

Neighborhood Residential Mixed Use (NRMU) Permitted Uses

RESIDENTIAL:

- P Dwellings Above Businesses, Live/Work Units, Community Homes for the Disabled
- L(7) Livestock
- L(40) Attached Single-Family Dwellings
- L(4), SUP Multi-Family Dwellings
- SUP Group Homes
- SUP Fraternity or Sorority House
- SUP Dormitory

COMMERCIAL:

- P Home Occupation, Hotels, Bed & Breakfast, Laundry Facility
- L(17) Retail Sales and Service, Professional Services and Offices
- L(11) Restaurant or Private Club
- L(14) Administrative or Research Facilities, Broadcasting or Production Studio
- L(38) Temporary Uses
- SUP Drive-through Facility, Quick Vehicle Servicing, Outdoor Recreation

INDUSTRIAL:

- P Veterinary Clinics
- L(21) Bakeries
- L(27), SUP 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, Elderly Housing, Medical Centers
- L(25) Basic Utilities
- L(14) Business/Trade School
- SUP High School, 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 (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(11) – Limited to sit down only, and no drive up service permitted. Limited to no more than one hundred (100) seats and no more than four thousand (4,000) square feet of restaurant area.

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

L(17) – Uses that exceed twenty-five thousand (25,000) square feet of gross floor area per use require approval of a SUP.

L(21) – Baking and Bottling areas not to exceed two thousand five-hundred (2,500) square feet. Sales on premise of products produced required in the same zone.

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