

Subchapter 5 - Zoning Districts and Limitations

35.5.1. - Rural Districts.

35.5.1.1. Purpose.

The purpose of a Rural District is to maintain an area of rural use within the City of Denton. Application of this district will ensure that the farming, forest, environmental and scenic values of these areas are protected from incompatible development that may result in a degradation of their values. Land Use categories within a Rural District include:

RD-5	Rural Residential
RC	Rural Commercial

35.5.1.2. Permitted Uses.

The following uses and their accessory uses are permitted as contained in the use table below:

Residential Land Use Categories	RD-5	RC
Accessory Dwelling Units	P	P
Agriculture	P	P
Attached Single-family Dwellings	N	N
Community Homes For the Disabled	P	P
Dormitory	N	N
Duplexes	N	N
Dwellings Above Businesses	N	P
Fraternity or Sorority House	N	N
Group Homes	SUP	SUP

Livestock	L(7)	L(7)
Live/Work Units	P	P
Manufactured Housing Developments	P	P
Multi-Family Dwellings	N	SUP
Residential Land Use Categories	RD-5	RC
Single-family Dwellings	P	P
P = Permitted, N = Not permitted, SUP = Specific Use Permit Required, L(X) = Limited as defined in Section 35.5.8		

Commercial Land Use Categories	RD-5	RC
Administrative or Research Facilities	SUP	L(15)
Auto and RV Sales	N	N
Bar	N	L(11)
Bed and Breakfast	L(10)	P
Broadcasting of Production Studio	SUP	P
Commercial Land Use Categories	RD-5	RC
Commercial Parking Lots	N	N
Drive-through Facility	N	N
Equestrian Facilities	P	P

Home Occupation	P	P
Hotels	N	N
Indoor Recreation	N	N
Laundry Facilities	N	N
Major Event Entertainment	N	SUP
<u>Medical Office</u>	<u>N</u>	<u>L(15)</u>
Motels	N	N
Movie Theaters	N	N
Outdoor Recreation	P	P
Private Club	N	L(11)
Professional Services and Offices	N	L(15)
Quick Vehicle Servicing	N	N
Restaurant	N	L(11)
Retail Sales and Service	N	N
Sale of Products Grown on Site	P	P
Sexually Oriented Business	N	SUP/ L(32)
Temporary Uses	L(38)	L(38)
Vehicle Repair	N	P
P = Permitted, N = Not permitted,		

SUP = Specific Use Permit Required,
L(X) = Limited as defined in Section 35.5.8

Industrial Land Use Categories	RD-5	RC
Bakeries	N	L(21)
Compressor Stations	N	N
Construction Materials Sales	N	N
Craft Alcohol Productin	N	SUP
Distribution Center/Warehouse, General	N	N
Feed Lots	SUP	N
Food Processing	N	N
Gas Wells	L(27)	L(27)
Heavy Manufacturing	N	N
Junk Yards and Auto Wrecking	N	N
Kennels	L(14)	L(14)
Light Manufacturing	N	SUP/L(24)
Manufacture of Non-odoriferous Foods	N	N
Printing/Publishing	N	N
Sanitary Landfills, Commercial Incinerators, Transfer Stations	N	N
Self-service Storage	N	N

Veterinary Clinics	P	P
Warehouse, Retail	N	N
Wholesale Nurseries	P	P
Wholesale Sales	N	N
Wrecker Services and Impound Lots	N	N
P = Permitted, N = Not permitted, SUP = Specific Use Permit Required, L(X) = Limited as defined in Section 35.5.8		

Institutional Land Use Categories	RD-5	RC
Adult or Child Day Care	P	P
Basic Utilities	P	P
Business/Trade School	N	N
Cemeteries	N	N
Churches	P	P
Colleges	N	N
Community Service	N	P
Conference/Convention Centers	N	N
Elderly Housing	N	N
Electric Substations and Switch Stations	P	P

