Sec. 6.1 Zoning districts established.

A. In order to achieve the purposes established for this Ordinance as indicated in Section 6.2, and to further the goals and objectives stated in any plans for the future development of Gaston County as adopted by the governing board, a number of zoning districts are hereby created. Districts are divided into the following four categories:

1. General zoning districts.

2. Overlay districts.

3. Parallel conditional use districts (Removed).

4. Conditional districts.

B. Each general zoning district category serves a different function. There are several "residential," "commercial,", "office," and "industrial" zoning districts throughout the County's planning jurisdiction. Most districts allow for various land use types and categories; certain districts allow for and encourage mixing land use types.

C. Overlay districts address issues of particular concern and overlay one or more of the general zoning districts. These regulations supplement those found in the underlying general zoning district. Any proposed use located within an overlay district would have to meet the requirements of the underlying general zoning district and the requirements of the overlay district.

D. Parallel Conditional Use Districts (PCUP) (REMOVED) were established to consider situations where a particular use may be acceptable on a lot or tract of land but the other uses permitted in a General Zoning District would not be acceptable. (NOTE: The parallel conditional use rezoning process has been removed as an option with the adoption of Resolution 2019-247, by the Board of Commission on August 27, 2019. All PCUP applications approved prior to this date will be considered valid and remain as an established zoning district until such time the parallel conditional use permit expires or a different use or zoning district is sought for the property.)

E. Conditional Districts (CD) create completely new zoning districts to serve the needs of a particular development. This process does not require a quasi-judicial hearing of a Special Use Permit. The applicant shall hold two Public Information Meetings (PIMs). Conditional District zonings are a legislative process type of rezoning. Property owners, or their authorized agents, are the only people who can request a conditional district rezoning.

Sec. 6.2 General zoning districts.

Sec. 6.2.1 Residential districts.

A. *R-1 Single-Family Limited.* This district is to accommodate single family site built homes and modular construction. The minimum lot size allowed in this district will be dependent on the provision of public or community water and sewer facilities. Although areas may be served with such utilities, most of these areas are located beyond existing or anticipated utility service coverage areas. The minimum lot size for residential uses in this district is larger than in other residential zoning districts.

B. *R-2 Single-Family Moderate.* This district is to accommodate single family site built homes, modular construction, and double-wide manufactured homes. The minimum lot size allowed in this district will be dependent on the provision of public or community water and sewer facilities. Although areas may be served with such utilities, most of these areas are located beyond existing or anticipated utility service coverage areas. The minimum lot size for residential uses in this district is larger than in other residential zoning districts.

C. *R-3 Single-Family General.* This district is to accommodate single family site built homes, modular construction, double-wide and single-wide manufactured homes. The minimum lot size allowed in this district will be dependent on the provision of public or community water and sewer facilities. Although areas may be served with such utilities, most of these areas are located beyond existing or anticipated utility service coverage areas. The minimum lot size for residential uses in this district is larger than in other residential zoning districts.

D. *RS-8 Single-Family 8,000 square feet.* This district is primarily for developing single family residential homes with a standard minimum lot size of 8,000 square feet. This district is generally found in the Urban Standards (US) overlay district and is served by public or community water and sewer utilities. Higher densities than this are normally allowed. A variety of different residential types may be accommodated through Planned Residential Developments (PRD), Infill Residential Developments and Traditional Neighborhood Developments (TND) through the satisfaction of certain performance design and construction.

E. *RS-12 Single-Family 12,000 square feet.* This district is primarily for developing single family residential homes with a standard minimum lot size of 12,000 square feet. This district is generally found in the Urban Standards (US) overlay district and is served by public or community water and sewer utilities. Higher densities than this are normally allowed. A variety of different residential types may be accommodated through Planned Residential Developments (PRD), Infill Residential Developments, and Traditional Neighborhood Developments (TND) through the satisfaction of certain performance design and construction.

F. *RS-20 Single-Family 20,000 square feet.* This district is primarily for developing single family residential homes with a standard minimum lot size of 20,000 square feet. This district is generally found in the Urban Standards (US) overlay district and is served by at least one public or community water or sewer utility. Higher densities than this are normally allowed. A variety of different residential types may be accommodated through Planned Residential Developments (PRD), Infill Residential Developments, and Traditional Neighborhood Developments (TND) through the satisfaction of certain performance design and construction.

G. *RMF Residential Multi-Family.* This district is intended primarily as a residential district for single-family, two-family, and multi family dwellings, and their customary accessory uses. This district establishes areas where development patterns are somewhat denser than surrounding areas. To ensure that developments are well planned and compatible with adjoining residential uses, density levels of development over eight units per acre are allowed through the Conditional District zoning process. This district should have access to public or community water and sewer utilities.

H. *RLD Residential Low Density.* This district requires the largest standard minimum lot size of two acres (87,210 square feet). This district is designed to accommodate residential uses in the most rural portions of the County. This district is protected from large-scale residential development where industrial or intense commercial development is called for on the land development plan in the future, but where specific development plans do not currently exist. The district may be located both within and beyond the Urban Standards (US) overlay district.

Sec. 6.2.2 Office districts.

A. *TMU Transitional Mixed Use.* This district encourages office / mixed office and residential uses at an intensity that compliments nearby residential land uses. These areas are most often found in developed, urban portions of the county and within the Urban Standards (US) overlay district. Areas found along major corridors were originally developed for residential areas. However, due to their location, the blending of office uses and higher density residential development have taken place. The TMU district encourages mixed development to continue.

B. *OLC Office/Light Commercial.* This district allows for and is designed to accommodate mixed office, retail, and residential development. This higher intensity development will most likely occur within the Urban Standards (US) overlay district where public utilities are present and where access to major thoroughfares and/or transit is found. Development in OLC areas will most likely be at a higher intensity level than in the TMU district.

C. *O-1 Office.* This district accommodates larger-scale office developments and complementary commercial service establishments.

D. *O-M Medical Office.* This district is designed to accommodate medically oriented uses that lie close to Caromont Regional Hospital or other existing or planned community medical facilities in the County. Complementary uses are encouraged to be located near these medical facilities to better serve the general public. Uses that are non-medically related are generally excluded from this zoning district to not compete for space that could otherwise be developed for medically related uses. Given the relatively small amount of land suitable for such zoning, predominate uses in other zoning districts (i.e., residences, non-medically related retail uses) are not allowed in the O-M district.

Sec. 6.2.3 Commercial districts.

A. *CBD Central Business District.* This district accommodates uses found in a central city location and encourages high intensity, compact, urban development in a pedestrian-oriented setting. Retail, office, personal service, and institutional uses typically found in a central business district are allowed. To encourage more efficient building usage and to take advantage of the area's centralized location, second-story residential uses are permitted, as are high-density residential developments. Signage requirements shall be specifically tailored for a downtown setting.

B. *UMU Urban Mixed Use.* This district is generally located in the fringes of central business districts and allows for the redevelopment of older commercial districts in a pedestrian-friendly manner. An Urban Mixed Use area may not represent the true downtown business core of a community. However, it contains development features (i.e., limited or no front yard setbacks, limited amounts of off-street parking) that often pre-date the implementation of land use regulations. Redevelopment of such areas, for both commercial and residential purposes, is encouraged.

C. *C-1 Light Commercial.* This district accommodates a large variety of retail uses designed to meet the needs of individual neighborhoods or other relatively small geographic areas. Stores and shopping complexes are relatively small in size and designed to be compatible and integrated with adjoining residential neighborhoods. This zoning district was not created to accommodate retail uses that attract persons from outside the neighborhood or attract large numbers of passing motorists.

D. *C-2 Highway Commercial.* This district accommodates retail services and distributive uses typically located along or adjacent to principal or minor arterials and require high visibility, good road access, and which cater primarily to passing motorists. Development in this district is designed to promote aesthetics and the safe and efficient movement of traffic so as to not unduly burden adjacent thoroughfares. As larger and more intensive developments create more significant impacts on adjoining neighborhoods, roads, and utility infrastructures, larger developments may be allowed in this zoning district. Most (C-2) zoning districts are located within the Urban Standards (US) overlay district.

E. *C-3 General Commercial.* This district accommodates the broadest array of commercial uses of all the commercial zoning districts, some of which are not allowed in any other commercial zoning districts. Like the (C-2) district, the (C-3) district is intended to accommodate the community's larger and most intense commercial developments (outside of the central business district) and generally located within the Urban Standards overlay district.

F. *NBS Neighborhood Business Services.* This district is designed primarily for local retail, offices, and personal services developed at relatively low intensity levels and are compatible with adjoining residential neighborhoods. It is not intended to accommodate retail uses which are designed to attract persons from outside the neighborhood or to attract large numbers of traveling motorists. Regulations for this district are designed to encourage the development of small, neighborhood-oriented retail areas.

G. *GPX Garden Parkway Interchange.* This district accommodates an array of aesthetically pleasing and well-designed developments close to interchanges along the Garden Parkway. While developments near the interchange exits may be designed for automobile access and provide amenities to motorists using the Parkway, the district is intended to accommodate mixed residential, retail, service and office uses that are well-integrated, compact, and pedestrian friendly. This district is not intended to accommodate nor promote typical "strip commercial" developments typically found along roads that emanate from limited access road interchanges.

As indicated in Table 7.1-1, a wide variety of residential, retail, service, and office uses are allowed within the (GPX) district. This district promotes well-designed development that integrates a variety of uses. Lot by lot incremental development of parcels within an individual (GPX) zoning district is NOT recommended. Planned developments such as Planned Residential Developments (PRDs), Traditional Neighborhood Developments (TNDs), and Planned Unit Developments (PUDs) are strongly encouraged. Individual uses outside of these developments are limited to the following:

1. Single-Family Dwellings.

2. Convenience Stores.

3. Hotels/Motels.

4. Restaurants without drive-through facilities.

5. Essential Services, Classes 1, 2, and 4.

Except for Single-Family Dwellings and Essential Services, all other uses listed above shall be subject to the issuance of a Special Use Permit.

For uses that existed when the (GPX) zoning was placed on a piece of land (i.e., a use shown above, or as a use within a PRD, TND or PUD) any expansion of a conforming use will be subject to the issuance of a Special Use Permit. Other uses not specifically listed in Table 7.1-1 as being allowed in the (GPX) district or otherwise allowed as part of a (PRD), (TND), or (PUD) shall be considered "non-conforming" and shall be subject to the provisions of Section 3.5.

Sec. 6.2.4 Industrial districts.

A. *I-1 Light Industrial.* This district provides for areas that contain a mix of light manufacturing uses, office parks, and service uses in an attractive setting with proper screening and buffering. (I-1) districts should include areas that continue the orderly development and concentration of light industrial uses. Any areas rezoned to the (I-1) district following the adoption of this Ordinance shall have direct access to or lie within close proximity of a principal or minor arterial.

B. *I-2 General Industrial.* This district provides for areas of heavier manufacturing and industrial uses that are properly sited, based on the following factors: adjacent land uses, access to the transportation network, and the availability of public services and facilities. This district shall provide an environment for industries that are unencumbered by nearby residential or commercial development. (I-2) zoned districts shall be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. The (I-2) district provides sites for activities that involve major transportation terminals, and manufacturing facilities that have a greater impact on the surrounding area than industries found in the (I-1) district. (I-2) districts should not be located adjacent to any property zoned for residential use, except when mitigating factors (i.e., terrain, buffering, and transportation access) are in place to mitigate any potential negative impacts upon the residential areas substantively. Any areas that are rezoned to an (I-2) district following the adoption of this Ordinance shall have direct access to or lie in close proximity of a principal or minor arterial.

C. *I-3 Exclusive Industrial.* This district provides areas for the most intensive heavy manufacturing and industrial uses that may have impacts such as excess noise, environmental concerns, and extended hours of operation. Uses in this district are minimal and include mining uses, petroleum refining, and slaughterhouses. Any areas that are rezoned to an (I-3) district following to the adoption of this Ordinance shall have direct access to or lie near to a principal or minor arterial.

D. *I-U Urban Industrial.* This district is generally found in older portions of the community developed prior to the implementation of zoning regulations. These areas contain older industrial and warehouse-type uses and often do not conform to the parking, bulk, or setback requirements applicable if those structures were developed today. The district accommodates existing uses encourages the redevelopment of such uses for industrial, commercial, and residential purposes.

