section 5.1.5.8
Smoking Lounge	--	--	--	--	--	--	--	C	--	--	--	--	P	C	--	--	--	--	P	Section 5.1.5.8
Charitable Gaming Facility	--	--	--	--	--	--	--	--	--	--	--	--	C	--	C	--	--	--	C	Section 5.1.5.8
Special Event Facility	C	C	--	--	--	--	--	C	--	C	--	--	--	--	--	--	--	--	--	Section 5.1.5.9
Public & Institutional																				
Civic, except as listed below:	P	L	L	L	L	L	P	P	L	L	L	P	P	P	P	P	P	P	P	Section 5.1.6.1
Day Care Center	C	--	--	--	C	C	L	P	--	C	C	L	P	P	P	--	--	--	P	Section 5.1.6.1
Parks, Open Space, and Greenways	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.6.2
Minor Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.6.3
Major Utilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	Section 5.1.6.3
Antenna		See Section 5.1.6.3D																		
Industrial																				
Light Industrial	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	P	P	--	C	Section 5.1.7.1
Light Manufacturing	--	--	--	--	--	--	--	C	--	--	--	--	P	P	P	P	P	--	P	Section 5.1.7.2
Vehicle Service, as listed below:																				Section 5.1.7.3
Car Wash	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	C	Section 5.1.7.3
Vehicle repair (minor)	--	--	--	--	--	--	--	C	--	--	--	--	P	P	P	P	P	--	C	Section 5.1.7.3
Vehicle repair (major)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	C	Section 5.1.7.3

TABLE 5.1 LAND USE MATRIX

TYPES OF LAND USES	CONVENTIONAL RESIDENTIAL				NEIGHBORHOOD DENSITY DISTRICTS				CHARACTER DISTRICTS						SPECIAL DISTRICTS					DEFINITION USE STANDARDS
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.5	ND-4	N-CM	CD-1	CD-2	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI	MH	EC	
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

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

Section 9.3.1.2 Land Use Matrix

TABLE 9.1 LAND USE MATRIX

TYPES OF LAND USES	AR	SF-11	D	DR	TH	PHZL	MF12	MF18	MF24	MR	MU	VMU	P	NC	OP	CC	GC
Agricultural Uses																	
Barns and Farm Equipment Storage	P																
Bulk Grain and/or Feed Storage/ Processing	P																
Farmers Market											P	P	P	C		C	C
Farms, General (Crops)	P										P	P					
Farms, General (Livestock/Ranch)	P																
Hay, Grain, and/or Feed Sales (Wholesale)	C																
Livestock Sales/Auction	C																
Plant Nursery (growing for commercial purposes but no retail sales on site)	P																
Stables	P																
Stables (Private, Accessory Use)	P	C										C					
Residential Uses																	
Accessory Building/Structure (No larger than 625 s.f. in size and 12' in height)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Accessory Building/Structure (Larger than 625 s.f. in size OR 12' in height)	P	C					P	P	P		C	C	P	C	C	P	P
Accessory Dwelling (One Accessory Dwelling Per Lot)	P	C									C	C	P	C	C	C	C
Bed and Breakfast Inn	C	C	C	C	C	C	P	P	P	P	P	P	C	P		P	P
Caretaker's/Guard's Residence											P	P	P	C	C	P	P
Community Home	P	P	P	P	P	P	P	P	P	P	P	P	P				
Residential Hall or Boarding House							P	P	P		C	C		C			
Duplex/Two-Family/Duplex Condominiums			P	P	P		P	P	P		C	C					
Family Home Child Care	P	P	P	P	P	P	P	P	P	P	P	P					
Four Family (Quadraplex) or Three Family (Tri-Plex)							P	P	P		C	C					
Fraternity or Sorority Building							C	C	C		C	C					
Home Occupation										See Section 5.5.3.4							
HUD code-Manufactured Home										P							
Loft Apartments							P	P	P		P	P		C	C	C	C
Multifamily (Apartments)							P	P	P		C	C	C				