High School	N	N
Hospital <u>Hospital Services</u>	N	N
Kindergarten, Elementary School	P	P
Medical Centers <u>Medical Clinic</u>	N	N
Middle School	N	N
Mortuaries	N	N
Parks and Open Space	P	P
Semi-public, Halls, Clubs, and Lodges	N	P
WECS (Building-mounted)	L(42)	L(42)
WECS (Free-standing Monopole Support Structure)	L(41)	L(41)
P = Permitted, N = Not permitted, SUP=Specific Use Permit Required, L(X) = Limited as defined in Section 35.5.8		

35.5.1.3. General Regulations.

General regulations within the Rural District are as follows:

Subdivision of less than ten (10) acres, and all lots that are adjacent to the perimeter of a subdivision:

General Regulations	RD-5	RC
Minimum lot area	5 acres	2 acres
Minimum lot width	200 feet	100 feet
Minimum lot depth	250 feet	200 feet

Minimum front yard	50 feet	50 feet
Minimum side yard	10 feet	10 feet
Minimum side yard adjacent to street	50 feet	50 feet
Minimum rear yard	10 feet, plus 1 foot for each foot of building height over 20 feet	

The following limits apply to subdivision of more than ten (10) acres in lieu of minimum lot size and dimension requirements:

General Regulations	RD-5	RC
Maximum density, dwelling units per acre	0.2	0.5
Minimum building separation	30 feet	30 feet

The following limits apply to all buildings:

General Regulations	RD-5	RC
Maximum lot coverage except for agricultural buildings	15%	35%
Minimum landscaped area	75%	65%
Maximum building height	65 feet	65 feet
Maximum WECS height	75 feet	75 feet
Maximum FAR except for single-family uses	None	0.25
Minimum yard when a use other than single-family abuts a residential zone	None	10 feet, plus 1 foot for each foot of building height

35.5.2. - Neighborhood/Residential.

35.5.2.1. Purpose.

The purpose of the Neighborhood Residential land use is to preserve and protect existing neighborhoods and to ensure that any new development is compatible with existing land uses, patterns, and design standards. Land Use categories within the Neighborhood Residential areas include:

NR-1	Neighborhood Residential 1
NR-2	Neighborhood Residential 2
NR-3	Neighborhood Residential 3
NR-4	Neighborhood Residential 4
NR-6	Neighborhood Residential 6
NRMU-12	Neighborhood Residential Mixed Use 12
NRMU	Neighborhood Residential Mixed Use

35.5.2.2. Permitted Uses.

The following uses and their accessory uses are permitted within the Neighborhood Residential districts:

Residential Land Use Categories	NR-1	NR-2	NR-3	NR-4	NR-6	NRMU-12	NRMU
Accessory Dwelling Units	SUP L(1)	SUP L(1)	SUP L(1)	SUP L(1)	SUP L(1)	L(1)	N
Agriculture	P	P	P	P	P	P	P
Attached Single-family Dwellings	N	N	SUP	SUP	P	P	L(40)
Community Homes For the Disabled	P	P	P	P	P	P	P

Dormitory	N	N	N	N	N	SUP	SUP
Duplexes	N	N	N	L(3)	P	P	N
Dwellings Above Businesses	N	N	N	N	N	P	P
Fraternity or Sorority House	N	N	N	N	N	SUP	SUP
Group Homes	N	N	N	N	N	SUP	SUP
Livestock	L(7)	L(7)	L(7)	L(7)	L(7)	L(7)	L(7)
Live/Work Units	N	N	N	N	L(16)	P	P
Manufactured Housing Developments	N	SUP	N	N	SUP	N	N
Multi-Family Dwellings	N	N	N	N	N	L(4)	SUP L(4)
Single-family Dwellings	P	P	P	P	P	P	N
P=Permitted, N=Not permitted, SUP=Specific Use Permit Required, L(X)=Limited as defined in Section 35.5.8							

Commercial Land Use Categories	NR-1	NR-2	NR-3	NR-4	NR-6	NRMU-12	NRMU
Administrative or Research Facilities	N	N	N	N	N	N	L(14)
Auto and RV Sales	N	N	N	N	N	N	N
Bar	N	N	N	N	N	N	L(11)
Bed and Breakfast	N	N	N	N	N	L(10)	P
Broadcasting of Production Studio	N	N	N	N	N	N	L(14)
Commercial Parking Lots	N	N	N	N	N	N	N