Sec. 6.3 Overlay zoning districts.

Sec. 7.1 Table of uses/uses not expressly listed or addressed.

A. Table 7.1-1 shows the principal uses that are allowed in each zoning district. Supplemental regulations are discussed in Chapter 8; Parking Requirements are discussed in Chapter 10. Other district regulations may apply which are not expressly listed in this Chapter, such as Flood Plain, Watershed Water Supply, etc.

Certain uses predating the adoption of this Ordinance are allowed to remain as nonconforming uses in accordance with Chapter 3 of this Ordinance. Unless a use is allowed as a "permitted," "conditional," "nonconforming use," "temporary use," "Special Use Permit" per Section 5.12, or otherwise specifically addressed in this Ordinance, then such use shall be expressly prohibited in that zoning district. The Board of Adjustment shall have no authority to grant a variance or Special Use Permit to allow for such prohibited use.

B. Table 7.1-1 lists the allowed uses and in the zoning district in which they are permitted in accordance with the following letter designations:

X = Permitted use by right

CD = Conditional Zoning required

E = Existing use subject to limitations

SP = Special Use Permit required

s = supplemental regulations listed in addition to X, CD, E, SP

Note: The supplemental regulations list more in depth how a use is allowed if a supplemental number is noted in the Table of Uses.

The Conditional District (CD) zoning designation is applicable in all underlying zoning districts and regulated uses, and therefore, may not be indicated throughout the entire Table of Uses but should be presumed allowable when permitted by right or Special Use Permit (SUP).

Sec. 7.2 Table of uses category description.

A. *Agricultural uses.* Characterized by uses that create or preserve areas intended primarily for the raising of animals and crops, and the secondary industries associated with agricultural production.

B. *Commercial services.* Uses which are general commercial/business in nature.

C. *Civic/community organizations.* Uses of a public, nonprofit, or charitable nature providing ongoing education, training or counseling to the general public on a regular basis, without a residential component.

D. *Educational.* Public and private (including charter or religious) schools at the primary, elementary, middle, junior high, or high school level that provide basic academic education. Also includes college and other institutions of higher training that offer courses of general or specialized study leading to a degree usually in a campus setting.

E. *Industrial/general manufacturing.* Firms involved in research and development activities without light fabrication and assembly operations; limited industrial/manufacturing activities. The uses emphasize industrial businesses and sale of heavier equipment. Factory production and industrial yards are located here. Sales to general public limited. Firms engaged in the manufacturing, assembly, repair or servicing of industrial, business, or consumer machinery, equipment, products, or by-products mainly by providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the site.

F. *Medical.* Uses providing medical or surgical care to patients. Some uses may offer overnight care.

G. *Offices, general.* Activities conducted in an office setting and focusing on business, government, professional or financial services.

H. *Personal services.* Uses which are generally related to the care of the personal needs.

I. *Recreation, general.* Uses focusing on natural areas consisting vegetation, passive or active outdoor recreation areas, or community gardens, and having few structures. Generally commercial uses, varying in size, providing daily or regularly scheduled entertainment-oriented activities in an indoor setting or outdoor setting or within a number of structures.

J. *Residential.* Residential occupancy of a dwelling unit by a household for month-to-month or longer basis.

K. *Sales and services, general.* Companies or individuals involved in the sale, lease or rental of new or used products or providing services or repair to the general public.

L. *Transportation.* Facilities for the takeoff and landing of airplanes and helicopters, and terminals for taxi, rail, or bus services.

M. *All other uses.* Uses not covered elsewhere above.

Sec. 7.3 Pre-existing lots of record.

For pre-existing lots that were in compliance at the time of recording and had listed setbacks and/or lot size also recorded at that same time, will be honored in lieu of the current setback requirements listed in this Ordinance.

Sec. 7.4 Conversion of residential structures to non-residential uses or mixed-use dwelling.

In any non-residential zoning district, a residential structure that existed on or before the date of adoption of this Ordinance, may be converted to a permitted nonresidential use (or a mixed-use dwelling), so long as all applicable off-street parking and landscaping, screening requirements are met. If such use is a Special Use Permit, the Board of Adjustment may attach fair and reasonable conditions which would serve to mitigate any existing nonconforming situations arising from such conversion.

Sec. 7.5 Bulk and dimensional standards.

Bulk and dimensional standards for all uses in all general zoning districts are shown in Tables 7.1-2 through 7.1-5. Such dimensional standards shall apply unless specific more restrictive standards for individual uses are found elsewhere in this Ordinance.

Additional setbacks shall be required on corner lots and abutting unlike zoning district lots.

Alphabetical Listing of Uses on the Use Table 7.1-1

|  |  |
| --- | --- |
| Abattoir Class 1 | Industrial/General Manufacturing |
| Abattoir Class 2 | Industrial/General Manufacturing |
| ABC Store | Sales and Service, General |
| Adult Establishments | All Other Uses |
| Aircraft Sales & Service | Sales and Service, General |
| Airport, Airstrip, Freight & Flying Service | Transportation |
| Amusement and Sporting Facility, Indoor (unless use specifically listed) | Recreation General |
| Amusement and Sporting Facility, Outdoor | Recreation General |
| Amusement Arcade | Recreation General |
| Amusement Park | Recreation General |
| Animal Grooming Service for household pet (indoor kennels) | Commercial Services |
| Animal Hospital (outdoor kennel) | Medical |
| Animal Hospital, (Indoor kennel) | Medical |
| Animal Kennel | Commercial Services |
| Animal Shelter | Civic/Community Organizations |
| Art Gallery | Sales and Service, General |
| Assisted Living Center | Civic/Community Organizations |
| ATM (Automated Teller Machine) | Commercial Services |
| Auction House | Commercial Services |
| Auditorium/Assembly Hall/Amphitheater/Community Center, 500 or more seats | Civic/Community Organizations |
| Auditorium/Assembly Hall/Amphitheater/Community Center, Less than 500 seats | Civic/Community Organizations |
| Automobile Body Shop/Automobile, Truck Sales, Accessory | Commercial Services |
| Automobile Detail Shop | Commercial Services |
| Automobile Hobbyist | All Other Uses |
| Automobile Repair Shop/Automobile, Truck Sales, Accessory | Commercial Services |
| Automobile Service Station/Automobile, Truck Sales, Accessory | Commercial Services |
| Automobile Towing and Wrecker Service/Automobile, Truck Sales, Accessory | Commercial Services |
| Automobile, Truck, Boat, Motorcycle, Manufactured Home, Recreational Vehicle Sales and Rental | Sales and Service, General |
| Bail Bond | Commercial Services |
| Baseball Hitting Range | Recreation General |
| Bed and Breakfast Inn | Commercial Services |
| Billiard Parlor | Recreation General |
| Body Piercing Establishment and Tattoo Parlor | Personal Services |
| Bona Fide Farms | Agricultural Uses |
| Botanical Garden | Agricultural Uses |
| Bowling Lanes | Recreation General |
| Brew Pub | Sales and Service, General |
| Breweries | Commercial Services |
| Building Material and Lumber Sales | Sales and Service, General |
| Bus and Train Terminal, Passenger | Transportation |
| Bus Charter Service | Transportation |
| Business Services | Commercial Services |
| Camping and Recreational Vehicle Park | Residential |
| Car Wash, Automatic | Commercial Services |
| Car Wash, Self Service | Commercial Services |
| Cemetery | Civic/Community Organizations |
| Charitable Service Facility | Civic/Community Organizations |
| Check Cashing Establishment, Closed 12:00 a.m. to 5:00 a.m. | Commercial Services |
| Check Cashing Establishment, Open Up to 24 hrs. | Commercial Services |
| Church/Place of Worship | Civic/Community Organizations |
| Cleaning & Maintenance Service | Commercial Services |
| Club, Private (without Adult Entertainment) | Sales and Service, General |
| College/University | Education |
| Commercial Vehicle and Truck Storage | Industrial/General Manufacturing |
| Conference/Retreat/Event Center | Civic/Community Organizations |
| Continuing Care Facility | Civic/Community Organizations |
| Contractor's Office | Commercial Services |
| Contractor's Office and Equipment Storage Yard | Industrial/General Manufacturing |
| Contractor's Office and Operation Center | Commercial Services |
| Convenience Store, Closed 12:00 a.m. to 5:00 a.m. | Sales and Service, General |
| Convenience Store, Open Up to 24 hours | Sales and Service, General |
| Correctional Facility | Civic/Community Organizations |
| Country Club | Civic/Community Organizations |
| Crematorium | Industrial/General Manufacturing |
| Day Care Center, Accessory | Civic/Community |
| Day Care Center, Class A | Civic/Community Organizations |
| Day Care Center, Class B | Civic/Community Organizations |
| Day Care Center, Class C | Civic/Community Organizations |
| Distribution/Wholesale/Storage Operation | Transportation |
| Dry Cleaning/Laundry Plant | Industrial/General Manufacturing |
| Dwelling, Manufactured Home Class A | Residential |
| Dwelling, Manufactured Home Class B | Residential |
| Dwelling, Manufactured Home Class C | Residential |
| Dwelling, Manufactured Home Class D | Residential |
| Dwelling, Mixed Use | Residential |
| Dwelling, Multi-Family | Residential |
| Dwelling, Single-Family | Residential |
| Dwelling, Two-Family | Residential |
| Electric, Heating, Air Conditioning, Ventilating, Plumbing Supplies & Equipment Sales | Sales and Service, General |
| Electronic Gaming Operation | All Other Uses |
| Essential Services Class 1 | Civic/Community Organizations |
| Essential Services Class 2 | Civic/Community Organizations |
| Essential Services Class 3 | Civic/Community Organizations |
| Essential Services Class 4 | Civic/Community Organizations |
| Exterminators Office | Sales and Service, General |
| Family Care Home | Residential |
| Farm Supply Store, with outdoor storage | Sales and Service, General |
| Farm Supply Store, without outdoor storage | Sales and Service, General |
| Farmers Market | Civic/Community Organizations |
| Financial Institution (excluding principal use ATMs) | Commercial Services |
| Firing Range, Indoors, principal use | Sales and Service, General |
| Firing Range, Outdoors, principal use | Sales and Service, General |
| Fish Hatcheries | Agricultural Uses |
| Flea Market, Indoor | Sales and Service, General |
| Flea Market, Outdoor | Sales and Service, General |
| Flex Space | All Other Uses |
| Food Catering Facility | Commercial Services |
| Food Pantry | Civic/Community Organizations |
| Food Store, 0—9,999 sq. ft. GFA | Sales and Service, General |
| Food Store, 10,000+ sq. ft. GFA | Sales and Service, General |
| Fraternal & Service Organization Meeting Facility (non- or not- for profit), 0—9,999 sq. ft. GFA | Civic/Community Organizations |
| Fraternal & Service Organization Meeting Facility (non- or not-for-profit), 10,000+ sq. ft. GFA | Civic/Community Organizations |
| Funeral Homes | Commercial Services |
| Furriers | Sales and Service, General |
| Game Room | Recreation General |
| Glass & Mirror Shop | Commercial Services |
| Golf Course; Golf Driving Range; Golf Miniature | Recreation General |
| Grooming Services | Personal Services |
| Group Home | Residential |
| Gunsmith, Gun & Ammunition Sales | Commercial Services |
| Hardware Store | Commercial Services |
| Health and Behavioral Care Facility | Civic/Community Organizations |
| Health Club, Spa, Gymnasium (principal use) | Recreation General |
| Heavy, Industrial, Farm Equipment Sales and Services | Sales and Service, General |
| Heliport/Helistop | Transportation |
| Home Occupation, Customary | Sales and Service, General |
| Home Occupation, Rural | Sales and Service, General |
| Hospital | Medical |
| Hotel or Full Service Hotel | Commercial Services |
| Industrial Heavy Equipment Bulk Storage Yard | Industrial/General Manufacturing |
| Junk Yard/Salvage Yard | Industrial/General Manufacturing |
| Laboratories - Dental, Medical | Medical |
| Laundromat, Closed 12:00 a.m. to 5:00 a.m. | Personal Services |
| Laundromat, Open Up to 24 hrs. | Personal Services |
| Lawn and Garden Center | Commercial Services |
| Library | Civic/Community |
| Lounge/Nightclub | All Other Uses |
| Machine, Metal, Wood Working, Welding Shop | Industrial/General Manufacturing |
| Manufactured Goods, Class 1 | Industrial/General Manufacturing |
| Manufactured Goods, Class 2 | Industrial/General Manufacturing |
| Manufactured Home Park | Residential |
| Marina, Accessory | Commercial Services |
| Marina, Commercial | Commercial Services |
| Maternity Home | Civic/Community Organizations |
| Medical Offices, 0—49,999 sq. ft. GFA | Medical |
| Medical Offices, 50,000—99,999 sq. ft. GFA | Medical |
| Medical Offices, 100,000+ sq. ft. GFA | Medical |
| Military Reserve Center | Civic/Community Organizations |
| Mini-Warehouse | Commercial Services |
| Mining and Quarrying | All Other |
| Monument Sales | Industrial/General Manufacturing |
| Motel | Commercial Services |
| Moving & Storage Facilities | Commercial Services |
| Multi Family Development | Residential |
| Museum | Civic/Community Organizations |
| Nursery (Garden) | Commercial Services |
| Nursing Home, Rest Home | Civic/Community Organizations |
| Offices, Excluding Medical, 0—49,999 sq. ft. GFA | Office General |
| Offices, Excluding Medical, 50,000—99,999 sq. ft. GFA | Office General |
| Offices, Excluding Medical, 100,000—199,999 sq. ft. GFA | Office General |
| Offices, Excluding Medical, 200,000+ sq. ft. GFA | Office General |
| Paint Ball/Laser Tag Facility | Recreation General |
| Park | Recreation General |
| Parking Lot | Transportation |
| Personal Business Services | Personal Services |
| Photo finish Laboratory | Commercial Services |
| Planned Residential Development (PRD) | Residential |
| Planned Unit Development (PUD) | All Other Uses |
| Portable Toilet Service | Commercial Services |
| Post Office | Civic/Community Organizations |
| Postal & Parcel Processing & Bulk Handling Facility | Industrial/General Manufacturing |
| Private Residential Quarters (PRQ) | Residential |
| Produce Stand | Sales and Service, General |
| Race Track, Large | Recreation General |
| Race Track, Small | Recreation General |
| Railroad Terminal & Yard | Transportation |
| Recreation Center and Sports Center | Recreation General |
| Recycling Deposit Station, accessory | Industrial/General Manufacturing |
| Recycling Deposit Station, principal use | Industrial/General Manufacturing |
| Recycling Processing Facility | Industrial/General Manufacturing |
| Residence Hall | Residential |
| Residential Infill Development | Residential |
| Restaurant | Sales and Service, General |
| Restaurant, with drive thru | Sales and Service, General |
| Restaurant, within other facilities | Sales and Service, General |
| Retail, 0—24,999 sq. ft. GFA | Sales and Service, General |
| Retail, 25,000—49,999 sq. ft. GFA | Sales and Service, General |
| Retail, 50,000—99,999 sq. ft. GFA | Sales and Service, General |
| Retail, 100,000+ sq. ft. GFA | Sales and Service, General |
| Riding Stables | Recreation General |
| Rodeo/Accessory Rodeo | Recreation General |
| School for the Arts | Education |
| School, Elementary & Middle (public & private) | Education |
| School, Senior High (public & private) | Education |
| School, Vocation | Education |
| Septic Tank Cleaning Service | Commercial Services |
| Shopping Center, 0—24,999 sq. ft. GFA | Sales and Service, General |
| Shopping Center, 25,000—49,999 sq. ft. GFA | Sales and Service, General |
| Shopping Center, 50,000—99,999 sq. ft. GFA | Sales and Service, General |
| Shopping Center, 100,000+ sq. ft. GFA | Sales and Service, General |
| Sign Shop | Commercial Services |
| Small House Community | Residential |
| Solid Waste & Septic Tank Vehicle Storage Facility | Industrial/General Manufacturing |
| Solid Waste Transfer Station | Industrial/General Manufacturing |
| Special Events Facility | Civic/Community Organizations |
| Special Events Facility, Accessory | Civic/Community Organizations |
| Stadium | Civic/Community Organizations |
| Swimming Pool, Sales, Service & Supplies | Sales and Service, General |
| Taxidermy | Commercial Services |
| Telecommunication Antennae & Equipment Buildings | Civic/Community Organizations |
| Telecommunication Tower & Facilities | Civic/Community Organizations |
| Telecommunication Tower, Freestanding Monopole, up to 199.9 ft. | Civic/Community Organizations |
| Theater, indoor movie | Recreation General |
| Theater, outdoor movie | Recreation General |
| Tire Recap Facility | Industrial/General Manufacturing |
| Tire Sales, new or used | Sales and Service, General |
| Tower and/or Station, Radio & Television Broadcast | Civic/Community Organizations |
| Traditional Neighborhood Development (TND) | Residential |
| Transit Station | Transportation |
| Truck Stop | Sales and Service, General |
| Truck Terminal | Transportation |
| Truck Washing Facility | Commercial Services |
| Upholstery Shop | Commercial Services |
| Warehouse, 0—99,999 sq. ft. GFA | Industrial/General Manufacturing |
| Warehouse, 100,000+ sq. ft. GFA | Industrial/General Manufacturing |
| Wood Waste Grinding Operation | Industrial/General Manufacturing |
| Zoo | Civic/Community Organizations |