TABLE 9.1 LAND USE MATRIX

TYPES OF LAND USES	AR	SF-11	D	DR	TH	PHZL	MF12	MF18	MF24	MR	MU	VMU	P	NC	OP	CC	GC
Purpose Built Student Housing							C	C	C		C	C					
Senior Housing Community							P	P	P							P	P
Single Family Detached House	P	P	P	P	P	P	P	P	P	P	P	P	C	C			
Single Family Industrialized Home	P	P	P	P	P	P	P	P	P	P	P	P	C	C			
Single Family Townhouse (Attached)				P	P		P	P	P		P	P					
Single Family Zero Lot Line/Patio Homes					C	P	P	P	P		C	C					
Office Service Type Uses																	
Armed Services Recruiting Center											P	P	P	P	P	P	P
Bank or Savings and Loan (w/o Drive-thru)											P	P		C	P	P	P
Bank or Savings and Loan (w Drive-thru)											C	C		C	C	P	P
Check Cashing Service											C	C		P		P	P
Offices (Health Services)											P	P		P	P	P	P
Offices (Medical Office)											P	P		P	P	P	P
Offices (Professional)											P	P	C	P	P	P	P
Call Service Center																P	P
Personal and Business Service Uses																	
Appliance Repair											C	C		C		P	P
Artist or Artisans Studio	P										P	P	C	P		P	P
Ambulance Service (Private)													P	C		C	P
Automobile Driving School (including Defensive Driving)											P	P	P	C	C	P	P
Automatic Teller Machines (ATM's)											P	P	P	P		P	P
Barber/Beauty College (barber or cosmetology school or college)													P	C	C	P	P
Barber/Beauty Shop, Haircutting (non-college)											P	P		P	C	P	P
Bed and Breakfast (No Permanent Residence)	C						P	P	P	P	P	P		C		P	P
Communication Equipment (Installation and/or Repair - No outdoor sales or storage)																C	P
Dance/Drama/Music Schools (Performing Arts)											P	P	P	P	C	P	P
Extended Stay Hotels/Motels (Residence hotels)											C	C				C	P

TABLE 9.1 LAND USE MATRIX

TYPES OF LAND USES	AR	SF-11	D	DR	TH	PHZL	MF12	MF18	MF24	MR	MU	VMU	P	NC	OP	CC	GC
Exterminator Service (No outdoor sales or storage)											P	P					P
Funeral Home																	P
Hotel/Motel											P	P				C	P
Kiosk (Providing A Retail Service)											P			C		P	P
Laundry/Dry Cleaning (Drop Off/Pick Up)											P	P		C		P	P
Martial Arts School											P	P	P	C	C	P	P
Medical Supplies and Equipment											P	P		P		P	P
Mini-Warehouse/Self Storage Units											C						C
Off-Premises Freestanding Sign																P	P
Photocopying/Duplicating/Copy Shop											P	P		C		P	P
Sexually Oriented Business									(See San Marcos City Code)								
Studio for Radio or Television (without tower)											P	P	P			P	P
Tool Rental (Indoor Storage only)											P			C		C	P
Tool Rental (with Outdoor Storage)																	C
Washateria/Laundry (Self Serve)														C		P	P
Retail and Service Type Uses																	
All Terrain Vehicle (go-carts) Dealer/Sales																C	P
Antique Shop (with outside storage)											C	C		C		C	P
Auto Dealer (Primarily New/Used Auto Sales as accessory use only)																	P
Auto Dealer, Used Auto Sales																C	P
Auto Supply Store for New and Rebuilt Parts											C	C				P	P
Bike Sales and/or Repair											P	P				P	P
Building Material Sales																	P
Cabinet Shop (Manufacturing)																	P
Convenience Store Without Gas Sales											P	P		C		P	P
Convenience Store With Gas Sales											C			C		C	P
Department Store																P	P
Food or Grocery Store with Gasoline Sales											C			C		C	P
Food or Grocery Store without Gasoline Sales											P	P		C		P	P