Drive-through Facility	N	N	N	N	N	N	SUP
Equestrian Facilities	SUP	SUP	N	N	N	N	N
Home Occupation	P	P	P	P	P	P	P
Hotels	N	N	N	N	N	N	P
Indoor Recreation	N	N	N	N	N	N	N
Laundry Facilities	N	N	N	N	N	P	P
Major Event Entertainment	N	N	N	N	N	N	N
<u>Medical Office</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>L(14)</u>	<u>L(17)</u>
Motels	N	N	N	N	N	N	N
Movie Theaters	N	N	N	N	N	N	N
Outdoor Recreation	P	P	P	P	P	SUP	SUP
Private Club	N	N	N	N	N	N	L(11)
Professional Services and Offices	N	N	N	N	N	L(14)	L(17)
Quick Vehicle Servicing	N	N	N	N	N	N	SUP
Restaurant	N	N	N	N	N	N	L(11)
Retail Sales and Service	N	N	N	N	N	L(15)	L(17)
Sale of Products Grown on Site	N	N	N	N	N	N	N
Sexually Oriented Business	N	N	N	N	N	N	N
Temporary Uses	L(38)	L(38)	L(38)	L(38)	L(38)	L(38)	L(38)
Vehicle Repair	N	N	N	N	N	N	N

P=Permitted, N=Not permitted, SUP=Specific Use Permit Required, L(X)=Limited as defined in Section 35.5.8

Industrial Land Use Categories	NR-1	NR-2	NR-3	NR-4	NR-6	NRMU-12	NRMU
Bakeries	N	N	N	N	N	N	L(21)
Compressor Stations	N	N	N	N	N	N	N
Construction Materials Sales	N	N	N	N	N	N	N
Craft Alcohol Production	N	N	N	N	N	N	SUP
Distribution Center/Warehouse, General	N	N	N	N	N	N	N
Feed Lots	N	N	N	N	N	N	N
Food Processing	N	N	N	N	N	N	N
Gas Wells	L(27)	L(27)	L(27)	L(27)	L(27)	L(27)	L(27)
Heavy Manufacturing	N	N	N	N	N	N	N
Junk Yards and Auto Wrecking	N	N	N	N	N	N	N
Kennels	L(37)	L(37)	N	N	N	N	N
Light Manufacturing	N	N	N	N	N	N	N
Manufacture of Non-odoriferous Foods	N	N	N	N	N	N	N
Printing/Publishing	N	N	N	N	N	N	N
Sanitary Landfills, Commercial Incinerators, Transfer Stations	N	N	N	N	N	N	N

Self-service Storage	N	N	N	N	N	N	N
Veterinary Clinics	L(14)	L(14)	N	N	N	N	P
Warehouse, Retail	N	N	N	N	N	N	N
Wholesale Nurseries	N	N	N	N	N	N	N
Wholesale Sales	N	N	N	N	N	N	N
Wrecker Services and Impound Lots	N	N	N	N	N	N	N
P=Permitted, N=Not permitted, SUP=Specific Use Permit Required, L(X)=Limited as defined in Section 35.5.8							

Institutional Land Use Categories	NR-1	NR-2	NR-3	NR-4	NR-6	NRMU-12	NRMU
Adult or Child Day Care	SUP	SUP	SUP	SUP	SUP	P	P
Basic Utilities	L(25)	L(25)	L(25)	L(25)	L(25)	L(25)	L(25)
Business/Trade School	N	N	N	N	N	N	L(14)
Cemeteries	N	N	N	N	N	N	N
Churches	P	P	P	P	P	P	P
Colleges	N	N	N	N	N	N	N
Community Service	N	N	N	N	N	P	P
Conference/Convention Center	N	N	N	N	N	N	N
Elderly Housing	N	N	N	N	SUP	L(13)	P
Electric Substations and Switch Stations	L(43)	L(43)	L(43)	L(43)	L(43)	L(43)	L(43)