(Res. No. 2022-041, 2-22-22)

**Table 7.1-1: Table of Uses**

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **X = Permitted use by right; CD = Conditional Zoning required; E = Existing use subject to limitations; SP = Special Use Permit required; s = Supplemental regulations listed in addition to X, CD, E, SP** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **USE CATEGORY** | **RESIDENTIAL ZONING DISTRICTS** | | | | | | | | | | | | | | | | **OFFICE DISTRICTS** | | | | | **COMMERCIAL DISTRICTS** | | | | | | | | | | **INDUSTRIAL DISTRICTS** | | | | | | | | | **Suppl. Regs. Ch. 8** | | **Parking Regs. Ch. 10** |
| **R-1** | | **R-2** | | **R-3** | | **RLD** | | **RS-20** | | **RS-12** | | **RS-8** | | **RMF** | | | **TMU** | **OLC** | **O-1** | **OM** | **CBD** | **UMU** | **GPX** | **NBS** | | **C-1** | | **C-2** | | **C-3** | | **I-1** | | **I-2** | | **I-3** | | **IU** | |
| **Agricultural Uses** | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | |  | |  | |  | |  | |  | |  | |  | |  | |
| Bona Fide Farms | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | Xs | Xs | Xs | Xs | Xs | Xs | Xs | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | | 8.4.26 | | 1.0 | |
| Botanical Garden | | Xs | | Xs | | Xs | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | |  | |  | |  | |  | |  | |  | | 8.4.3 | | 1.52 | |
| Fish Hatcheries | |  | |  | | SP | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | | SP | |  | |  | | SP | |  | |  | |  | | 1.15 | |
| **Commercial Services** | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | |  | |  | |  | |  | |  | |  | |  | |  | |
| Animal Grooming Service for household pet (indoor kennels) | |  | | SP | | SP | |  | |  | |  | |  | |  | | X |  |  |  |  |  |  | SP | X | | X | | X | |  | |  | |  | |  | |  | | 1.10 | |
| Animal Kennel | |  | | SPs | | SPs | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | | SPs | | SPs | |  | | SPs | |  | |  | | 8.2.5 | | 1.10 | |
| ATM (Automated Teller Machine) | |  | |  | |  | |  | |  | |  | |  | |  | | Xs | Xs | Xs | Xs | Xs | Xs |  |  | Xs | | Xs | | Xs | | Xs | | Xs | |  | | Xs | | 8.2.6 | | 1.22 | |
| Auction House | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  | Xs/SPs | Xs/SPs |  |  | Xs/SPs | | X | | X | |  | | Xs/SPs | | Xs/SPs | | Xs/SPs | | 8.2.7 | | 1.20 | |
| Automobile Body Shop/Automobile, Truck Sales, Accessory | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | | Xs | | Xs | |  | | X | |  | | Xs/Cs | | 8.2.8 8.2.11 | | 1.9 | |
| Automobile Detail Shop | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | | Xs | | Xs | |  | |  | |  | | Xs/Cs | | 8.2.8 | | 1.9 | |
| Automobile Repair Shop/Automobile, Truck Sales, Accessory | |  | |  | | SPs | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  | Xs | | Xs | | Xs | |  | | Xs | |  | | Xs/SPs | | 8.2.8 8.2.11 | | 1.9 | |
| Automobile Service Station/Automobile, Truck Sales, Accessory | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  | Xs/SPs | Xs/SPs |  |  | Xs/SPs | | Xs/SPs | | Xs/SPs | | Xs/SPs | | Xs/SPs | |  | | Xs/SPs | | 8.2.9 8.2.39 8.2.11 | | 1.9 | |
| Automobile Towing and Wrecker Service/Automobile, Truck Sales, Accessory | |  | |  | | SPs | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | | Xs/SPs | | Xs/SPs | | Xs/SPs | | Xs/SPs | |  | |  | | 8.2.10 8.2.11 | | 1.15 | |
| Bail Bond | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | | X | | X | |  | |  | |  | |  | |  | | 1.6 | |
| Bed and Breakfast Inn | | SPs | | SPs | | SPs | | SPs | | SPs | | SPs | | SPs | | SPs | | Xs | Xs |  |  | Xs | Xs |  |  | Xs | |  | |  | |  | |  | |  | |  | | 8.2.12 | | 1.35 | |
| Brew Pub | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  | X | X |  |  | X | | X | | X | |  | |  | |  | | X | |  | | 1.14 | |
| Breweries (including micro breweries and cideries) | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | | Xs | | Xs | | Xs | |  | |  | | Xs | | 8.4.31 | | 1.14 | |
| Business Services | |  | |  | |  | |  | |  | |  | |  | |  | | X | X | X |  | X | X |  |  | X | | X | | X | | X | | X | |  | |  | |  | | 1.10 | |
| Car Wash, Automatic | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | | Xs | | Xs | | SPs | |  | |  | |  | | 8.2.15 8.2.39 | | 1.12 | |
| Car Wash, Self Service | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  | Xs/SPs | | Xs/SPs | | Xs/SPs | |  | |  | |  | |  | | 8.2.15 8.2.39 | | 1.12 | |
| Check Cashing Establishment, Closed 12:00 a.m. to 5:00 a.m. | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  | X |  |  | X | | X | | X | |  | |  | |  | | X | |  | | 1.6 | |
| Check Cashing Establishment, Open Up to 24 hrs. | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | | SP | | SP | |  | |  | |  | | SP | |  | | 1.6 | |
| Cleaning & Maintenance Service | |  | |  | |  | |  | |  | |  | |  | |  | |  |  | X |  |  |  |  | SP | X | | X | | X | | X | |  | |  | |  | |  | | 1.51 | |
| Contractor's Office | |  | |  | | SP | |  | |  | |  | |  | |  | |  |  | X |  |  |  |  | X | X | | X | | X | | X | | X | |  | |  | |  | | 1.51 | |
| Contractor's Office and Operation Center | |  | |  | |  | |  | |  | |  | |  | |  | |  | SP |  |  |  |  |  | X | X | | X | | X | | X | | X | |  | | SP | |  | | 1.51 | |
| Financial Institution (excluding principal use ATMs) | |  | |  | |  | |  | |  | |  | |  | |  | | X | X | X | X | X | X |  | X | X | | X | | X | | X | | X | |  | | X | |  | | 1.6 | |
| Food Catering Facility | |  | |  | |  | |  | |  | |  | |  | |  | | Xs/SPs | Xs/SPs | Xs/SPs |  | Xs/SPs | Xs/SPs |  |  | Xs/SPs | | Xs/SPs | | Xs/SPs | | Xs/SPs | |  | |  | |  | | 8.2.21 | | 1.15 | |
| Funeral Homes | |  | |  | |  | |  | |  | |  | |  | |  | | SP | X | X |  | SP | SP |  |  | X | | X | | X | |  | |  | |  | |  | |  | | 1.25 | |
| Glass & Mirror Shop | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  | X | X |  |  | X | | X | | X | |  | |  | |  | |  | |  | | 1.28 | |
| Gunsmith, Gun & Ammunition Sales | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  | SP | SP |  |  | X | | X | | X | |  | |  | |  | |  | |  | | 1.6 | |
| Hardware Store | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  | X | X |  | X | X | | X | | X | |  | |  | |  | |  | |  | | 1.28 | |
| Hotel or Full Service Hotel | |  | |  | |  | |  | |  | |  | |  | |  | | SPs | SPs | Xs | SPs | Xs | SPs |  |  | SPs | | Xs | | Xs | |  | |  | |  | | Xs | | 8.2.23 | | 1.8 | |
| Lawn and Garden Center | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  | X | X |  | X | X | | X | | X | | X | | X | |  | |  | |  | | 1.51 | |
| Marina, Accessory | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | |  |  |  |  |  |  |  |  |  | |  | |  | |  | |  | |  | |  | | 8.2.38 | | 1.53 | |
| Marina, Commercial | | CD | | SP | | SP | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | | SP | | SP | |  | |  | |  | |  | |  | | 1.57 | |
| Mini-Warehouse | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  | SPs | | SPs | | Xs | | Xs | | Xs | |  | | Xs | | 8.3.10 | | 1.33 | |
| Motel | |  | |  | |  | |  | |  | |  | |  | |  | |  |  | Xs |  |  |  |  |  |  | | SPs | | SPs | |  | |  | |  | |  | | 8.2.23 | | 1.8 | |
| Moving & Storage Facilities | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | | X | | X | | X | | X | |  | |  | |  | | 1.51 | |
| Nursery (Garden) | |  | | SPs | | SPs | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  | Xs | | Xs | | Xs | | Xs | |  | |  | | Xs | | 8.2.24 | | 1.31 | |
| Photo finish Laboratory | |  | |  | |  | |  | |  | |  | |  | |  | |  |  | X |  |  |  |  |  | X | | X | | X | | X | | X | |  | |  | |  | | 1.6 | |
| Portable Toilet Service | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | |  | | Xs | | Xs | | Xs | |  | |  | | 8.3.12 | | 1.51 | |
| Septic Tank Cleaning Service | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | | SP | | SP | | SP | |  | |  | |  | |  | | 1.51 | |
| Sign Shop | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  | X | | X | | X | | X | | X | |  | |  | |  | | 1.51 | |
| Taxidermy | | X | | X | | X | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | |  | |  | |  | |  | |  | | X | |  | | 1.6 | |
| Tourist Home | | X | | X | | X | | X | | X | | X | | X | | X | | X |  |  |  |  | X |  |  | X | |  | |  | |  | |  | |  | |  | |  | | 1.2 | |
| Truck Washing Facility | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | |  | |  | | SP | | SP | |  | |  | |  | | 1.19 | |
| Upholstery Shop | |  | |  | | SP | |  | |  | |  | |  | |  | | X | X | X |  | X | X |  |  | X | | X | | X | |  | |  | |  | | X | |  | | 1.52 | |
| **Civic/Community Organizations** | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | |  | |  | |  | |  | |  | |  | |  | |  | |
| Animal Shelter | |  | |  | | SPs | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | | SPs | | SPs | | SPs | | SPs | |  | |  | | 8.2.5 | | 1.36 | |
| Assisted Living Center | |  | |  | | SPs | |  | | SPs | |  | |  | | SPs | | SPs | Xs | Xs | Xs | Xs | SPs |  |  | SPs | | Xs | | Xs | |  | |  | |  | | Xs | | 8.1.2 | | 1.5 | |
| Auditorium/Assembly Hall/Amphitheater/Community Center, 500 or more seats | |  | |  | |  | |  | |  | |  | |  | |  | | SPs | SPs | SPs |  | SPs | SPs |  |  | SPs | | SPs | | SPs | |  | |  | |  | | SPs | | 8.4.2 | | 1.37 | |
| Auditorium/Assembly Hall/Amphitheater/Community Center, Less than 500 seats | |  | |  | |  | |  | |  | |  | |  | |  | | X | X | X |  | X | X |  |  | X | | X | | X | |  | |  | |  | | X | |  | | 1.37 | |
| Cemetery | | SPs | | SPs | | SPs | | SPs | | SPs | | SPs | | SPCs | | SPs | |  |  |  |  |  |  |  |  |  | | Xs | | Xs | |  | |  | |  | |  | | 8.4.4 | | 1.52 | |
| Charitable Service Facility | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  | SPs | SPs |  |  |  | | Xs | | Xs | |  | |  | |  | | Xs | | 8.4.5 | | 1.38 | |
| Church/Place of Worship | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | Xs | Xs | Xs | Xs | Xs | SPs | Xs | Xs | | Xs | | Xs | | Xs | | Xs | | Cs | | Xs | | 8.4.6 | | 1.40 | |