TABLE 9.1 LAND USE MATRIX

TYPES OF LAND USES	AR	SF-11	D	DR	TH	PHZL	MF12	MF18	MF24	MR	MU	VMU	P	NC	OP	CC	GC
Gravestone/Tombstone Sales																	C
Gun Smith																	C
Home Improvement Center (10,000 s.f. or more)											C	C				P	P
Lawnmower Sales and/or Repair											C	C				C	P
Liquor Sales (retail)																P	P
Market (Public, Flea)											C	C		C			C
Pharmacy											P	P		C		P	P
Plant Nursery (Retail Sales/Outdoor Storage)	P										C	C	C	C	C	P	P
Recycling Kiosk											P	P	P	C	C	P	P
Restaurant/Prepared Food Sales											P	P	C	C		P	P
Restaurant/Prepared Food Sales with beer/wine off-premises consumption																C	C
Restaurant/Prepared Food Sales with drive thru											C	C				P	P
Retail Store (Misc.) with Drive Thru Service											C	C				C	P
Retail Store (Misc.) without Drive Thru Service (Under 100,000 s.f. Bldg.)											C	C				P	P
Retail Store (100,000 s.f. or more Bldg.)																C	P
Retail Store (over 10,000 s.f. or more Bldg.) outside sales											C	C		C		C	P
Retail Store (under 10,000 s.f. or more Bldg.) outside sales											C	C		C		P	P
Retail Store (under 10,000 s.f. or more Bldg.) no outside sales											P	P		C		P	P
Security Systems Installation Company																	P
Shopping Center (Over 5 Acres)																P	P
Studio Tattoo or Body Piercing											C	C		C		P	P
Temporary Outdoor Retail Sales / Commercial Promotion (4 day time limit; Permit Required by Building Official)											P	P		C		P	P
Upholstery Shop (Non-Auto)																	P
Veterinarian (Indoor Kennels)											C	C				C	P
Woodworking Shop (Ornamental)											P	P		P		P	P
Transportation and Automotive Uses																	

TABLE 9.1 LAND USE MATRIX

TYPES OF LAND USES	AR	SF-11	D	DR	TH	PHZL	MF12	MF18	MF24	MR	MU	VMU	P	NC	OP	CC	GC
General Vehicular Sales and Service											C	C				P	P
Auto Body Repair																	C
Auto Muffler Shop																P	P
Auto Paint Shop																	C
Auto Repair (General)											C	C				C	P
Auto Repair as an Accessory Use to Retail Sales											C	C				P	P
Auto Tire Repair/Sales (Indoor)											C	C				P	P
Auto Wrecker Service/Tow Yard																	
Car Wash (Self Service; Automated)											C	C				C	P
Full Service Car Wash (Detail Shop)											C	C				P	P
Heavy Load Vehicle Sales/Repair																	
Limousine/Taxi Service											C	C				P	P
Public Garage/Parking Structure											C	C	C		C	C	C
Tire Sales (Outdoors/Storage)																C	P
Transit Terminal																C	C
Truck Terminal																	C
Amusement and Recreational Uses																	
Amusement Services or Venues (Indoors)											C	C				C	P
Amusement Services or Venues (Outdoors)	C	C	C	C	C	C	C	C	C		C	C	C				P
Bar											C	C				C	C
Billiard/Pool Facility/Nightclub (Three or More Tables) No alcohol consumption																C	P
Smoking Lounge											C	C		C		C	P
Broadcast Station (with Tower)													P				
Charitable Gaming Facility																	C
Civic/Conference Center											P	P	P			C	P
Country Club (Private)	C	C	C	C	C	C	C	C	C		C	C		C		C	C
Dance Hall/Dancing Facility																C	P
Day Camp	C												C				P
Driving Range																	P
Fair Ground													P				