High School	N	N	N	N	N	N	SUP
Hospital <u>Hospital Services</u>	N	N	N	N	N	N	N
Kindergarten, Elementary School	SUP	SUP	SUP	SUP	SUP	P	P
Medical Centers <u>Medical Clinic</u>	N	N	N	N	N	N	P <u>SUP</u>
Middle School	N	N	N	N	N	P	P
Mortuaries	N	N	N	N	N	N	N
Parks and Open Space	P	P	P	P	P	P	P
Semi-public, Halls, Clubs, and Lodges	SUP	SUP	SUP	SUP	SUP	L(15)	P
WECS (Building-mounted)	L(42)	SUP	SUP	SUP	SUP	SUP	SUP
WECS (Free-standing Monopole Support Structure)	L(41)	SUP	SUP	SUP	SUP	SUP	SUP
P=Permitted, N=Not permitted, SUP=Specific Use Permit Required, L(X)=Limited as defined in Section 35.5.8							

35.5.2.3. General Regulations.

General regulations of the Residential Neighborhood land use zone are contained in the table below:

The following limits apply to subdivision of two (2) acres or less:

General Regulations	NR-1	NR-2	NR-3	NR-4	NR-6	NRMU-12	NRMU
Minimum lot area (square feet)	32,000	16,000	10,000	7,000	6,000	3,500	2,500
Minimum lot width	80 feet	80 feet	60 feet	50 feet	50 feet	30 feet	20 feet

Minimum lot depth	100 feet	100 feet	80 feet	80 feet	80 feet	80 feet	50 feet
Minimum front yard setback	20 feet	20 feet	15 feet L(2)	20 feet L(2)	10 feet	10 feet	None
Minimum side yard	6 feet	6 feet	6 feet	6 feet	6 feet	6 feet	6 feet
Minimum side yard adjacent to a street	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet	None
Minimum rear yard	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet	None

The following limits apply to subdivision of more than two (2) acres in lieu of minimum lot size and dimension requirements:

General Regulations	NR-1	NR-2	NR-3	NR-4	NR-6	NRMU-12	NRMU
Maximum density, dwelling units per acre	1	2	3.5	4	6	12	30
Minimum side yard for non-attached buildings	20 feet	10 feet	6 feet	5 feet	4 feet	10 feet	12 feet

The following limits apply to all buildings:

General Regulations	NR-1	NR-2	NR-3	NR-4	NR-6	NRMU-12	NRMU
Maximum lot coverage	30%	30%	50%	60%	60%	60%	80%

Minimum landscaped area	70%	70%	50%	40%	40%	40%	20%
Maximum building height	40 feet	40 feet	40 feet	40 feet	40 feet	40 feet	65 feet
Maximum WECS height	55 feet	55 feet	55 feet	55 feet	55 feet	55 feet	75 feet
Minimum yard when abutting a single-family use or district	10 feet plus 1 foot for each foot of building height above 20 feet	10 feet plus 1 foot for each foot of building height above 20 feet	10 feet plus 1 foot for each foot of building height above 20 feet	10 feet plus 1 foot for each foot of building height above 20 feet	10 feet plus 1 foot for each foot of building height above 20 feet	15 feet plus 1 foot for each foot of building height above 20 feet	20 feet plus 1 foot for each foot of building height above 20 feet

35.5.2.4. Mixed Use Residential Protection Overlay.

Where necessary to address the concerns of owners of existing adjacent residential uses that a proposed non-residential or multi-family mixed use allowed by this Subchapter is incompatible, the applicant may consent to the imposition of increased setback, landscaping, screening or buffer requirements along the borders of such existing residential uses, or to the imposition of additional use or performance-based restrictions upon the proposed use. Such additional modifications or restrictions shall, upon approval, amend the underlying zoning classification and use designation to add these supplemental requirements. The Mixed Use Residential Protection Overlay may be established through the Zoning Amendment Procedure, either as a separate zoning case, or in conjunction with an amendment of the underlying mixed use zoning classification.

35.5.3. - Downtown University Core.

