

## SECTION 7.3 SPECIFIC DISTRICT REGULATIONS

The following pages contains specific regulations for each district including uses permitted, uses prohibited, required lot area, density limitations, setbacks, and height limitations.

### A. District Regulation.

The following regulations govern the yard and area requirements for each district.

AREA REQUIREMENTS <sup>1</sup>	DISTRICTS													
	R-1	R-1A	R-2	R-3 <sup>2</sup>	R-4/M	R-5/M	C-1	C-2	C-3	M-1	M-2	I-1	GC -P	GC-S
Minimum Lot Size (vs.) 10,000	43,560	30,000	15,000	10,000	7,500	7,500							20,000	15,000
Dwelling Units Per Acre <sup>2,3</sup>	1	1.25	2.5	3.5	9	16	16 <sup>4</sup>	16	16					
Minimum Lot Width (ft.)	100	90	80	70	60	60	60	60	60	60	60	60	100	100
Front Yard Setback (ft.)	50	40	35	30	25	25	None	30	30	40	40	20	40 <sup>6</sup>	25 <sup>6</sup>
Rear Yard Setback (ft.)	50	35	30	25	20	20	None	30	20	30	30	30	20 <sup>6</sup>	20 <sup>6</sup>
Side Yard Setback (ft.)	25	20	15	10	10	10	None	10	10	30	30	30	20 <sup>6</sup>	10 <sup>6</sup>
Side Yard on Street Setback (ft.)	35	30	25	20	20	20	None	25	25	30	30	20	30 <sup>6</sup>	20 <sup>6</sup>
Maximum Building Area (%)	25	25	25	40	40	60	100	40	50	50	50	50		
Max. Impervious Surface Area (%)													70	80
Max. Building Height (ft.)	35	35	35	35	45	45	75	75	75	75	75	75	75	75
Maximum Height of Signs	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Minimum Livable Floor Area Single Family	800	800	800	800	800	800		800	800	800	800	800	800	800

#### NOTES:

1. Area requirements will be applied for each conditional use for uses such as townhouses, patio homes, garden homes, or any other use requiring conditional approval by the Planning Commission.
2. The placement of a single family residence should be in context with the scale and character of the existing neighborhood.
3. Maximum dwelling units allowed is to be determined as a factor of lot sizes, fractional number of units allowed per acre, lot coverage allowed, and building height limitations.
4. Densities may be increased by the Planning Commission through conditional use review by a maximum of 25%.
5. For residential development in commercial districts area requirements of R-5 shall apply. However, the Planning Commission may require greater conditions where deemed necessary in its review.
6. GC Overlay District, Setbacks. The setback requirements may be varied by the Planning Commission as part of development plan approval (see Section 7.6); if an alternative access, roadway/driveway is provided/available so that access is not taken directly from the designated corridor. It is recommended that access be provided via a perpendicular access road in order to protect the integrity of the subject corridor.

<sup>1</sup>Date of Amendment: February 6, 2018 Ordinance No. 01-18 – GC-P/GC-S added and side yard on street added to table. Notes 5-6 covering Gateway requirements moved to Section 7.6.

<sup>2</sup> Date of Amendment: July 15, 2014- R-3 any final subdivision plat recorded prior to September 17, 2013 shall meet the following area requirements: Min. Lot Size 7,500 sf, Min. Lot Width 60 ft.; and Front Yard Setback 25 ft. Any deviation from area requirements prior to September 17, 2013 shall be considered by the Board of Zoning Appeals

**B. Uses Allowed.**

Uses allowed in each zoning district are determined from the following matrix. Categories for each use are:

1. Allowed – Allowed by right. Applicant need only submit the necessary plans for review to the zoning administrator.
2. Conditional Use – Further review required by the Planning Commission as directed by Section 8.17 of this ordinance.
3. Not allowed – Use not allowed in this zone.