| Common Open Space, Improved | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | |  |  |  |  |  |  |  |  |  | |  | |  | |  | |  | |  | |  | | 8.1.20 | | 1.52 | |
| Conference/Retreat/Event Center | | SPs | | SPs | | SPs | | SPs | |  | |  | |  | |  | |  | X | X |  |  |  |  |  | X | | X | | X | |  | |  | |  | |  | | 8.4.29 | | 1.4 | |
| Continuing Care Facility | |  | | SPs | | SPs | |  | | SPs | |  | |  | | SPs | |  | SPs | SPs | SPs |  |  |  |  |  | | SPs | | SPs | |  | |  | |  | |  | | 8.1.2 | | 1.36 | |
| Correctional Facility | |  | |  | |  | |  | |  | |  | |  | |  | |  |  | SPs |  |  |  |  |  |  | | SPs | | SPs | | SPs | |  | |  | |  | | 8.4.7 | | 1.54 | |
| Country Club | | SPs | | SPs | | SPs | | SPs | | SPs | | SPs | | SPs | | SPs | |  |  |  |  |  |  |  |  |  | | Xs | | Xs | |  | |  | |  | |  | | 8.2.18 | | 1.18 | |
| Day Care Center, Accessory | |  | |  | |  | |  | |  | |  | |  | |  | |  | X | X |  | X | X |  | X | X | | X | | X | | X | | X | | X | | X | |  | | 1.0 | |
| Day Care Center, Class A | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | Xs | Xs |  |  | Xs |  |  | Xs | |  | |  | |  | |  | |  | | Xs | | 8.1.3 | | 1.1 | |
| Day Care Center, Class B | | Xs/SPs | | Xs/SPs | | Xs/SPs | | Xs/SPs | | Xs/SPs | |  | |  | | Xs/SPs | | Xs | Xs | Xs | Xs | Xs | Xs |  | Xs/SPs | Xs | | Xs | | Xs | | Xs/SPs | |  | |  | | Xs | | 8.2.19 | | 1.54 | |
| Day Care Center, Class C | |  | | SPs | | SPs | |  | |  | |  | |  | | SPs | | Xs | Xs | Xs | Xs | Xs | Xs |  |  | Xs | | Xs | | Xs | | SPs | |  | |  | | Xs | | 8.2.19 | | 1.54 | |
| Essential Services Class 1 | | X | | X | | X | | X | | X | | X | | X | | X | | X | X | X | X | X | X | X | X | X | | X | | X | | X | | X | | X | | X | |  | | 1.0 | |
| Essential Services Class 2 | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | Xs | Xs | Xs | Xs | Xs | Xs | Xs | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | | 8.4.8 | | 1.0 | |
| Essential Services Class 3 | |  | | SP | | SP | | SP | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | |  | | SP | | SP | | SP | | SP | |  | |  | | 1.51 | |
| Essential Services Class 4 | | Xs/SPs | | Xs/SPs | | Xs/SPs | | Xs/SPs | | Xs/SPs | | Xs/SPs | | Xs/SPs | | Xs/SPs | | Xs/SPs | Xs/SPs | Xs/SPs | Xs/SPs | Xs/SPs | Xs/SPs | X |  | X | | X | | X | | X | | X | | X | | X | | 8.4.9 | | 1.58 | |
| Farmers Market | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  | SPs | SPs |  |  | SPs | | SPs | | SPs | | SPs | | SPs | |  | | SPs | | 8.4.10 | | 1.29 | |
| Food Pantry | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  | X | X |  |  | X | | X | | X | |  | |  | |  | | X | |  | | 1.38 | |
| Fraternal & Service Organization Meeting Facility (non- or not- for profit), 0—9,999 sq. ft. GFA | | SPs | | SPs | | SPs | | SPs | | SPs | | SPs | | SPs | | SPs | | Xs/SPs | Xs/SPs | Xs/SPs |  | Xs/SPs | Xs/SPs |  |  | Xs/SPs | | Xs/SPs | | Xs/SPs | |  | |  | |  | | Xs/SPs | | 8.4.11 | | 1.37 | |
| Fraternal & Service Organization Meeting Facility (non- or not- for profit), 10,000+ sq. ft. GFA | |  | | SPs | | SPs | |  | |  | |  | |  | |  | | Xs/SPs | Xs/SPs | Xs/SPs |  | Xs/SPs | Xs/SPs |  |  | Xs/SPs | | Xs/SPs | | Xs/SPs | |  | |  | |  | | SPs | | 8.4.11 | | 1.37 | |
| Health and Behavioral Care Facility | |  | |  | |  | |  | |  | |  | |  | |  | |  | Xs/SPs | Xs/SPs |  |  |  |  | Xs/ SPs | Xs/SPs | | Xs | | Xs | | Xs | |  | |  | |  | | 8.2.22 | | 1.39 | |
| Library | | SP | | SP | | SP | | SP | | SP | | SP | | SP | | SP | | X | X | X | X | X | X |  | SP | X | | X | | X | |  | |  | |  | | X | |  | | 1.43 | |
| Maternity Home | | Xs/ SPs | | Xs/SPs | | Xs/SPs | |  | |  | |  | |  | |  | |  | Xs/SPs | Xs/SPs |  |  |  |  |  | Xs/SPs | | Xs | | Xs | | Xs | |  | |  | |  | | 8.1.9 | | 1.5 | |
| Military Reserve Center | |  | | SPs | | SPs | |  | |  | |  | |  | |  | |  |  | SP |  |  |  |  |  |  | | Xs | | Xs | | Xs | | Xs | |  | | SPs | | 8.4.13 | | 1.52 | |
| Museum | | SP | | SP | | SP | | SP | | SP | | SP | | SP | | SP | | X | X | X |  | X | X |  |  | X | | X | | X | |  | |  | |  | | X | |  | | 1.44 | |
| Nursing Home, Rest Home | |  | | SPs | | SPs | |  | |  | |  | |  | | SPs | | Xs | Xs | Xs | Xs | Xs | Xs |  |  | Xs | | Xs | | Xs | |  | |  | |  | |  | | 8.1.2 | | 1.5 | |
| Post Office | |  | |  | | SP | |  | |  | |  | |  | | SP | | X | X | X | X | X | X | X | X | X | | X | | X | | X | | X | | X | | X | |  | | 1.45 | |
| Special Events Facility | | SPs | | SPs | | SPs | | SPs | |  | |  | |  | |  | |  |  |  |  |  |  |  |  | Xs | | Xs | | Xs | | Xs | | Xs | |  | | Xs | | 8.4.28 | | 1.43 | |
| Special Events Facility, Accessory | | SPs | | SPs | | SPs | | SPs | |  | |  | |  | |  | |  |  |  |  |  |  |  |  | Xs | | Xs | | Xs | | Xs | | Xs | |  | | Xs | | 8.4..28 | | 1.43 | |
| Stadium | | Xs/SPs | | Xs/SPs | | Xs/SPs | | Xs/SPs | | Xs/SPs | | Xs/SPs | | Xs/SPs | | Xs/SPs | | Xs/SPs | Xs/SPs | Xs/SPs |  | Xs/SPs | Xs/SPs |  |  | Xs/SPs | | Xs/SPs | | Xs/SPs | |  | |  | |  | |  | | 8.4.20 | | 1.19 | |
| Telecommunication Antennae & Equipment Buildings | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | Xs | Xs | Xs | Xs | Xs |  | Xs | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | | 8.4.23 8.2.24 | | 1.0 | |
| Tower and/or Station, Radio & Television Broadcast | | SPs | | SPs | | SPs | | SPs | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | |  | | SPs | |  | | SPs | | SPs | |  | | 8.4.21 | | 1.38 | |
| Telecommunication Tower & Facilities | | SPs | | SPs | | SPs | | SPs | |  | | SPs | |  | |  | |  | SPs | SPs |  |  |  |  |  | SPs | | SPs | | SPs | | SPs | | SPs | | SPs | | SPs | | 8.4.22 8.4.24 | | 1.0 | |
| Telecommunication Tower, Freestanding Monopole, up to 199.9 ft. | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | |  | | Xs | | Xs | | Xs | | Xs | |  | | 8.4.25 8.4.24 | | 1.0 | |
| Zoo | | SP | | SP | | SP | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | | SP | | SP | |  | |  | |  | |  | |  | | 1.52 | |
| **Education** | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | |  | |  | |  | |  | |  | |  | |  | |  | |
| College/University | |  | | SP | | SP | | SP | |  | |  | |  | |  | |  | X | SP |  | X |  |  |  | SP | | X | | X | |  | |  | |  | |  | |  | | 1.41 | |
| School for the Arts | |  | | SP | | SP | |  | |  | |  | |  | |  | | X | X | X |  | X | X | X | X | X | | X | | X | |  | |  | |  | | X | |  | | 1.26 | |
| School, Elementary & Middle (public & private) | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | Xs | Xs |  | Xs | Xs | SPs | SPs | Xs | | SP | | SP | |  | |  | |  | | SPs | | 8.4.17 | | 1.48 | |
| School, Senior High (public & private) | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | Xs | Xs |  | Xs | Xs | SPs | SPs | Xs | | SP | | SP | |  | |  | |  | | SPs | | 8.4.17 | | 1.49 | |
| School, Vocation | |  | |  | |  | |  | |  | |  | |  | |  | |  | SPs |  |  | SPs | SPs |  |  | SPs | | Xs | | Xs | | Xs | | Xs | | SPs | | Xs | | 8.4.18 | | 1.47 | |
| **Industrial/General Manufacturing** | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | |  | |  | |  | |  | |  | |  | |  | |  | |
| Abattoir Class 1 | |  | |  | | SPs | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | |  | | SP | |  | | SP | |  | |  | | 8.3.19 | | 1.15 | |
| Abattoir Class 2 | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | |  | | SP | |  | | SP | |  | |  | |  | | 1.15 | |
| Commercial Vehicle and Truck Storage | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | |  | | Xs/SPs | | Xs/SPs | | Xs/SPs | |  | | Xs/SPs | | 8.3.1 | | 1.15 | |
| Contractor Storage & Equipment Yard | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | |  | |  | | Xs | | Xs | |  | |  | | 8.3.11 | | 1.15 | |
| Contractor's Office and Equipment/Storage Yard | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | |  | | SPs | | Xs/SPs | | Xs/SPs | |  | |  | | 8.3.11 | | 1.15 | |
| Crematorium | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | | X | | X | | X | | X | |  | | X | |  | | 1.32 | |
| Dry Cleaning/Laundry Plant | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | |  | |  | | X | | X | | X | |  | |  | | 1.15 | |
| Industrial Heavy Equipment Bulk Storage Yard | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | |  | |  | |  | |  | | SPs | |  | | 8.3.18 | | 1.15 | |
| Junk Yard/Salvage Yard | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | |  | |  | |  | |  | | SPs | |  | | 8.3.3 | | 1.34 | |
| Machine, Metal, Wood Working, Welding Shop | |  | |  | | SPs | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  | Xs | | Xs | | Xs | | Xs | | Xs | |  | | Xs | | 8.3.6 | | 1.15 | |
| Manufactured Goods, Class 1 | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  | Xs | Xs |  |  | Xs | | Xs | | Xs | | Xs | | Xs | |  | | Xs | | 8.3.7 | | 1.32 | |
| Manufactured Goods, Class 2 | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | |  | |  | |  | | CDs | | CDs | |  | | 8.3.9 | | 1.32 | |
| Monument Sales | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  | X | X | | X | | X | | X | | X | |  | |  | |  | | 1.24 | |
| Postal & Parcel Processing & Bulk Handling Facility | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | |  | |  | | X | | X | | X | |  | |  | | 1.45 | |
| Recycling Deposit Station, accessory | | X | | X | | X | | X | | X | | X | | X | | X | | X | X | X | X | X | X |  | X | X | | X | | X | | X | | X | | X | | X | |  | | 1.0 | |
| Recycling Deposit Station, principal use | | SPs | | SPs | | SPs | |  | |  | |  | |  | |  | |  |  |  |  |  | Xs |  |  | Xs | | Xs | | Xs | | Xs | | Xs | |  | | Xs | | 8.4.16 | | 1.46 | |
| Recycling Processing Facility | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | |  | |  | | SP | | SP | | SP | |  | |  | | 1.15 | |
| Solid Waste & Septic Tank Vehicle Storage Facility | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | |  | | SPs | |  | | SPs | |  | |  | | 8.3.16 | | 1.51 | |