35.5.3.1. Purpose.

The purpose of the Downtown University Core District is to encourage mixed use developments within specified commercial areas of the district. This district is a pedestrian friendly district. Land Use categories within this district include:

DR-1	Downtown Residential 1
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DR-2	Downtown Residential 2
DC-N	Downtown Commercial Neighborhood
DC-G	Downtown Commercial General

35.5.3.2. Permitted Uses.

The following uses are permitted within the Downtown University Core District:

Residential Land Use Categories	DR-1	DR-2	DC-N	DC-G
Accessory Dwelling Units	P	P	N	N
Agriculture	P	P	P	P
Attached Single-family Dwellings	N	P	P	P
Community Homes For the Disabled	P	P	P	P
Dormitory	SUP	P	P	P
Duplexes	P	P	P	N
Dwellings Above Businesses	N	P	P	P
Fraternity or Sorority House	SUP	P	P	P
Group Homes	N	N	N	SUP
Livestock	L(7)	L(7)	L(7)	L(7)
Live/Work Units	P	P	P	P
Manufactured Housing Developments	N	N	N	N
Multi-Family Dwellings	N	L(5)	L(5)	L(5)

Single-family Dwellings	P	P	N	N
P=Permitted, N=Not permitted, SUP=Specific Use Permit Required, L(X)=Limited as defined in Section 35.5.8				

Commercial Land Use Categories	DR-1	DR-2	DC-N	DC-G
Administrative or Research Facilities	N	SUP	L(14)	P
Auto and RV Sales	N	N	N	L(20)
Bar	N	N	L(11)	P
Bed and Breakfast	L(8)	L(9)	P	P
Broadcasting of Production Studio	N	SUP	P	P
Commercial Parking Lots	N	N	L(28)	L(28)
Drive-through Facility	N	N	N	SUP
Equestrian Facilities	N	N	N	N
Home Occupation	P	P	P	P
Hotels	N	N	N	P
Indoor Recreation	N	N	N	P
Laundry Facilities	N	P	P	P
Major Event Entertainment	N	N	N	SUP
<u>Medical Office</u>	<u>N</u>	<u>L(15)</u>	<u>L(17)</u>	<u>P</u>
Motels	N	N	N	N

Movie Theaters	N	N	SUP	SUP
Outdoor Recreation	N	N	N	N
Private Club	N	N	L(11)	P
Professional Services and Offices	N	L(15)	L(17)	P
Quick Vehicle Servicing	N	N	N	SUP
Restaurant	N	N	L(11)	P
Retail Sales and Service	N	L(15)	L(17)	P
Sale of Products Grown on Site	N	N	N	N
Sexually Oriented Business	N	N	N	N
Temporary Uses	L(38)	L(38)	L(38)	L(38)
Vehicle Repair	N	N	N	SUP
P=Permitted, N=Not permitted, SUP=Specific Use Permit Required, L(X)=Limited as defined in Section 35.5.8				

Industrial Land Use Categories	DR-1	DR-2	DC-N	DC-G
Bakeries	N	N	L(21)	P
Compressor Stations	N	N	N	N
Construction Materials Sales	N	N	N	N
Craft Alcohol Production	N	N	SUP	L(12)
Distribution Center/Warehouse, General	N	N	N	N

Feed Lots	N	N	N	N
Food Processing	N	N	N	N
Gas Wells	L(27)	L(27)	L(27)	L(27)
Heavy Manufacturing	N	N	N	N
Junk Yards and Auto Wrecking	N	N	N	N
Kennels	N	N	N	N
Light Manufacturing	N	N	N	N
Manufacture of Non-odoriferous Foods	N	N	N	N
Printing/Publishing	N	N	N	P
Sanitary Landfills, Commercial Incinerators, Transfer Stations	N	N	N	N
Self-service Storage	N	N	N	N
Veterinary Clinics	N	SUP	L(26)	P
Warehouse, Retail	N	N	N	N
Wholesale Nurseries	N	N	N	SUP/ L(36)
Wholesale Sales	N	N	N	SUP/ L(36)
Wrecker Services and Impound Lots	N	N	N	N
P=Permitted, N=Not permitted, SUP=Specific Use Permit Required, L(X)=Limited as defined in Section 35.5.8				

