

Regional Center Commercial Neighborhood (RCC-N)
Permitted Uses

RESIDENTIAL:

- P Agriculture, Attached Single-family Dwellings, Dwellings Above Businesses, Live/Work Units, Community Homes for the Disabled
- L(7) Livestock
- L(4) & L(6) Multi-Family Dwellings
- SUP Group Homes

COMMERCIAL:

- P Home Occupation, Hotels, Motels, Movie Theaters, Restaurant, Private Club, Bar, Drive-through Facility, Professional Services and Offices, Quick Vehicle Servicing, Laundry Services, Indoor Recreation, Commercial Parking Lots, Broadcasting or Production Studio
- L(9) Bed and Breakfast
- L(13) Retail Sales and Service
- L(14) Administrative or Research Facilities
- L(38) Temporary Uses
- SUP Major Event Entertainment

INDUSTRIAL:

- L(12) Craft Alcohol Production
- L(13) Warehouse, Retail
- L(14) Veterinary Clinics
- L(21) Bakeries
- L(27) Gas Wells

INSTITUTIONAL:

- P Community Service, Parks and Open Space, Churches, Semi-Public Halls, Clubs, and Lodges, Adult or Child Day Care, Kindergarten, Elementary School, Middle School, High School, Colleges, Conference/Convention Centers, Hospital, Elderly Housing, Medical Centers, Mortuaries
- L(14) Business/Trade School
- SUP Basic Utilities, WECS (Free-standing Monopole Support Structure), WECS (Building Mounted)

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

LIMITATIONS:

L(4) = Multi-family is permitted only:

1. With a Specific Use Permit; or
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 within 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(6) = Permitted only on second (2nd) story and above, when an office, retail, or other permitted commercial use is on the ground floor along any avenue, collector, or arterial street, otherwise office or retail uses are not required.

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 off-street parking space, and the owners shall have two parking spaces. All spaces shall be in conformance with the requirements of the Off-Street Parking section of this Chapter.
 3. That only one ground sign or wall sign, constructed of a non-plastic material, no-interior illuminated of four square feet 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.
- L(9) = All restrictions of L(8), but limited to no more than 15 guest units.
- L(12) = On-premise consumption and/or retail sales is required. Uses are limited to no more than 10,000 square feet of gross floor area for production, bottling, packaging, storage, and other manufacturing related activities. A SUP is required for additional square footage.
- 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 10,000 square feet of gross floor area.
- L(21) = Bakery and bottling areas not to exceed 2,500 square feet. Sales on premises of products produced required I this zone
- 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.