TABLE 9.1 LAND USE MATRIX

TYPES OF LAND USES	AR	SF-11	D	DR	TH	PHZL	MF12	MF18	MF24	MR	MU	VMU	P	NC	OP	CC	GC
Health Club (Physical Fitness; Indoors Only)											P	P		P		P	P
Motion Picture Theater (Indoors)											C	C				C	P
Motion Picture Studio, Commercial Film																	P
Museum (Indoors Only)											P	P	P	P		P	P
On-Premises Consumption of Alcohol											C	C		C		C	C
Park and/or Playground	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P
Travel Trailers/RVs (Short Term Stays)																	P
Rodeo Grounds													C				
RV/Travel Trailer Sales																	P
Special Event Facility																	C
Tennis Court (Lighted)	C	C	C	C	P	C	P	P	P	P	C	C	P			C	C
Theater (Non-Motion Picture; Live Drama)											C	C	P			C	P
Institutional/Governmental Uses																	
Adult Day Care (No Overnight Stay)											P	P	P	C		P	P
Antenna (Non-Commercial)									See Section 5.5.6.3								
Antenna (Commercial)									See Section 5.5.6.3								
Assisted Living Facility/Hospice							P	P	P		P	P		C		P	P
Broadcast Towers (Commercial)									See Section 5.5.6.3								
Cellular Communications Tower/PSS									See Section 5.5.6.3								
Cemetery and/or Mausoleum	C												P				
Child Day Care (Business)											P	P	C	C		P	P
Meeting Place/Nonreligious			C	C	C	C					P	P		C		P	P
Place of Religious Assembly/Church	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Clinic (Medical)											P	P	P	C	P	P	P
Electrical Generating Plant													C				
Electrical Substation	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C
Emergency Care Clinic											P	P		C		P	P
Franchised Private Utility (not listed)									See Section 5.5.6.3								
Fraternal Organization/Civic Club											P	P		C		P	P
Governmental Building or Use (Municipal, State or Federal)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

TABLE 9.1 LAND USE MATRIX

TYPES OF LAND USES	AR	SF-11	D	DR	TH	PHZL	MF12	MF18	MF24	MR	MU	VMU	P	NC	OP	CC	GC
Heliport											C	C	C				C
Helistop (Non-Emergency)													C				
Household Care Facility	C	C	C	C	C	C	C	C	C	C	C	C	P				
Hospital (Acute Care/Chronic Care)							C	C	C		C	C	P	C	C	C	P
Nursing/Convalescent Home							P	P	P		P	P		C		P	P
Philanthropic organization											P	P		C	P	P	P
Post Office (Private)											P	P	P	P	P	P	P
Post Office (Governmental)	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P
Radio/Television Tower (Commercial)	See Section 5.5.6.3																
Rectory/Parsonage with Place of Worship	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P
Retirement Home/Home for the Aged							P	P	P		P	P				P	P
School, K through 12 (Private)	C	C	C	C	C	C	C	C	C	C	C	C	P	P		P	P
School, K through 12 (Public)	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P
School, Vocational (Business/Commercial Trade)											C	C	P	C		P	P
University or College													P				
Commercial and Wholesale Trade Uses																	
Auction Sales (Non-Vehicle)																	P
Bio-Medical Facilities																	
Caterer											P	P		C		C	C
Extermination Service																	P
Feed and Grain Store																	P
Furniture Manufacture																	
Maintenance/Janitorial Service											C	C		C			P
Manufactured Home Sales																	
Metal Fabrication Shop																	C
Moving Storage Company																	C
Portable Building Sales																	P
Taxidermist																	P
Transfer Station (Refuse/Pick-up)																	
Veterinarian (Outdoor Kennels or Pens)	C																
Warehouse/Office and Storage																	C