Institutional Land Use Categories	DR-1	DR-2	DC-N	DC-G
Adult or Child Day Care	P	P	P	P
Basic Utilities	SUP	SUP	SUP	SUP
Business/Trade School	N	N	L(26)	P
Cemeteries	N	N	N	N
Churches	P	P	P	P
Colleges	N	N	SUP	P
Community Service	N	N	P	P
Conference/Convention Centers	N	N	SUP	P
Elderly Housing	N	N	L(13)	P
Electric Substations and Switch Stations	L(43)	L(43)	L(43)	L(43)
High School	N	N	N	N
Hospital <u>Hospital Services</u>	N	N	P	P
Kindergarten, Elementary School	P	P	P	N
Medical Centers <u>Medical Clinic</u>	N	SUP <u>N</u>	P	P
Middle School	N	P	P	N
Mortuaries	N	N	P	P
Parks and Open Space	P	P	P	P
Semi-public, Halls, Clubs, and Lodges	P	P	P	P
WECS (Building-mounted)	SUP	SUP	SUP	SUP

WECS (Free-standing Monopole Support Structure)	SUP	SUP	SUP	SUP
P=Permitted, N=Not permitted, SUP=Specific Use Permit Required, L(X)=Limited as defined in Section 35.5.8				

35.5.3.3. General Regulations.

General regulations of the Downtown University Core District are as follows:

General Regulations	DR-1	DR-2	DC-N	DC-G
Minimum lot area (square feet)	4,000	4,000	2,500	None
Minimum lot width	50 feet	40 feet	20 feet	None
Minimum lot depth	80 feet	80 feet	50 feet	None
Minimum front yard setback	10 feet	10 feet	None	None
Minimum side yard	6 feet	6 feet	None	None
Minimum side yard adjacent to a street	10 feet	10 feet	None	None
Minimum rear yard	10 feet	10 feet	None	None
Minimum yard abutting a single-family use or district	10 feet plus 1 foot for each foot of building height over 30 feet	10 feet plus 1 foot for each foot of building height over 30 feet	15 feet plus 1 foot for each foot of building height over 30 feet	20 feet plus 1 foot for each foot of building height over 30 feet
Minimum residential unit size	700 SF	500 SF	500 SF	500 SF
Maximum FAR	0.50	0.75	1.5	3.0

Maximum density, dwelling units per acre	8	30	72	150
Maximum lot coverage	60%	75%	80%	85%
Minimum landscaped area	40%	25%	20%	15%
Maximum building height	40 feet	45 feet	100 feet/ L(33)	100 feet/ L(33)
Maximum WECS height	55 feet	55 feet	110 feet/L(33)	110 feet/ L(33)

35.5.4. - Community Mixed Use Centers.

35.5.4.1. Purpose.

The purpose of the Community Mixed Use Centers is to provide the necessary shopping, services, recreation, employment and institutional facilities that are required and supported by the surrounding community. Land Use categories within the Community Mixed Use Centers include:

CM-G	Community Mixed Use General
CM-E	Community Mixed Use Employment

35.5.4.2. Permitted Uses.

The following uses are permitted within Community Mixed Use Centers:

Residential Land Use Categories	CM-G	CM-E
Accessory Dwelling Units	N	N
Agriculture	P	P

Attached Single-family Dwellings	N	N
Community Homes For the Disabled	P	P
Dormitory	N	N
Duplexes	N	N
Dwellings Above Businesses	P	N
Fraternity or Sorority House	N	N
Group Homes	N	N
Livestock	L(7)	L(7)
Live/Work Units	P	N
Manufactured Housing Developments	N	N
Multi-Family Dwellings	L(6) & L(4)	L(6) & L(4)
Single-family Dwellings	N	N
P=Permitted, N=Not permitted, SUP=Specific Use Permit Required, L(X)=Limited as defined in Section 35.5.8		

Commercial Land Use Categories	CM-G	CM-E
Administrative or Research Facilities	P	P
Auto and RV Sales	P	P
Bar	P	L(14)
Bed and Breakfast	P	N