Allowed – A      Conditional – C      Not Allowed – N

**C. Use Categories.**

USES	DISTRICTS															
	R-1	R-1A	R-2	R-3	R-4	R-4M	R-5	R-5M	C-1	C-2	C-3	M-1	M-2	I-1	GC-P	GC-S
<b>RESIDENTIAL</b>																
Outdoor Advertising*	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Single-Family	A	A	A	A	A	A	A	A	C	A	A	N	N	A	A	A
Duplex	N	N	N	C	A	A	A	A	N	N	N	N	N	N	C	C
Apartments	N	N	N	N	C	C	C	C	C	C	C	C	N	C	C	C
Townhouse	N	N	N	N	C	C	C	C	C	C	C	N	N	N	C	C
Patio Houses	N	N	N	N	C	C	C	C	N	C	C	N	N	N	C	C
Mobile Home	N	N	N	N	N	A	N	A	N	N	N	N	N	N	N	N
Mobile Home Park & Subdivision	N	N	N	N	N	C	N	C	N	N	N	C	N	N	N	N
<b>Houses for Handicapped or Infirm</b>																
Child Care Homes	N	N	N	N	C	C	C	C	N	C	C	N	N	A	C	C
Group Homes	C	C	C	C	C	C	C	C	N	C	C	N	N	A	C	C
Domiciliary	C	C	C	C	A	A	A	A	N	C	C	N	N	C	C	C
<b>Miscellaneous Rooms for Rent</b>																
Rooming House, Boarding House	N	N	N	C	A	A	A	A	N	A	A	N	N	N	C	C
Tourists Home, Bed & Breakfast Inn	N	N	N	N	N	N	N	N	A	A	A	N	N	A	C	C
Hotel, Motels, and Similar Business	N	N	N	N	N	N	N	N	A	A	A	N	N	A	C	C
Recreational Vehicle Park	C	C	N	N	N	C	N	C	C	N	N	N	N	N	C	N
Temporary Emergency, Construction and Repair Residences	A	A	A	A	A	A	A	A	A	A	A	A	A	A	C	C
<b>COMMERCIAL</b>																
Outdoor Advertising*	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
No Storage & Display of Goods Outside Fully enclosed Building																
less than 100,000 Square Feet GLA	N	N	N	N	N	N	N	N	A	A	A	C	N	N	A	A
more than 100,000 Square Feet GLA	N	N	N	N	N	N	N	N	C	C	C	C	N	N	C	C
<b>Adult Businesses</b>	N	N	N	N	N	N	N	N	N	N	C	C	N	N	N	N
<b>Body Art (Tattoo &amp; Piercing)</b>	N	N	N	N	N	N	N	N	N	N	C	A	N	N	N	N
<b>Package Liquor Store</b>	N	N	N	N	N	N	N	N	N	N	C	C	N	N	N	N