| Solid Waste Transfer Station | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | |  | |  | |  | | SPs | | SPs | |  | | 8.4.19 | | 1.51 | |
| Tire Recap Facility | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | |  | |  | | SP | | SP | |  | |  | |  | | 1.13 | |
| Warehouse, 0—99,999 sq. ft. GFA | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | | Xs | | X | | X | | X | |  | | Xs | | 8.3.14 | | 1.15 | |
| Warehouse, 100,000+ sq. ft. GFA | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | | Xs/SPs | | X | | X | | X | |  | | Xs/SPs | | 8.3.14 | | 1.15 | |
| Wood Waste Grinding Operation | | SPs | | SPs | | SPs | |  | |  | |  | |  | |  | |  |  |  |  | Xs | Xs |  |  | SPs | | Xs | | Xs | | Xs | | Xs | |  | | Xs | | 8.3.15 | | 1.51 | |
| **Medical** | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | |  | |  | |  | |  | |  | |  | |  | |  | |
| Animal Hospital, (Indoor kennel) | |  | | SPs | | SPs | |  | |  | |  | |  | |  | | Xs/SPs | Xs/SPs | Xs/SPs |  |  | Xs/SPs |  |  | Xs/SPs | | Xs/SPs | | Xs/SPs | |  | |  | |  | | Xs/SPs | | 8.2.4 | | 1.6 | |
| Animal Hospital (Outdoor kennel) | |  | | SPs | | SPs | |  | |  | |  | |  | |  | |  |  | SPs |  |  | SPs |  |  | SPs | | SPs | | SPs | | SPs | |  | |  | | SPs | | 8.2.4 | | 1.6 | |
| Hospital | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  | X |  |  |  |  |  | |  | |  | |  | |  | |  | |  | |  | | 1.42 | |
| Laboratories - Dental, Medical | |  | |  | |  | |  | |  | |  | |  | |  | |  | X | X | X | X |  |  |  | X | | X | | X | | X | | X | | X | |  | |  | | 1.51 | |
| Medical Offices, 0—49,999 sq. ft. GFA | |  | |  | |  | |  | |  | |  | |  | |  | | X | X | X | X | X | X |  | X | X | | X | | X | | X | | X | |  | | X | |  | | 1.6 | |
| Medical Offices, 50,000—99,999 sq. ft. GFA | |  | |  | |  | |  | |  | |  | |  | |  | | SP | X | X | X | X | SP |  |  | SP | | X | | X | | X | | X | |  | | X | |  | | 1.6 | |
| Medical Offices, 100,000+ sq. ft. GFA | |  | |  | |  | |  | |  | |  | |  | |  | |  | SP | X | X |  |  |  |  |  | |  | |  | |  | |  | |  | |  | |  | | 1.6 | |
| **Office General** | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | |  | |  | |  | |  | |  | |  | |  | |  | |
| Offices, Excluding Medical, 0—49,999 sq. ft. GFA | |  | |  | |  | |  | |  | |  | |  | |  | | X | X | X |  | X | X |  | X | X | | X | | X | | X | | X | |  | | X | |  | | 1.6 | |
| Offices, Excluding Medical, 50,000—99,999 sq. ft. GFA | |  | |  | |  | |  | |  | |  | |  | |  | | SP | X | X |  | X | SP |  |  | SP | | SP | | X | | X | | X | |  | | X | |  | | 1.6 | |
| Offices, Excluding Medical, 100,000—199,999 sq. ft. GFA | |  | |  | |  | |  | |  | |  | |  | |  | |  | SP | X |  |  | Xs/SPs |  |  |  | | SP | | SP | | SP | | SP | |  | | Xs/SPs | | 8.2.25 | | 1.6 | |
| Offices, Excluding Medical, 200,000+ sq. ft. GFA | |  | |  | |  | |  | |  | |  | |  | |  | |  |  | SP |  |  | Xs/SPs |  |  |  | | SP | | SP | | SP | | SP | |  | | Xs/SPs | | 8.2.25 | | 1.6 | |
| **Personal Services** | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | |  | |  | |  | |  | |  | |  | |  | |  | |
| Body Piercing Establishment and Tattoo Parlor | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  | SPs | | SPs | |  | |  | |  | |  | |  | | 8.2.37 | | 1.27 | |
| Grooming Services | |  | |  | |  | |  | |  | |  | |  | |  | | X | X | X |  | X | X |  | X | X | | X | | X | |  | |  | |  | | X | |  | | 1.55 | |
| Laundromat, Closed 12:00 a.m. to 5:00 a.m. | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  | Xs | Xs |  | Xs | Xs | | Xs | | Xs | |  | |  | |  | | Xs | | 8.2.39 | | 1.27 | |
| Laundromat, Open Up to 24 hrs. | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  | SPs |  |  | SPs | | Xs | | Xs | |  | |  | |  | | Xs | | 8.2.39 | | 1.27 | |
| Personal Business Services | |  | |  | |  | |  | |  | |  | |  | |  | | X | X | X |  | X | X |  | X | X | | X | | X | |  | |  | |  | | X | |  | | 1.6 | |
| **Recreation General** | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | |  | |  | |  | |  | |  | |  | |  | |  | |
| Amusement Arcade | |  | |  | |  | |  | |  | |  | |  | |  | |  | X |  |  | X |  |  | X | X | | X | | X | |  | |  | |  | |  | |  | | 1.6 | |
| Amusement Park | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | |  | | SP | |  | |  | |  | |  | |  | | 1.39 | |
| Amusement and Sporting Facility, Indoor (unless use specifically listed) | |  | |  | |  | |  | |  | |  | |  | |  | | Xs | Xs | Xs | Xs |  |  |  | X | X | | X | | X | |  | |  | |  | |  | | 8.2.2 | | 1.16 | |
| Amusement and Sporting Facility, Outdoor | |  | |  | |  | |  | |  | |  | |  | |  | | SPs | SPs | SPs | SPs |  |  |  | SPs | SPs | | SPs | | SPs | |  | |  | |  | |  | | 8.2.3 | | 1.18 | |
| Baseball Hitting Range | |  | |  | |  | |  | |  | |  | |  | |  | |  | X |  |  |  |  |  | X | X | | X | | X | | X | | X | |  | |  | |  | | 1.16 | |
| Billiard Parlor | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  | SP | SP |  |  | SP | | X | | X | |  | |  | |  | |  | |  | | 1.16 | |
| Bowling Lanes | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | | X | | X | |  | |  | |  | |  | |  | | 1.6 | |
| Game Room | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  | X | X |  |  | X | | X | | X | |  | |  | |  | |  | |  | | 1.6 | |
| Golf Course; Golf Driving Range; Golf Miniature | | SPs | | SPs | | SPs | | SPs | | SPs | | SPs | | SPs | | SPs | |  |  |  |  |  |  |  | Xs | Xs | | Xs | | Xs | |  | |  | |  | |  | | 8.2.18 | | 1.18 | |
| Health Club, Spa, Gymnasium (principal use) | |  | |  | |  | |  | |  | |  | |  | |  | |  | X |  |  | X |  |  | X | X | | X | | X | |  | |  | |  | |  | |  | | 1.38 | |
| Paint Ball/Laser Tag Facility | | SPs | | SPs | | SPs | | SPs | |  | |  | |  | |  | |  |  |  |  |  |  |  |  | Xs | | Xs | | Xs | | Xs | | Xs | |  | |  | | 8.2.27 | | 1.39 | |
| Park | | Xs/SPs | | Xs/SPs | | Xs/SPs | | Xs/SPs | | Xs/SPs | | Xs/SPs | | Xs/SPs | | Xs/SPs | | Xs/SPs | Xs/SPs | Xs/SPs | Xs/SPs | Xs/SPs | Xs/SPs | Xs/SPs | Xs/SPs | Xs/SPs | | Xs/SPs | | Xs/SPs | | Xs/SPs | | Xs/SPs | |  | | Xs/SPs | | 8.4.14 | | 1.39 | |
| Race Track, Large | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | | SPs | | SPs | |  | | SPs | |  | |  | | 8.2.29 | | 1.19 | |
| Race Track, Small | |  | |  | | SPs | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | | Xs | | Xs | | Xs | |  | |  | |  | | 8.2.29 | | 1.19 | |
| Recreation Center and Sports Center | | SPs | | SPs | | SPs | | SPs | | SPs | | SPs | | SPs | | SPs | | Xs | Xs | Xs | Xs | Xs | Xs |  |  | Xs | | Xs | | Xs | | Xs | |  | |  | | X | | 8.4.15 | | 1.37 | |
| Riding Stables | |  | | SPs | | SPs | | SPs | |  | |  | |  | |  | |  |  |  |  |  |  |  |  | SPs | | SPs | |  | |  | |  | |  | |  | | 8.1.1 | | 1.46 | |
| Rodeo/Accessory Rodeo | |  | | SPs | | SPs | | SPs | |  | |  | |  | |  | |  |  |  |  |  |  |  |  | SPs | | SPs | | SPs | |  | |  | |  | |  | | 8.2.33 | | 1.43 | |
| Theater, indoor movie | |  | |  | |  | |  | |  | |  | |  | |  | | X |  |  |  | X |  |  |  |  | | X | | X | |  | |  | |  | | X | |  | | 1.44 | |
| Theater, outdoor movie | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | |  | | SP | | SP | | SP | |  | |  | |  | | 1.17 | |
| **Residential** | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | |  | |  | |  | |  | |  | |  | |  | |  | |
| Camping and Recreational Vehicle Park | |  | | SPs | | SPs | | SPs | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | | SPs | | SPs | |  | |  | |  | |  | | 8.2.14 | | 1.17 | |
| Dwelling, Manufactured Home Class A | |  | | X | | X | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | |  | |  | |  | |  | |  | |  | |  | | 1.2 | |
| Dwelling, Manufactured Home Class B | |  | |  | | X | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | |  | |  | |  | |  | |  | |  | |  | | 1.2 | |
| Dwelling, Manufactured Home Class C | | Es | | Es | | Es | | Es | | Es | | Es | | Es | | Es | | Es | Es | Es | Es | Es | Es | Es | Es | Es | | Es | | Es | | Es | | Es | | Es | | Es | | 8.1.16 | | 1.2 | |
| Dwelling, Manufactured Home Class D | | Es | | Es | | Es | | Es | | Es | | Es | | Es | | Es | | Es | Es | Es | Es | Es | Es | Es | Es | Es | | Es | | Es | | Es | | Es | | Es | | Es | | 8.1.16 | | 1.2 | |
| Dwelling, Mixed Use | |  | |  | |  | |  | |  | | Xs | | Xs | | Xs | | Xs | Xs | Xs |  | Xs | Xs |  |  | Xs | | Xs | | Xs | |  | |  | |  | | Xs | | 8.1.4 | | 1.3 | |
| Dwelling, Single-Family | | X | | X | | X | | X | | X | | X | | X | | X | | X |  |  |  |  | X |  |  | X | |  | |  | |  | |  | |  | |  | |  | | 1.2 | |
| Dwelling, Two-Family | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs/Cs |  |  |  |  | Xs |  |  | Xs | |  | |  | |  | |  | |  | |  | | 8.1.5 | | 1.2 | |
| Family Care Home | | Xs/SPs | | Xs/SPs | | Xs/SPs | | Xs/SPs | | Xs/SPs | | Xs/SPs | | Xs/SPs | | Xs/SPs | | Xs/SPs | Xs/SPs | Xs/SPs |  | Xs/SPs | Xs/SPs |  |  | Xs/SPs | |  | |  | |  | |  | |  | |  | | 8.1.6 | | 1.5 | |
| Group Home | |  | | Xs | | Xs | |  | |  | |  | |  | |  | |  | Xs | Xs | Xs | SPs | SPs |  |  | SPs | |  | |  | |  | |  | |  | |  | | 8.1.7 | | 1.5 | |
| Manufactured Home Park | | Es | | Es | | Es | | Es | | Es | | Es | | Es | | Es | | Es | Es | Es | Es | Es | Es | Es | Es | Es | | Es | | Es | | Es | | Es | | Es | | Es | | 8.1.8 | | 1.2 | |
| Multi Family Development | |  | |  | |  | |  | |  | |  | |  | | Xs/CDs | | Xs/ CDs | Xs/ CDs | Xs/ CDs |  | Xs/ CDs | Xs/ CDs |  |  | Xs/ CDs | |  | |  | |  | |  | |  | | Xs/ CDs | | 8.1.10 | | 1.2 | |
| Planned Residential Development (PRD) | | Xs/CDs | | Xs/CDs | | Xs/CDs | |  | | Xs/CDs | | Xs/CDs | | Xs/CDs | | Xs/CDs | | Xs/CDs | Xs/CDs | Xs/CDs |  | Xs/CDs | Xs/CDs |  |  | Xs/CDs | |  | |  | |  | |  | |  | | Xs/CDs | | 8.1.11 | | 1.52 | |
| Private Residential Quarters (PRQ) | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | |  | | Xs | |  | Xs |  |  |  |  |  |  | Xs | |  | |  | |  | |  | |  | |  | | 8.1.17 | | 1.52 | |
