

Neighborhood Residential Mixed Use 12 (NRMU-12) Permitted Uses

RESIDENTIAL:

- P Agriculture, Attached Single-Family Dwellings, Community Homes for the Disabled, Duplexes, Dwellings Above Businesses, Live/Work Units, Single-Family Dwellings
- L(1) Accessory Dwelling Units
- L(4) Multi-Family Dwellings
- L(7) Livestock
- SUP Dormitory, Fraternity or Sorority House, Group Homes

COMMERCIAL:

- P Home Occupation, Laundry Facilities
- L(10) Bed and Breakfast
- L(14) Professional Services and Offices
- L(15) Retail Sales and Service
- L(38) Temporary Uses
- SUP Outdoor Recreation

INDUSTRIAL:

- L(27) Gas Wells

INSTITUTIONAL:

- P Adult or Child Day Care, Churches, Community Service, Kindergarten, Elementary School, Middle School, Parks and Open Space
- L(13) Elderly Housing
- L(15) Semi-Public Halls, Clubs, and Lodges
- L(25) Basic Utilities
- L(43) Electric Substations and Switch Stations
- SUP WECS

P = Permitted, L(#) = Permitted with a Limitation, SUP = Specific Use Permit

LIMITATIONS:

L(1) – Accessory Dwelling Units are permitted, subject to the following additional criteria:

1. The proposal must conform with the overall maximum lot coverage and setback requirements of the underlying zone.
2. The maximum number of dwelling units shall not exceed one per lot.
3. The maximum gross habitable floor area (GHFA) of the accessory residential structure shall not exceed 50% of the GHFA of the primary residence on the lot, and shall not exceed 1,000 square feet of GHFA unless the lot meets the requirements of L(1).5
4. One additional parking space shall be provided that conforms to the off-street provisions of the DDC.
5. The maximum GHFA of the accessory residential structure shall not exceed 50% of the GHFA of the primary residence on the lot, where the lot size is equal to or greater than 10 acres in size. An SUP is not required for such an accessory residential structure where the lot size is greater than ten acres.

L(4) – Multi-Family is permitted only:

1. With a Specific Use Permit (SUP),
2. As part of a Mixed-Use Development; or
3. As part of a Master Plan Development, Existing; or
4. If the development received zoning approval allowing multi-family use with one (1) year prior to the effective date of Ordinance No. 2005-224; or,
5. If allowed by a City Council approved neighborhood (small area) plan.

L(7) – Limited to two animals on parcels one to three acres in size. Additional animals may be added at a rate of one per each acre over three acres.

L(8) – Travelers' accommodations, are permitted, provided that:

1. The business-owner or manager shall be required to reside on the property occupied by the accommodation, or adjacent property.

2. That each accommodation unit shall have one (1) off-street parking space, and the owners shall have two (2) parking spaces. All spaces shall be in conformance with the requirements of the Off-Street Parking section of this Chapter.
3. That only one (1) ground or wall sign, constructed of a non-plastic material, non-interior illuminated of four (4) sq. ft. maximum size be allowed. Any exterior illumination of signage shall be installed such that it does not directly illuminate any residential structures adjacent or nearby the travelers' accommodation.
4. That the number of accommodation units allowed shall be proportional to the permitted density of the zone. Each traveler's accommodation unit shall be counted as 0.6 units for the purpose of calculating the permitted number of traveler's accommodations.
5. All traveler's accommodations shall be within two hundred (200) feet of a collector or arterial. Street designations shall be as determined by the City Comprehensive Plan. Distances shall be measured via public street or alley access to the site from the arterial.
6. Excluding the business-owner's unit and the area of the structure it will occupy, there must be at least four hundred (400) sq. ft. of gross interior floor space remaining per unit.
7. Traveler's accommodations are limited to no more than eight (8) guest units.

L(10) – All restrictions of L(8), but limited to no more than 5 guests.

L(13) – Uses are limited to no more than fifty-five thousand (55,000) square feet of gross floor area per lot.

L(14) – Uses are limited to no more than ten thousand (10,000) square feet of gross floor area.

L(15) – Uses are limited to no more than five thousand (5,000) square feet of gross floor area per lot. An SUP is required for additional square footage for Semi-Public Halls, Clubs, and Lodges.

L(25) – If proposed use is within 200 feet of a residential zone, approval is subject to an SUP.

L(27) – Must comply with the provisions of Subchapter 22, Gas Well Drilling and Production

L(38) – Must meet the requirements of Section 35.12.9

L(43) – Electric Substation and Switch Stations are permitted subject to the following criteria:

1. An applicant shall be required to submit an application for an SUP pursuant to Subsection 35.6 in accordance with the procedures set forth in Subsection 35.3.4 unless it is able to meet the following requirements:
 - a. Use of the property is associated with a City Council approved Capital Improvements Plan (CIP) or other City Council approved Master Plan; and
 - b. A public hearing was held at the City Council for selection of the site to include:
 - i. Written notice of the public hearing was provided to property owners within 200 feet and physical addresses within 500 feet of the subject property at least 12 days prior to the public hearing; and
 - ii. A sign advertising the public hearing was posted on or adjacent to the property at least 12 days prior to the public hearing.
 - c. A neighborhood meeting was held at least 15 days prior to the public hearing at City Council for acquisition of the site.
2. All Electric Substations or Switch Stations shall comply with the following development requirements:
 - a. The proposed electric substation or switch station shall substantially comply with all of the development and regulatory standards established in Subchapter 24; and
 - b. A site plan demonstrating substation compliance with all the applicable design standards identified in Subchapter 24 shall be submitted.