

Permitted Uses Table		
	RCR-2	RCC-D
<i>Residential Uses</i>		
Agriculture	P	P
Livestock	L(7)	L(7)
Single-family Dwellings	N	N
Accessory Dwelling Units	N	N
Attached Single-family Dwellings	P	P
Dwellings above Businesses	P	P
Live/Work Units	P	P
Duplexes	N	N
Community Homes for the Disabled	P	P
Group Homes	SUP	SUP
Multi-family Dwellings	L(4)	L(6)&L(4)
Fraternity or Sorority House	N	N
Dormitory	N	N
Manufactured Housing Developments	N	N
	RCR-2	RCC-D
<i>Commercial Land Uses</i>		
Home Occupation	P	P
Sale of Products Grown on Site	N	N
Hotels	N	P
Motels	N	N
Bed and Breakfast	L(9)	P
Retail Sales and Service	L(17)	P
Movie Theaters	SUP	P
Restaurant	L(11)	P
Private Club	L(11)	P
Bar	L(11)	P
Drive-Through Facility	N	P
Professional Services and Offices	L(14)	P
Quick Vehicle Servicing	N	P
Vehicle Repair	N	P
Auto and RV Sales	N	P
Laundry Facilities	P	P
Equestrian Facilities	N	N
Outdoor Recreation	SUP	N
Indoor Recreation	N	P
Major Event Entertainment	N	SUP
Commercial Parking Lots	N	P
Administrative or Research Facilities	SUP	P
Broadcasting or Production Studio	SUP	P
Sexually Oriented Business	N	N

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Industrial Land Uses		
Printing/Publishing	N	N
Bakeries	N	P
Manufacture of Non-Odiferous Foods	N	N
Feed Lots	N	N
Food Processing	N	N
Light Manufacturing	N	L(28)
Heavy Manufacturing	N	N
Wholesale Sales	N	N
Wholesale Nurseries	N	N
Distribution Center/Warehouse, General	N	N
Warehouse, Retail	N	L(13)
Self-Service Storage	N	N
Construction Materials Sales	N	N
Junk Yards and Auto Wrecking	N	N
Wrecker Services and Impound Lots	N	N
Kennels	N	N
Veterinary Clinics	SUP	P
Sanitary Landfills, Commercial Incinerators, Transfer Stations	N	N
	RCR-2	RCC-D
Institutional Land Uses		
Basic Utilities	SUP	SUP
Community Service	P	P
Parks and Open Space	P	P
Churches	P	P
Semi-Public Halls, Clubs, and Lodges	P	P
Business/Trade School	N	P
Adult or Child Day Care	P	P
Kindergarten, Elementary School	P	N
Middle School	P	P
High School	SUP	P
Colleges	N	P
Conference/Convention Centers	N	P
Hospital	N	P
Elderly Housing	P	P
Medical Centers	SUP	P
Cemeteries	N	N
Mortuaries	N	P
WECS	SUP	SUP
WECS	SUP	SUP
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General Regulations		
Minimum Lot Area (square feet)	none	none
Maximum Density	40	100
Maximum Lot Coverage	75%	90%
Minimum Landscaped Area	25%	10%
Maximum Building Height	50 feet	100 feet

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 fifteen (15) guest units

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(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 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(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.