USES	DISTRICTS															
	R-1	R-1A	R-2	R-3	R-4	R-4M	R-5	R-5M	C-1	C-2	C-3	M-1	M-2	I-1	GC-P	GC-S
<b>COMMERCIAL CONTINUED</b>																
Storage and Display of Goods Outside Fully Enclosed Building Allowed																
All Other Less Than 100, 000 Square Feet GLA	N	N	N	N	N	N	N	N	C	C	C	C	N	N	C	C
All Other More Than 100,000 Square Feet GLA	N	N	N	N	N	N	N	N	C	C	C	C	N	N	C	C
Truck Stop	N	N	N	N	N	N	N	N	N	N	C	C	N	N	C	N
Truck Fueling Station	N	N	N	N	N	N	N	N	N	N	C	C	N	N	C	C
Mobile Home Sales	N	N	N	N	N	N	N	N	N	N	C	C	N	N	N	N
Truck and Tractor Sales	N	N	N	N	N	N	N	N	N	N	C	C	N	N	C	N
<b>Offices, Clinical, Research and Services Not Primarily Related To Goods or Merchandise</b>																
Operation Designed to Attract and Serve Customer or Clients on Premises such as Office of Attorney, Physicians, Other Professions, Insurance, Stock Broker, Government Building, etc.	N	N	N	N	N	N	N	N	A	A	A	C	N	A	A	A
Office of Physicians or Dentist	N	N	N	N	N	N	N	N	A	A	A	C	N	A	A	A
Banks	N	N	N	N	N	N	N	N	A	A	A	A	N	A	A	A
Banks with Drive-in Windows	N	N	N	N	N	N	N	N	N	A	A	A	N	A	A	A
<b>Office of Contractor</b>																
With Equipment and Material Yard	N	N	N	N	N	N	N	N	N	N	C	A	A	N	N	N
Without Equipment and Material Yard	N	N	N	N	N	N	N	N	A	A	A	A	A	N	C	C
<b>Automobile Related</b>																
Automobile Maintenance Establishment	N	N	N	N	N	N	N	N	N	C	C	A	A	N	C	C
Automobile Repair	N	N	N	N	N	N	N	N	N	N	C	A	A	N	N	N
Automobile Service Station	N	N	N	N	N	N	N	N	N	C	C	A	N	N	C	C
Convenience Store with Gas Station/Automatic Car Wash	N	N	N	N	N	N	N	N	N	C	C	A	N	N	C	C
Automobile Sales	N	N	N	N	N	N	N	N	N	N	C	C	N	N	C	C
<b>Car Wash</b>																
Self-Service, unattended, open bay	N	N	N	N	N	N	N	N	N	C	A	A	N	N	N	N
<b>Bus Station</b>	N	N	N	N	N	N	N	N	N	C	A	A	N	N	C	C
<b>Day Care Center</b>	N	N	N	N	C	C	C	C	C	A	A	A	N	A	C	C
<b>Dry Cleaner</b>	N	N	N	N	N	N	N	N	A	A	A	A	N	N	A	A

USES	DISTRICTS														GC-P	GC-S
	R-1	R-1A	R-2	R-3	R-4	R-4M	R-5	R-5M	C-1	C-2	C-3	M-1	M-2	I-1		
<b>Manufacturing, Processing, Creating Repairing, Renovating, Painting, Clearing Assembling of Goods, Merchandise and Equipment</b>																
All Operations Conducted Within																
Fully Enclosed Building	N	N	N	N	N	N	N	N	N	C	C	A	A	N	C	C
Operations Conducted Within or Outside																
Fully Enclosed Building	N	N	N	N	N	N	N	N	N	N	C	A	A	N	C	C
Social, Fraternal clubs and Lodges and Union Halls, and Similar Uses	C	C	N	N	C	C	C	C	A	A	A	N	N	C	C	C
Bowling Alleys and Skating Rinks	N	N	N	N	N	N	N	N	A	A	A	A	N	N	C	C
Indoor Fitness Center	N	N	N	N	N	N	N	N	A	A	A	A	N	N	A	A
Indoor/Outdoor Fitness Center	N	N	N	N	N	N	N	N	N	A	A	A	N	N	C	C
Billiard and Pool Halls	N	N	N	N	N	N	N	N	A	A	A	A	N	N	C	C
Movie Theater	N	N	N	N	N	N	N	N	A	A	A	A	N	N	C	C
<b>Activity Conducted Primarily Outside Enclosed Buildings or Structure</b>																
Private Owned Outdoor Recreational Facilities such as Golf and Country Clubs, Swimming or Tennis Clubs, etc.	C	C	N	N	N	N	N	N	N	N	A	N	N	N	C	C
Golf Driving Range, Miniature Golf, Skateboard Park, Bicycle Race Tract	C	C	N	N	N	N	N	N	N	C	A	N	N	N	C	C
Horse Back Riding Stables	A	A	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Automobile or Motorcycle Racing Tracts	C	C	N	N	N	N	N	N	N	N	N	C	N	N	N	N
Commercial Recreational Fishing	A	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
<b>Restaurant, standard</b>	N	N	N	N	N	N	N	N	A	A	A	A	A	A	A	A
<b>Fast Food Restaurant</b>	N	N	N	N	N	N	N	N	C	A	A	A	A	C	A	C
<b>Lounge (Also called bar/nightclub)</b>	N	N	N	N	N	N	N	N	C	C	C	C	N	N	C	C
<b>Brewpub</b>	N	N	N	N	N	N	N	N	A	A	A	A	N	N	N	N
<b>Micro-breweries</b>	N	N	N	N	N	N	N	N	C	N	C	A	N	N	N	N
<b>Micro-distilleries</b>	N	N	N	N	N	N	N	N	C	N	C	A	N	N	N	N