TABLE 9.1 LAND USE MATRIX

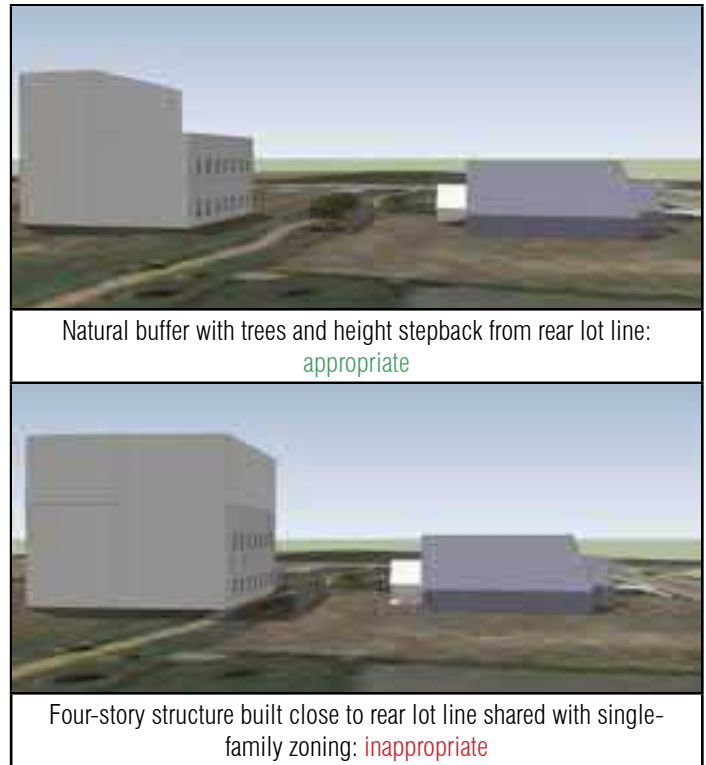
TYPES OF LAND USES	AR	SF-11	D	DR	TH	PHZL	MF12	MF18	MF24	MR	MU	VMU	P	NC	OP	CC	GC
Welding Shop																	
Industrial/Manufacturing Uses																	
Aircraft Support and Related Services													P				
Airport													P				
Manufacturing																	
Contractor's Office/Sales, With Outside Storage including Vehicles																	
Contractor's Temporary On-Site Construction Office (only with permit)									Issued by Building Official								
Distribution Center																	
Electronic Assembly/High Tech Manufacturing																	P
Engine Repair/Motor Manufacturing Re-Manufacturing and/or Repair																	
Food Processing (no Outside Public Consumption)																	
Laboratory Equipment Manufacturing																	
Leather Products Manufacturing																	
Machine Shop																	
Manufacturing Processes not Listed																	
Marble or Stone Finishing																	
Micro Brewery (onsite mfg. and sales)											C	C				C	C
Motor Freight Terminal																	
Outside Storage (as primary use)																	C
Paint Manufacturing																	
Petroleum Bulk Storage																	
Plastic Products Molding/Reshaping																	
Research Lab (Non-Hazardous)															C		C
Sand/Gravel Sales (Storage or Sales)																	
Sign Manufacturing																	
Stone/Clay/Glass Manufacturing																	
Wrecking/Junk Yard																	

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

Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	Proposed Zoning: Multi-Family Residential (MF-24)
Zoning Description	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 MF-24 district is intended for apartment residences at no more than 24-units per acre. MF-24 zoned properties should be situated near major thoroughfares and are ideal buffers between low density residential and commercial uses.
Uses	Residential / Agricultural (See Land Use Matrix)	Residential. (See Land Use Matrix)
Parking Location	No location standards	Not allowed within the 1 st layer
Parking Standards	Dependent upon use	1.05 spaces per bedroom
Max Residential Units per acre	0.4 units per acre (max)	24 units per acre (max)
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories	4 stories
Setbacks	50' minimum front, 20' side, and 20% of total lot depth measured at point of greatest depth in rear	10' front Setback, 15' side setback, 10' rear set back.
Impervious Cover (max)	30%	75%
Lot Sizes	Minimum 2 acres lot area, Minimum 200 ft lot width	12,000 sf minimum
Streetscapes	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 30' on center average, 7' planting area between sidewalk and street required.
Blocks	No Block Perimeter Required	3,000 ft. Block Perimeter Max

