

**Regional Center Commercial Downtown  
Permitted Uses**

**RESIDENTIAL:**

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

**COMMERCIAL:**

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

**INDUSTRIAL:**

- P Bakeries, Veterinary Clinics
- L(12) Craft Alcohol Production
- L(13) Warehouse, Retail
- L(23) Light Manufacturing
- L(27) Gas Wells

**INSTITUTIONAL:**

- P Community Service, Parks and Open Space, Churches, Semi-Public Halls, Clubs, and Lodges, Business/Trade School, Adult or Child Day Care, Middle School, High School, Colleges, Conference/Convention Centers, Hospital, Elderly Housing, Medical Centers, Mortuaries
- 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(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(23) = Light manufacturing of products sold on site permitted, area of manufacture not to exceed five thousand (5,000) square feet.

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.