| Residential Infill Development | |  | |  | |  | |  | | Xs/CDs | | Xs/CDs | | Xs/CDs | | Xs/CDs | | Xs/CDs | Xs/CDs | Xs/CDs |  | Xs/CDs | Xs/CDs |  |  | Xs/CDs | |  | |  | |  | |  | |  | | Xs/CDs | | 8.1.12 | | 1.2 | |
| Small House Community | | SP | | SP | | SP | | SP | | SP | | SP | | SP | | SP | | SP |  |  |  |  | SP |  |  | SP | |  | |  | |  | |  | |  | |  | | 8.1.19 | |  | |
| Traditional Neighborhood Development (TND) | | Xs/CDs | | Xs/CDs | | Xs/CDs | |  | | Xs/CDs | | Xs/CDs | | Xs/CDs | | Xs/CDs | | Xs/CDs | Xs/CDs | Xs/CDs |  | Xs/CDs | Xs/CDs |  |  | Xs/CDs | |  | |  | |  | |  | |  | | Xs/CDs | | 8.1.13 | | 1.52 | |
| **Sales and Service, General** | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | |  | |  | |  | |  | |  | |  | |  | |  | |
| ABC Store | |  | |  | |  | |  | |  | |  | |  | |  | |  | X |  |  | X |  |  |  | X | | X | | X | |  | |  | |  | |  | |  | | 1.6 | |
| Aircraft Sales & Service | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | |  | | SP | | SP | | SP | |  | |  | |  | | 1.15 | |
| Art Gallery | |  | |  | |  | |  | |  | |  | |  | |  | | X | X |  |  | X | X |  |  | X | | X | | X | |  | |  | |  | |  | |  | | 1.21 | |
| Automobile, Truck, Boat, Motorcycle, Manufactured Home, Recreational Vehicle Sales and Rental | |  | |  | |  | |  | |  | |  | |  | |  | | SPs |  |  |  |  | SPs |  |  | Xs | | Xs | | Xs | | SPs | | SPs | |  | |  | | 8.2.11 | | 1.11 | |
| Building Material and Lumber Sales | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  | X | | X | | X | | X | | X | |  | |  | |  | | 1.27 | |
| Club, Private (without Adult Entertainment) | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  | Xs/SPs | Xs/SPs |  |  | Xs/SPs | | Xs/SPs | | Xs/SPs | | Xs/SPs | | Xs/SPs | |  | | Xs/Cs | | 8.2.16 | | 1.28 | |
| Convenience Store, Closed 12:00 a.m. to 5:00 a.m. | |  | |  | | SPs | |  | |  | |  | |  | |  | |  |  |  |  | Xs | Xs | Xs | Xs | Xs | | Xs | | Xs | | Xs | | Xs | |  | | Cs | | 8.2.17 | | 1.56 | |
| Convenience Store, Open up to 24 hours | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  | SPs |  | SPs | | Xs | | Xs | | Xs | | Xs | |  | | Cs | | 8.2.17 | | 1.56 | |
| Electric, Heating, Air Conditioning, Ventilating, Plumbing Supplies & Equipment Sales | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  | X | | X | | X | | X | | X | |  | |  | |  | | 1.34 | |
| Exterminators Office | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  | X | | X | | X | | X | |  | |  | |  | |  | | 1.15 | |
| Farm Supply Store, with outdoor storage | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  | X | | X | | X | | X | | X | |  | | X | |  | | 1.29 | |
| Farm Supply Store, without outdoor storage | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  | X |  |  | X | X | | X | | X | | X | | X | |  | | X | |  | | 1.29 | |
| Firing Range, Indoors, principal use | |  | |  | | SPs | | SPs | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | | Xs/SPs | | Xs/SPs | | Xs/SPs | | Xs/SPs | |  | |  | | 8.2.40 | | 1.16 | |
| Firing Range, Outdoors, principal use | |  | |  | | SPs | | SPs | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | |  | |  | | SPs | | SPs | |  | |  | | 8.2.40 | | 1.16 | |
| Flea Market, Indoor | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  | Xs | Xs |  |  | Xs | | Xs | | Xs | | SPs | | SPs | |  | | Xs | | 8.2.20 | | 1.28 | |
| Flea Market, Outdoor | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  | Xs | Xs |  |  | SPs | | SPs | | Xs | | SPs | | SPs | |  | |  | | 8.2.20 | | 1.28 | |
| Food Store, 0-9,999 sq. ft. GFA | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  | X | X |  | X | X | | X | | X | |  | |  | |  | |  | |  | | 1.29 | |
| Food Store, 10,000+ sq. ft. GFA | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  | SP | | X | | X | |  | |  | |  | |  | |  | | 1.29 | |
| Furriers | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  | X | X | | X | | X | |  | |  | |  | |  | |  | | 1.29 | |
| Heavy, Industrial, Farm Equipment Sales and Services | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | |  | | X | |  | | X | | X | |  | |  | | 1.30 | |
| Home Occupation, Customary | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | Xs |  |  |  |  |  |  | Xs | |  | |  | |  | |  | |  | |  | | 8.1.14 | | 1.3 | |
| Home Occupation, Rural | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | |  | |  | |  |  |  |  |  |  |  |  | Xs | |  | |  | |  | |  | |  | |  | | 8.1.15 | | 1.3 | |
| Produce Stand | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | |  |  |  |  | Xs | Xs |  | Xs | Xs | | Xs | | Xs | | Xs | |  | |  | | Xs | | 8.4.27 | | 1.27 | |
| Restaurant | |  | |  | |  | |  | |  | |  | |  | |  | | Xs | Xs | Xs |  | Xs | Xs | Xs | Xs | Xs | | Xs | | Xs | | Xs | | Xs | |  | | Xs | | 8.2.31 | | 1.14 | |
| Restaurant, with drive thru | |  | |  | |  | |  | |  | |  | |  | |  | | Xs/SPs |  |  |  |  |  | Xs/SPs | Xs/SPs | Xs/SPs | | Xs/SPs | | Xs/SPs | | Xs/SPs | | Xs/SPs | |  | | Xs/SPs | | 8.2.30 | | 1.14 | |
| Restaurant, within other facilities | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | Xs | Xs | Xs | Xs | Xs | Xs | Xs | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | | 8.2.41 | | 1.0 | |
| Retail, 0—24,999 sq. ft. GFA | |  | |  | |  | |  | |  | |  | |  | |  | | Xs/SPs | Xs/SPs | Xs/SPs | Xs/SPs | Xs | Xs |  |  | Xs | | Xs | | Xs | |  | |  | |  | | Xs | | 8.2.32 | | 1.27 | |
| Retail, 25,000—49,999 sq. ft. GFA | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  | Xs/SPs | Xs | Xs |  |  |  | | Xs | | Xs | |  | |  | |  | | Xs | | 8.2.32 | | 1.27 | |
| Retail, 50,000—99,999 sq. ft. GFA | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | | Xs | | Xs | |  | |  | |  | | SPs | | 8.2.32 | | 1.27 | |
| Retail, 100,000+ sq. ft. GFA | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | | SPs | | SPs | |  | |  | |  | |  | | 8.2.32 | | 1.27 | |
| Shopping Center, 0—24,999 sq. ft. GFA | |  | |  | |  | |  | |  | |  | |  | |  | | Xs | Xs |  |  | Xs | Xs |  | SPs | Xs | | Xs | | Xs | |  | |  | |  | | Xs | | 8.2.34 | | 1.27 | |
| Shopping Center, 25,000—49,999 sq. ft. GFA | |  | |  | |  | |  | |  | |  | |  | |  | |  | SPs |  |  | Xs | Xs |  |  | Xs | | Xs | | Xs | |  | |  | |  | | Xs | | 8.2.34 | | 1.27 | |
| Shopping Center, 50,000—99,999 sq. ft. GFA | |  | |  | |  | |  | |  | |  | |  | |  | | SPs |  |  |  |  | SPs |  |  |  | | Xs | | Xs | |  | |  | |  | | Xs | | 8.2.34 | | 1.27 | |
| Shopping Center, 100,000+ sq. ft. GFA | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | | SPs | | SPs | |  | |  | |  | |  | | 8.2.34 | | 1.27 | |
| Swimming Pool, Sales, Service & Supplies | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  | Xs | | Xs | | Xs | |  | |  | |  | |  | | 8.2.35 | | 1.30 | |
| Tire Sales, new or used | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | | Xs | | Xs | | Xs | |  | |  | | SPs | | 8.2.36 | | 1.27 | |
| Truck Stop | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | |  | | SP | | SP | | SP | |  | |  | |  | | 1.38 | |
| **Transportation** | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | |  | |  | |  | |  | |  | |  | |  | |  | |
| Airport, Airstrip, Freight & Flying Service | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  | SPs |  |  |  |  |  | |  | | SPs | | SPs | | SPs | | SPs | |  | | 8.4.1 | | 1.43 | |
| Bus and Train Terminal, Passenger | |  | |  | |  | |  | |  | |  | |  | |  | |  | SPs |  |  | SPs |  |  |  | SPs | | SPs | | SPs | | SPs | | SPs | |  | |  | | 8.2.13 | | 1.23 | |
| Bus Charter Service | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | | Xs/SPs | | Xs/SPs | | Xs/SPs | | Xs/SPs | |  | |  | | 8.3.20 | | 1.15 | |
| Distribution/Wholesale/Storage Operation | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | | X | | X | | X | | X | |  | | X | |  | | 1.34 | |
| Heliport/Helistop | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  | Xs |  |  |  |  |  | |  | |  | | SPs | | SPs | |  | |  | | 8.4.12 | | 1.23 | |
| Parking Lot | | SPs | | SPs | | SPs | | SPs | | SPs | | SPs | | SPs | | SPs | | Xs | Xs | Xs | Xs | Xs | Xs |  |  | Xs | | Xs | | Xs | | Xs | | Xs | |  | | Xs | | 8.2.28 | | 1.0 | |
| Railroad Terminal & Yard | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | | SP | | SP | | SP | | SP | |  | | SP | |  | | 1.23 | |
| Transit Station | |  | |  | |  | |  | | SP | | SP | | SP | | SP | |  |  |  |  | SP | SP | SP |  | SP | | SP | | SP | | SP | | SP | |  | | SP | |  | | 1.23 | |
| Truck Terminal | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | |  | |  | | SPs | | SPs | |  | | SPs | | 8.3.13 | | 1.34 | |
| **All Other Uses** | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | |  | |  | |  | |  | |  | |  | |  | |  | |
| Adult Establishments | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | | Xs | | Xs | | Xs | | Xs | |  | |  | | 8.2.1 | | 1.6 | |
| Automobile Hobbyist | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | Xs | Xs | Xs | Xs | Xs |  | Xs | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | | 8.1.18 | | 1.0 | |
| Electronic Gaming Operation | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | | Xs | | Xs | | Xs | | Xs | |  | |  | | 8.2.42 | | 1.19 | |
| Flex Space | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | Xs | Xs | Xs | Xs | Xs | Xs | Xs | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | | Xs | | 8.3.2 | | 1.28 | |
| Lounge/Nightclub | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  | Xs/SPs | Xs/SPs |  |  | Xs/SPs | | Xs/SPs | | Xs/SPs | | Xs/SPs | | Xs/SPs | |  | | Xs/SPs | | 8.2.16 | | 1.14 | |
| Mining and Quarrying | |  | |  | |  | |  | |  | |  | |  | |  | |  |  |  |  |  |  |  |  |  | |  | |  | |  | |  | | SP | |  | | 8.3.21 | | 1.51 | |
| Planned Unit Development (PUD) | |  | | Xs/CDs | | Xs/CDs | |  | |  | |  | |  | | Xs/CDs | | Xs/CDs | Xs/CDs | Xs/CDs |  | Xs/CDs | Xs/CDs |  |  | Xs/CDs | | Xs/CDs | | Xs/CDs | | Xs/CDs | | Xs/CDs | |  | | Xs/CDs | | 8.2.26 | | 1.52 | |