1. A thirty-five foot (35') wide densely vegetated landscape buffer. Minimum quantity of landscaping shall be determined by the following requirements:
 - A. The buffer area remains in its natural state if it contains sufficient trees and shrubs.
 - B. Along the shared property line of the single-family and multifamily tracts, one tree per 50 linear feet with a minimum caliper of four inches, selected from the list of approved evergreen tree species in the Preferred Plant List; or
 - C. Along the shared property line of the single-family and multifamily tracts, one tree per 25 linear feet with a minimum caliper of two inches, selected from the list of approved evergreen tree species in the Preferred Plant List.
 2. A street-like private drive so long as any on-street parking is oriented away from the adjacent single-family zoning and the drive is at least thirty-five feet (35') in width. Sidewalks shall not be required on the side of the drive adjacent to the single-family lot, and
 3. A minimum six foot tall masonry wall along the shared property line of the single-family and multifamily tract. A wrought iron fence may be used instead of masonry along with the buffer option in (2)(a) above.
2. Where across a public street from single family zoning, all multifamily development shall incorporate:
 - a. **Height stepback.** A maximum building height of thirty (30) feet shall apply to portions of a structure within seventy (70) feet of a single family zoning designation (measured from the centerline of the street).

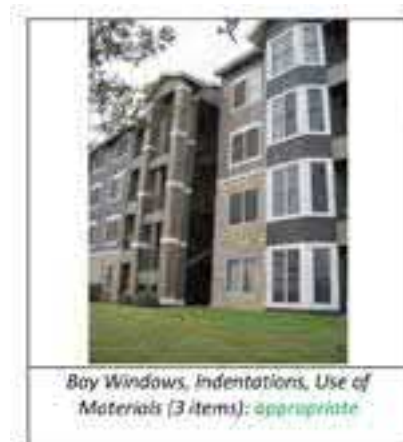


Section 9.4.3.4 Building Design

- A. **Façades.** The intent is to create visual interest through architectural form, massing, and detailing. All façades open to view by the public, whether viewed from a public right-of-way or private property, shall have architectural treatments.
 1. Articulation refers to the giving of emphasis to architectural elements (such as windows, balconies, entries, etc.) that create a complementary pattern or rhythm, dividing large buildings into smaller identifiable pieces. An interval is the measure of articulation - the distance before architectural elements repeat. Modulation is a measured and proportioned inflexion or setback in a building's face. Together, articulation, modulation and their interval create a sense of scale important to residential buildings.
 2. Four-sided design is required. All building elevations shall reflect consistent design, textures, colors, and features. All walls shall be articulated and modulated to enhance architectural complexity.
 3. Building façades shall be articulated with architectural elements that break up long blank walls, add visual

interest, and enhance the character of the neighborhood. Vertical articulation shall occur at intervals of no more than forty (40) feet.

4. Three (3) or more of the following methods of articulation shall be used such that the combination of features project a residential character:
 - a. Providing a balcony, bay window, porch, patio, deck, or clearly defined entry for each interval.
 - b. Providing a decorative lighting fixture, trellis, prominent ornamental tree or other landscape feature within each interval.
 - c. Providing architectural features such as setbacks, indentations, overhangs, projections, cornices, bays, canopies, or awnings. Building modulations shall be a minimum of two (2) feet in depth and two (2) feet in width. The sum of the modulation depth and modulation width shall be no less than eight (8) feet.
 - d. Use of material variations such as contrasting colors, brick or metal banding, or textural changes.
 - e. Artwork or building ornamentation.
5. A variety of modulations and articulations shall be employed. No more than four (4) consecutive uniform modulations shall be used.
6. Front façades incorporating a variation in building setback shall include within the setback such architectural elements as covered or recessed building entries, plazas or courtyards, or seating and planting areas.



- B. **Materials.** The intent is to promote quality design and create visual interest through texture, color and detailing. Materials should be durable so that the development will continue to be an attractive part of the community over time.

