

	DR-2	DC-G
<i>Residential Uses</i>		
Agriculture	P	P
Livestock	L(7)	L(7)
Single-family Dwellings	P	N
Accessory Dwelling Units	P	N
Attached Single-family Dwellings	P	P
Dwellings above Businesses	P	P
Live/Work Units	P	P
Duplexes	P	N
Community Homes for the Disabled	P	P
Group Homes	N	SUP
Multi-family Dwellings	L(5)	L(5)
Fraternity or Sorority House	P	P
Dormitory	P	P
Manufactured Housing Developments	N	N
	DR-2	DC-G
<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(15)	P
Movie Theaters	N	SUP
Restaurant	N	P
Private Club	N	P
Bar	N	P
Drive-Through Facility	N	SUP
Professional Services and Offices	L(15)	P
Quick Vehicle Servicing	N	SUP
Vehicle Repair	N	SUP
Auto and RV Sales	N	L(20)
Laundry Facilities	P	P
Equestrian Facilities	N	N
Outdoor Recreation	N	N
Indoor Recreation	N	P
Major Event Entertainment	N	SUP
Commercial Parking Lots	N	L(28)

Administrative or Research Facilities	SUP	P
Broadcasting or Production Studio	SUP	P
Sexually Oriented Business	N	N
	DR-2	DC-G
Industrial Land Uses		
Craft Alcohol Production	N	L(12)
Printing/Publishing	N	P
Bakeries	N	P
Manufacture of Non-Odiferous Foods	N	N
Feed Lots	N	N
Food Processing	N	N
Light Manufacturing	N	N
Heavy Manufacturing	N	N
Wholesale Sales	N	SUP/L(36)
Wholesale Nurseries	N	SUP/L(36)
Distribution Center/Warehouse, General	N	N
Warehouse, Retail	N	N
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 Incinerations, Transfer Stations	N	N
	DR-2	DC-G
Institutional Land Uses		
Basic Utilities	SUP	SUP
Community Service	N	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	N
High School	N	N

Colleges	N	P
Conference/Convention Centers	N	P
Hospital	N	P
Elderly Housing	N	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)	4,000	none
Maximum Density	30	150
Maximum Lot Coverage	75%	85%
Minimum Landscaped Area	25%	15%
Maximum Building Height	45 feet	100 feet

LIMITATIONS:

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

With a Specific Use Permit (SUP),

As part of a Mixed-Use Development; or

As part of a Master Plan Development, Existing; or

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,

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 1 off-street parking space, and the owners shall have 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 ground or wall sign, constructed of a non-plastic material, non-interior illuminated of 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. Subchapter 5 Development Code 5-43 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 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 400 sq. ft. of gross interior floor space remaining per unit. 7. Traveler's accommodations are limited to no more than 8 guest units.

L(9) = All restrictions of L(8), but limited to no more than 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(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 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(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