(Res. No. 2022-041, 2-22-22; Res. No. 2023-008, 1-24-23)

**Lot and Building Standards**

**Residential Zoning Districts**

**Table 7.1-2(A)(2)**

**Minimum Lot Area (square feet)[4]**

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Standard** | **R-1** | | **R-2** | | **R-3** | | **RLD** | | **RS-20** | | **RS-12** | **RS-8** | **RMF[6]** |
| Single-family Dwellings; Manufactured Homes; Family Care Homes; Rooming House; Day Care Center, Class A | 30,000/20,000[1]  12,000[1] | | 30,000/20,000[1]  12,000[1] | | 30,000/20,000[1]  12,000[1] | | 2ac | | 20,000  12,000[5] | | 12,000 | 8,000 | 9,000 |
| Two-family Dwelling; Bed and Breakfast Inn | 40,000 | | 40,000 | | 40,000 | | 2ac | | 30,000 | | 18,000 | 12,000 | 12,000 |
| Multi-family Development | - | | - | | - | | - | |  | | - | - | 43,560 |
| Day Care Center, Class B and C | - | | 40,000 | | 40,000 | | 2ac | | 30,000 | | - | - | 20,000 |
| Infill Residential Development | - | | - | | - | | - | | 10,000 | | 6,000 | 4,000 | 4,000 |
| Planned Residential Development (PRD)/Planned Unit Development (PUD) | | - | | - | | - | | - | | See Sections 8.1.11 and 8.2.26 | | | |
| All Other Uses[3] | 43,560 | | 43,560 | | 43,560 | | 2ac | | 21,780 | | 21,780 | 21,780 | 21,780 |
| [1] Minimum lot area requirements shall be reduced to 20,000 square feet where the lot is served by one utility or 12,000 square feet where the lot is served by two utilities. | | | | | | | | | | | | | |
| [2] Dimensional requirements listed for certain uses in Chapter 8 shall supersede those listed herein. Overlay district regulations may apply. | | | | | | | | | | | | | |
| [3] There are no minimum/maximum dimensional requirements for Essential Services, Class 1 and Parks. | | | | | | | | | | | | | |
| [4] Minimum lot area requirements are subject to Public Health Department approval, which may require larger minimum lot areas on a case-by-case basis. | | | | | | | | | | | | | |
| [5] 12,000 square feet where the lot is served by two utilities. | | | | | | | | | | | | | |
| [6] Minimum lot size without public/community water and sewer shall be increased to 20,000 square feet per dwelling unit. | | | | | | | | | | | | | |

**Lot and Building Standards**

**Residential Zoning Districts**

**Table 7.1-2(B)(1)**

**Minimum Lot Width (feet)[3]**

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Standard** | **R-1** | **R-2** | **R-3** | **RLD** | **RS-20** | **RS-12** | **RS-8** | **RMF** |
| Single-family Dwellings; Manufactured Homes; Family Care Homes; Rooming House; Day Care Center, Class A | 80 | 80 | 80 | 100 | 70 | 65 | 60 | 60 |
| Two-family Dwelling; Bed and Breakfast Inn | 100 | 100 | 100 | 120 | 80 | 85 | 70 | 70 |
| Multi-family Dwellings; | - | - | - | - | - | - | - | 100 |
| Day Care Center, Class B and C | 100 | 100 | 100 | 120 | 100 | 100 | 100 | 100 |
| Traditional Neighborhood Developments (TND) (individual lots within) | None, except 40 for detached SF dwellings | None, except 40 for detached SF dwellings | None, except 40 for detached SF dwellings | None, except 40 for detached SF dwellings | None, except 40 for detached SF dwellings | None, except 40 for detached SF dwellings | None, except 40 for detached SF dwellings | None, except 40 for detached SF dwellings |
| Planned Residential Development (PRD)/Planned Unit Development (PUD) | - | - | - | - | See Sections 8.1.11 and 8.2.26 | | | |
| All Other Uses[2] | 150 | 150 | 150 | 200 | 125 | 100 | 100 | 100 |
| [1] Dimensional requirements listed for certain uses in Chapter 8 shall supersede those listed herein. Overlay district regulations may apply. | | | | | | | | |
| [2] There are no minimum/maximum dimensional requirements for Essential Services, Class 1 and Parks. | | | | | | | | |
| [3] As measured at the minimum front yard setback. For additional lot width and road frontage requirements refer to Sections 9.5 and 13.15.3. | | | | | | | | |

**Lot and Building Standards**

**Residential Zoning Districts**

**Table 7.1-2(C)(1)**

**Minimum Front Yard Setback (feet)[3]**

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Standard** | **R-1** | **R-2** | **R-3** | **RLD** | **RS-20** | **RS-12** | **RS-8** | **RMF** |
| Single-family Dwellings; Manufactured Homes; Family Care Homes; Rooming House; Day Care Center, Class A | 30 | 30 | 30 | 50 | 30 | 30 | 30 | 30 |
| Two-family Dwelling; Bed and Breakfast Inn | 30 | 30 | 30 | 50 | 30 | 30 | 30 | 30 |
| Multi-family Dwellings; | - | - | - | - |  | - | - | 30 |
| Day Care Center, Class B and C | 30 | 30 | 30 | 50 | 30 | - | - | 30 |
| Traditional Neighborhood Development (TND) | See Sections 8.1.13 | | | - | See Sections 8.1.13 | | | |
| Planned Residential Development (PRD)/Planned Unit Development (PUD) | - | - | - | - | See Sections 8.1.11 and 8.2.26 | | | |
| All Other Uses[2] | 50 | 50 | 50 | 75 | 40 | 30 | 30 | 40 |
| [1] Dimensional requirements listed for certain uses in Chapter 8 shall supersede those listed herein. Overlay district regulations may apply. | | | | | | | | |
| [2] There are no minimum/maximum dimensional requirements for Essential Services, Class 1 and Parks. | | | | | | | | |
| [3] Refer to the definition of "front yard" in Section 2.7 to determine how the front yard is to be measured on corner lots. | | | | | | | | |

**Lot and Building Standards**

**Residential Zoning Districts**

**Table 7.1-2(D)(1)**

**Minimum Side Yard Setback (feet)[3]**

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Standard** | **R-1** | **R-2** | **R-3** | **RLD** | **RS-20** | **RS-12** | **RS-8** | **RMF** |
| Single-family Dwellings; Manufactured Homes; Family Care Homes; Rooming House; Day Care Center, Class A | 15 | 15 | 15 | 25 | 9[4] | 8[4] | 7[4] | 9[4] |
| Two-family Dwelling; Bed and Breakfast Inn | 20 | 20 | 20 | 25 | 15 | 8 | 7 | 9 |
| Multi-family Dwellings; | - | - | - | - | - | - | - | 15 |
| Day Care Center, Class B and C | 25 | 25 | 25 | 30 | 20 | - | - | 15 |
| Traditional Neighborhood Development (TND) | See Sections 8.1.13 | | | - | See Sections 8.1.13 | | | |
| Planned Residential Development (PRD)/Planned Unit Development (PUD) | - | - | - | - | See Sections 8.1.11 and 8.2.26 | | | |
| All Other Uses[2] | 25 | 25 | 25 | 30 | 15 | 15 | 15 | 15 |
| [1] Dimensional requirements listed for certain uses in Chapter 8 shall supersede those listed herein. Overlay district regulations may apply. | | | | | | | | |
| [2] There are no minimum/maximum dimensional requirements for Essential Services, Class 1 and Parks. | | | | | | | | |
| [3] An additional ten feet to the requirements listed above shall be required on all side yards which abut a public or private street. | | | | | | | | |
| [4] Five feet for internal lots within an infill residential development. | | | | | | | | |