1. The following materials are allowed for multifamily residential design: brick, stone, stucco, architectural metal beams and glazing.
2. The use of more than one material on individual buildings is encouraged; however, heavier materials such as brick or stone should be placed on the bottom of the structure, with lighter materials such as stucco above.
3. At the time of submittal of building plans, elevations must be provided with a chart stating the material composition percent for each elevation of a building.
4. Cement fiber board and similar products may be used only in the following locations:
 - a. Covered balconies, porches, and patios.
 - b. Fascia and soffits.
 - c. Interior portions of covered stairways and covered stair towers.
 - d. Breezeways, hallways, corridors and walkways which have a roof covering.
 - e. Bay windows and box windows that protrude from an exterior wall past the edge of the foundation that do not have a brick ledge.

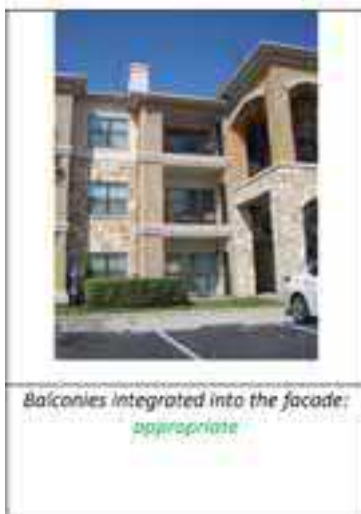
C. Building variation. The intent is to create visual interest and balanced massing while avoiding repetition and the monotonous appearance of similar building types. Buildings shall be considered similar unless they vary significantly in footprint size and shape, architectural elevations and entrance features, within a coordinated overall theme of roof forms, massing proportions and other characteristics. To meet this standard, such variation shall not consist solely of different combinations of the same building features.

1. For any street frontage containing at least three (3) and not more than five (5) buildings (excluding clubhouses/leasing offices), there shall be at least two (2) distinctly different building designs.
2. For any such street frontage containing more than five (5) buildings (excluding clubhouses/leasing offices), there shall be at least three (3) distinctly different building designs.

3. For all street frontages, there shall be no more than two (2) similar buildings placed next to each other along a street.



D. Balconies and stairwells. All stairwells, porches, balconies, and elevator shafts shall be contained within the footprint of the building and shall be incorporated into the design of the façade using consistent and compatible materials and design. Porches located on galleries in VMU or MU zoning districts are exempt from this provision.



E. Quality Building Amenities. The intent is to ensure that taller buildings are of the highest quality. The following shall apply to buildings over three (3) stories.

1. Elevators shall be required.
2. Stairways and corridors shall be located in an enclosed space.

F. Building entries. The intent is to provide human-scaled entries that are prominent and highly visible from other buildings and public areas with safe alignment of sidewalks and paths.

1. At least 50% of all ground-level, street-facing units shall have a street-oriented front entrance.
2. Building entries next to a street or parking area must be pedestrian scaled in relation to building size and covered via canopies or overhangs.
3. Doors, windows, entranceways, and other features such as corners, setbacks, and offsets can be used to create pedestrian scale. Doors shall be fully articulated with the use of such elements as pilasters, columns, fanlights and transoms.
4. Primary entries shall be fully visible and easily accessible.
5. No garages shall be allowed on facades fronting streets.

G. Glazing and transparency. The intent is to provide relief, detail and variation on façades through the use of window architectural styling that lends human scale to the building

type and increases safety by providing eyes on the street. All exterior walls and elevations on all floors of multiple household buildings must contain operable windows except when necessary for health or safety such as fire separation.

1. Street-facing facades shall have a minimum glazed area of 20 percent. All other building facades shall have a minimum glazed area of 10 percent.
2. In order to provide relief and variation, a minimum of two (2) of the following requirements for windows shall be met:
 - a. Windows shall be accented with a drip cap, sill, and trim. The drip cap shall be a minimum of three (3) inches in height and one (1) inch in depth; sills shall be a minimum of three (3) inches in width. Trim shall be a minimum of two (2) inches in width and one (1) inch in depth;
 - b. Windows shall be accented through use of multiple panes;
 - c. Windows shall be vertically oriented with a height one and one-half (1½) to two (2) times the width;
 - d. Windows shall be accented through the use of contrasting trim color and other detailing.

3. Windows should be located to maximize the possibility of occupant surveillance of entryways and common areas.