USES	DISTRICTS															
	R-1	R-1A	R-2	R-3	R-4	R-4M	R-5	R-5M	C-1	C-2	C-3	M-1	M-2	I-1	GC-P	GC-S
<b>Storage: Storage of goods not related to sale of use of those goods on the same lot where they are stored.</b>																
All storage within completely enclosed structures	N	N	N	N	N	N	N	N	N	C	C	A	A	N	C	C
Storage inside or outside completely enclosed structure	N	N	N	N	N	N	N	N	N	C	C	A	A	N	N	N
Mini warehouse	N	N	N	N	N	N	N	N	N	C	C	A	A	N	N	N
Scrap Materials, Salvage Yard, Junkyard, Automobile Graveyard	N	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N
<b>Services and Enterprises Related to Animals</b>																
Veterinarian	C	C	N	N	N	N	N	N	N	A	A	A	N	N	C	C
Kennel	C	C	N	N	N	N	N	N	N	N	N	C	N	N	N	N
<b>Laundromat</b>	N	N	N	N	N	N	N	N	A	A	A	A	N	N	N	N
<b>Agricultural, Mining, Quarrying Operation</b>																
Agricultural Operations with Livestock	C	C	N	N	N	N	N	N	N	N	N	N	N	N	C	C
excluding Livestock	A	A	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Mining or Quarrying, including on-site sale of products	C	C	N	N	N	N	N	N	N	N	N	C	N	N	C	N
<b>Miscellaneous Public &amp; Semi Public Facilities</b>																
Post Office	N	N	N	N	N	N	N	N	C	C	A	A	N	N	C	C
Airport	C	C	N	N	N	N	N	N	N	N	N	A	N	A	C	N
Sanitary Land Fill	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Military Reserve or National Guard Center	N	N	N	N	N	N	N	N	N	N	N	A	N	A	N	N
<b>Open Air Markets</b>																
Farm and Craft Market	C	C	N	N	N	N	N	N	C	N	A	N	N	N	N	N
Produce Market	C	C	N	N	N	N	N	N	C	N	A	N	N	N	N	N
Flea Market	N	N	N	N	N	N	N	N	N	N	C	C	N	N	N	N
<b>Horticulture Sales w/Outdoor Display</b>	C	C	N	N	N	N	N	N	N	C	C	C	N	N	N	N