**Lot and Building Standards**

**Residential Zoning Districts**

**Table 7.1-2(E)(1)**

**Minimum Rear Yard Setback (feet)**

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Standard** | **R-1** | **R-2** | **R-3** | **RLD** | **RS-20** | **RS-12** | **RS-8** | **RMF** |
| Single-family Dwellings; Manufactured Homes; Family Care Homes; Rooming House; Day Care Center, Class A | 25 | 25 | 25 | 40 | 25[3] | 20[3] | 20[3] | 25[3] |
| Two-family Dwelling; Bed and Breakfast Inn | 25 | 25 | 25 | 40 | 25 | 25 | 25 | 25 |
| Multi-family Dwellings; | - | - | - | - | - | - | - | 30 |
| Day Care Center, Class B and C | 40 | 40 | 40 | 50 | 30 | - | - | 30 |
| Traditional Neighborhood Development (TND) | See Sections 8.1.13 | | | - | See Sections 8.1.13 | | | |
| Planned Residential Development (PRD)/Planned Unit Development (PUD) | - | - | - | - | See Sections 8.1.11 and 8.2.26 | | | |
| All Other Uses[2] | 50 | 50 | 50 | 50 | 30 | 30 | 30 | 30 |
| [1] Dimensional requirements listed for certain uses in Chapter 8 shall supersede those listed herein. Overlay district regulations may apply. | | | | | | | | |
| [2] There are no minimum/maximum dimensional requirements for Essential Services, Class 1 and Parks. | | | | | | | | |
| [3] 20 feet on internal lots within an infill residential development. | | | | | | | | |

**Lot and Building Standards**

**Residential Zoning Districts**

**Table 7.1-2(F)(1)**

**Maximum Building Height (feet)[2]**

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Standard** | **R-1** | **R-2** | **R-3** | **RLD** | **RS-20** | **RS-12** | **RS-8** | **RMF** |
| Single-family Dwellings; Manufactured Homes; Family Care Homes; Rooming House; Day Care Center, Class A | 45 | 45 | 45 | 45 | 45 | 45 | 45 | 45 |
| Two-family Dwelling; Bed and Breakfast Inn | 45 | 45 | 45 | 45 | 45 | 45 | 45 | 45 |
| Multi-family Dwellings; | - | - | - | - |  | - | 45 | 45 |
| Day Care Center, Class B and C | - | 45 | 45 | 45 | 45 | - | - | 45 |
| Planned Residential Development (PRD) | 3 Stories | | | - | 3 Stories | | | |
| Traditional Neighborhood Development (TND) | 3-5 Stories; Refer to Section 8.1.13(B)(3) | | | - | 3-5 Stories; Refer to Section 8.1.13(B)(3) | | | |
| Planned Unit Development (PUD) | - | 3-5 Stories; Refer to Section 8.2.26(A)(2) | | - | 3-5 Stories; Refer to Section 8.2.26(A)(2) | | | |
| All Other Uses[2] | 45 | 45 | 45 | 45 | 45 | 45 | 45 | 45 |
| [1] Dimensional requirements listed for certain uses in Chapter 8 shall supersede those listed herein. Overlay district regulations may apply. | | | | | | | | |
| [2] Exceptions to height limitations are found in Section 9.8. | | | | | | | | |

**Lot and Building Standards**

**Office Zoning Districts**

**Table 7.1-3 (A)[1]**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Standard** | **TMU** | **OLC** | **O-1** | **OM** |
| Minimum Lot Area (sq. ft.)(13) | 3,000/5,000[2] [9] | 5,000[9] | 5,000[9] | 5,000 |
| Minimum Lot Width (ft.) | 50[8] [11] | 70[8] [11] | 70[8] [11] | 70[8] |
| Minimum Required Setbacks (ft.) |  |  |  |  |
| - Front | [3] [10] | 30[10] | 30[10] | 30 |
| - Side | 0[4] [10] | 10[10] | 10[10] | 10 |
| - Rear | 20[5] [10] | 20[5] [10] | 20[5] [10] | 20[5] |
| Maximum Building Height (ft.)[7] {12] | 50[6] | 50[6] | 50[6] | 50[6] |
| [1] Dimensional uses for specific uses as shown in Chapter 8 shall supersede those shown herein. Overlay district regulations may apply. | | | | |
| [2] 5,000 square feet for all single-, two- or multi-family dwellings; 3,000 square feet, for all other uses. | | | | |
| [3] The front yard setback shall be 0-10 feet, as measured from the edge of the adjoining front sidewalk. | | | | |
| [4] Ten feet if abutting a residential zoning district. | | | | |
| [5] 30 feet if abutting a residential zoning district. | | | | |
| [6] The maximum height may be increased to 75 feet if located 200 feet or more from a residentially zoned lot. In the (OM) district the height may be increased to 125 feet if located 300 or more from a residentially zoned lot. | | | | |
| [7] Exceptions to height limitations are found in Section 9.8. | | | | |
| [8] Refer to Sections 9.5 and 13.15.3 for further road frontage requirements. | | | | |
| [9] Minimum lot area for infill residential developments shall be 4,000 square feet. | | | | |
| [10] Minimum internal lot setbacks in infill residential developments shall be: Front - 20 feet; Side - Five feet; Rear - 20 feet. | | | | |
| [11] 40 feet for detached single-family dwelling units in (TND). Otherwise, no minimum lot width for uses in a (TND). | | | | |
| [12] Maximum building heights for (PRDs), (TNDs), and (PUDs) range from 3-5 stories. Refer to Chapter 8 for additional information. | | | | |
| [13] Minimum lot area requirements are subject to Public Health Department approval, which may require larger minimum lot areas on a case-by-case basis. | | | | |

**Lot and Building Standards**

**Commercial Zoning Districts (Except CBD and UMU)**

**Table 7.1-4(A)[1]**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Standard** | **C-1 and NBS** | **C-2** | **C-3** | **GPX** |
| Minimum Lot Area (sq. ft.)(8) | 5,000[6] | 5,000 | 5,000 | [9] |
| Minimum Lot Width (ft.) | 70[5] | 70[5] | 70[5] | [9] |
| Minimum Required Setbacks (ft)— |  |  |  | [9] |
| - Front | 30 | 30 | 30 |  |
| - Side | 10 | 10 | 10 |  |
| - Rear | 20[2] | 20[2] | 20[2] |  |
| Maximum Building Height (ft.)[4] [7] | 50[3] | 50[3] | 50[3] | [9] |
| [1] Dimensional uses for specific uses as shown in Chapter 8 shall supersede those shown herein. Overlay district regulations may apply. | | | | |
| [2] 30 feet if abutting a residential zoning district. | | | | |
| [3] The maximum height may be increased to 75 feet if located 200 feet or more from a residentially zoned lot. In the (C-2) and (C-3) districts the height may be increased to 125 feet if located 300 feet or more from a residentially zoned lot. | | | | |
| [4] Exceptions to height limitations are found in Section 9.8. | | | | |
| [5] Refer to Sections 9.5 and 13.15.3 for further road frontage requirements. | | | | |
| [6] 4,000 square feet for lots in infill residential developments. | | | | |
| [7] Maximum building heights range from three to five stories for traditional neighborhood developments (TNDs), planned unit developments (PUDs) and planned residential developments (PRDs). Refer to Chapter 8 for additional requirements. | | | | |
| [8] Minimum lot area requirements are subject to Public Health Department approval, which may require larger minimum lot areas on a case-by-case basis. | | | | |
| [9] Dimensional Requirements within the (GPX) are as follows: | | | | |
| (a) Refer to Section 8.1.11 for (PRDs); Section 8.1.13 for (TNDs); Section 8.2.26 for (PUDs). | | | | |
| (b) (C-2) regulations shall apply to: Restaurants, Convenience Stores, Hotels/Motels, Essential Service Class 4. | | | | |
| (c) (RS-20) regulations for Single Family Dwellings (other than those in PRDs, TNDs, PUDs). | | | | |

**Lot and Building Standards**

**Commercial Zoning Districts-CBD and UMU**

**Table 7.1-4(B)[1]**

|  |  |  |
| --- | --- | --- |
| **Standard** | **CBD** | **UMU** |
| Minimum Lot Area (sq. ft.)(13) | None[10] | 3,000/5,000[2] [10] |
| Minimum Lot Width (ft.) | None[9] [11] | 50[9] [11] |
| Minimum Required Setbacks (ft.) |  |  |
| - Front | [3] [12] | [3] [12] |
| - Side | None[4] [12} | 0[5] [12] |
| - Rear | None[4] [12] | 20[6] [12] |
| Maximum Building Height (ft.)[8] | None | 50[7] |

[1] Dimensional uses for specific uses as shown in Chapter 8 shall supersede those shown herein. Overlay district regulations may apply.

[2] 5,000 square feet for all single-, two- or multi-family dwellings; 3,000 square feet, for all other uses.

[3] The front yard setback shall be zero to ten feet, as measured from the edge of the adjoining front sidewalk

[4] None, except ten feet when adjoining a lot not in the (CBD), (TMU) or (UMU) districts.

[5] Ten feet if abutting a residential zoning district.

[6] 30 feet if abutting a residential zoning district.

[7] The maximum height may be increased to 75 feet if located 200 feet or more from a residentially zoned lot.

[8] Exceptions to height limitations are found in Section 9.8.

[9] Refer to Sections 9.5 and 13.15.3 for further road frontage requirements.

[10] One acre for multi-family developments.

[11] 40 feet for detached single-family lots within a traditional neighborhood development (TND).

[12] Infill Residential Developments: Front - 20 feet; Side - Five feet; Rear - 20 feet.

[13] Minimum lot area requirements are subject to Public Health Department approval, which may require larger minimum lot areas on a case-by-case basis.

**Lot and Building Standards**

**Industrial Zoning Districts**

**Table 7.1-5[1]**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Standard** | **I-1** | **I-2** | **I-3** | **I-U** |
| Minimum Lot Area (sq. ft.)(13) | None | None | None | None[2] [9] |
| Minimum Lot Width (ft.) | 70[8] | 70[8] | 70[8] | 50[8] [10] |
| Minimum Required Setbacks (ft.) |  |  |  |  |
| - Front | 50 | 50 | 50 | [3] [11] |
| - Side[4] | 20[5] | 20[5] | 20[5] | 10[5] [11] |
| - Rear | 30 | 30 | 30 | 20[5] [11] |
| Maximum Building Height (ft.)[7] | 50[6] | 50[6] | 50[6] | 50[6] [12] |

[1] Dimensional uses for specific uses as shown in Chapter 8 shall supersede those shown herein. Overlay district regulations may apply.

[2] One acre for multi-family developments.

[3] The front yard setback shall be 0—20 feet, as measured from the edge of the adjoining front sidewalk.

[4] An additional ten feet to the requirements listed above shall be required on all side yards which abut a public or private street.

[5] 30 feet if abutting a residentially zoned lot.

[6] The maximum height of the structure may be increased to 75 feet, provided that the structure lies 200 feet or more from a residentially zoned lot.

[7] Exceptions to height limitations are found in Section 9.8.

[8] Refer to Sections 9.5 and 13.15.3 for further road frontage requirements.

[9] 4,000 square feet for lots in an infill residential development.

[10] 40 feet for detached single-family residences in a traditional neighborhood development (TND).

[11] Infill Residential Developments: Front - 20 feet; Side - Five feet; Rear - 20 feet.

[12] Maximum building heights range from three to five stories for traditional neighborhood developments, planned residential developments, and planned unit developments. Refer to Chapter 8 for additional information.

[13] Minimum lot area requirements are subject to Public Health Department approval, which may require larger minimum lot areas on a case-by-case basis.

[14] Tanks, smoke stacks, or similar structures may extend to a height of 150 feet, provided that the structure is 2,000 feet from adjacent property lines.

Sec. 7.6 Overlay district design standards.