**USES**

**DISTRICTS**

	<b>R-1</b>	<b>R-1A</b>	<b>R-2</b>	<b>R-3</b>	<b>R-4</b>	<b>R-4M</b>	<b>R-5</b>	<b>R-5M</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>M-1</b>	<b>M-2</b>	<b>I-1</b>	<b>GC-P</b>	<b>GC-S</b>
<b>Commercial Greenhouse Operations</b>																
On-premise sales permitted	C	C	N	N	N	N	N	N	N	C	A	A	N	N	C	C
<b>Funeral Home</b>	C	C	N	N	N	N	N	N	N	A	A	N	N	A	C	C
<b>Cemetery</b>	C	C	N	N	N	N	N	N	N	N	C	C	N	A	N	N
<b>Mausoleum</b>	C	C	N	N	N	N	N	N	N	N	C	C	N	A	N	N
<b>Columbarium</b>	C	C	N	N	N	N	N	N	N	N	C	C	N	A	N	N
<b>Crematorium</b>	C	C	N	N	N	N	N	N	N	N	C	C	N	A	N	N
<b>Medical Related</b>																
Medical or Dental Clinic	N	N	N	N	N	N	N	N	A	A	A	N	N	A	A	A
Pharmacies	N	N	N	N	N	N	N	N	A	A	A	N	N	A	A	A
Medical Research Laboratories	N	N	N	N	N	N	N	N	N	A	A	A	A	A	C	C
Retail Medical Supply	N	N	N	N	N	N	N	N	A	A	A	A	N	A	A	A

\* The prohibition of outdoor advertising as a permitted use does not extend to lawfully existing billboard structures and to certain billboard structures that may be constructed in the future pursuant to vested rights obtained prior to December 31, 2015 through an approved settlement agreement with the City, subject to the conditions, limitations and restrictions set forth in Section 8.26 Outdoor Advertising which describe the exceptions to the prohibited use of the business of outdoor advertising.”

Date of Amendments:

September 1, 1992	Ord. No. 131-92	(add Recreational Vehicle Park)
December 6, 1995	Ord. No. 138-95	(add GC-1, GC-2 zones to matrix)
January 4, 1995	Ord. No. 101-95	(further amending uses Funeral, Cemetery, Mausoleum, & Crematorium)
July 19, 1995	Ord. No. 122-95	(add Mausoleum and Crematorium)
December 6, 1995	Ord. No. 137-95	(Add Storage Section )
January 7, 1997	Ord. No. 100-97	(C-3 allowed to conditional)
January 20, 1998	Ord. No. 102-98	(Gateway-sign regulations, IRS, etc.)
December 1, 1998	Ord. No. 135-98	(Gateway-Ext. materials, uses, etc.)
October 3, 2000	Ord. No. 125-00	(add Adult Businesses to matrix)
December 19, 2000	Ord. No. 135-00	(Setbacks, GC-1, GC-2, M-1, M-2, etc.)
May 1, 2001	Ord. No. 144-01	(R-4 Rear Yard Setback 20)
September 18, 2001	Ord. No. 160-01	(Apartment and Townhouses Uses)
November 6, 2001	Ord. No. 165-01	(Planned Residential Development)
January 8, 2002	Ord. No. 102-02	(Materials in GC-1 and GC-2)
January 21, 2003	Ord. No. 101-03	(Change Single Family C to A in C1,2,2 I1, GC)
June 19, 2007	Ord. No. 108-07	(Light Manufacturing in C-2)
November 7, 2007	Ord. No. 118-07	(Add R-1A, Residential Uses, etc.)
November 17, 2009	Ord. No. 121-09	(Change Airport to A in I1 zoning)
July 20, 2010	Ord. No. 112-10	(Add Package Liquor Store)
November 3, 2010	Ord. No. 122-10	(I-1 to Allowed Attract & Serve Customers or Clients Premis)
November 3, 2010	Ord. No. 123-10	(Add Recreational Commercial Fishing A in R-1 only)
February 1, 2011	Ord. No. 101-11	( Add 7.3 A Minimum Livable Floor Area (Single Family) 800 SF)

Date of Amendments:

August 16, 2011	Ord. No. 111-11
September 20, 2011	Ord. No. 115-11
September 20, 2011	Ord. No. 116-11
September 18, 2013	Ord. No. 114-13
February 18, 2014	Ord. No. 102-14
July 2, 2014	Ord. No. 118-14
September 17, 2014	Ord. No. 124-14
May 18, 2016	Ord. No. 113-16
December 20, 2016	Ord. No. 129-16
February 6, 2018	Ord. No. 02-18