Broadcasting of Production Studio	P	P
Commercial Parking Lots	P	P
Drive-through Facility	P	P
Equestrian Facilities	N	N
Home Occupation	N	N
Hotels	P	P
Indoor Recreation	P	P
Laundry Facilities	P	P
Major Event Entertainment	SUP	N
<u>Medical Office</u>	<u>P</u>	<u>P</u>
Motels	P	P
Movie Theaters	SUP	N
Outdoor Recreation	P	N
Private Club	P	L(14)
Professional Services and Offices	P	P
Quick Vehicle Servicing	P	P
Restaurant	P	L(14)
Retail Sales and Service	P	L(14)
Sale of Products Grown on Site	N	N
Sexually Oriented Business	N	N

Temporary Uses	L(38)	L(38)
Vehicle Repair	P	P
P=Permitted, N=Not permitted, SUP=Specific Use Permit Required, L(X)=Limited as defined in Section 35.5.8		

Industrial Land Use Categories	CM-G	CM-E
Bakeries	P	L(25)
Compressor Stations	N	N
Construction Materials Sales	N	N
Craft Alcohol Production	L(12)	L(12)
Distribution Center/Warehouse, General	N	N
Feed Lots	N	N
Food Processing	N	N
Gas Wells	L(27)	L(27)
Heavy Manufacturing	N	N
Junk Yards and Auto Wrecking	N	N
Kennels	N	N
Light Manufacturing	N	N
Manufacture of Non-odoriferous Foods	N	L(25)
Printing/Publishing	P	L(25)

Sanitary Landfills, Commercial Incinerators, Transfer Stations	N	N
Self-service Storage	N	N
Veterinary Clinics	P	P
Wholesale Nurseries	N	N
Warehouse, Retail	N	N
Wholesale Sales	N	N
Wrecker Services and Impound Lots	N	N
P=Permitted, N=Not permitted, SUP=Specific Use Permit Required, L(X)=Limited as defined in Section 35.5.8		

Institutional Land Use Categories	CM-G	CM-E
Adult or Child Day Care	P	N
Basic Utilities	SUP	SUP
Business/Trade School	P	P
Cemeteries	N	N
Churches	P	P
Colleges	P	P
Community Service	P	P
Conference/Convention Centers	P	P
Elderly Housing	N	N

Electric Substations and Switch Stations	L(43)	L(43)
High School	P	P
Hospital <u>Hospital Services</u>	N	N
Kindergarten, Elementary School	P	P
Medical Centers <u>Medical Clinic</u>	P	P
Middle School	P	P
Mortuaries	P	P
Parks and Open Space	P	P
Semi-public, Halls, Clubs, and Lodges	P	P
WECS (Building-mounted)	SUP	SUP
WECS (Free-standing Monopole Support Structure)	SUP	SUP
P = Permitted, N = not permitted, SUP = Specific Use Permit Required, L(X) = Limited as defined in Section 35.5.8		

35.5.4.3. General Regulations.

General regulations of the Community Mixed Use Centers are in the table below:

General Regulations	CM-G	CM-E
Minimum lot area (square feet)	2,500	2,500
Minimum lot width	50 feet	50 feet
Minimum lot depth	50 feet	50 feet

Minimum front yard setback	None	10 feet
Minimum side yard	None	None
Minimum side yard adjacent to a street	None	10 feet
Minimum yard abutting a residential use or district	20 feet	20 feet, plus 1 foot for each foot of building height above 30 feet
Maximum FAR	1.5	0.75
Minimum residential unit size	500 SF	None
Maximum lot coverage	80%	85%
Minimum landscaped area	20%	15%
Maximum building height	65 feet	65 feet
Maximum WECS height	75 feet	75 feet

35.5.5. - Regional Mixed Use Centers.

35.5.5.1. Purpose.

The purpose of Regional Mixed Use Centers is to create centers of activity including shopping, services, recreation, employment and institutional facilities supported by and serving an entire region. Land Use categories within Regional Mixed Use Centers include:

RCR-1	Regional Center Residential 1
RCR-2	Regional Center Residential 2
RCC-N	Regional Center Commercial Neighborhood
RCC-D	Regional Center Commercial Downtown

35.5.5.2. Permitted Uses.

The following uses are permitted within Regional Mixed Use Centers:

Residential Land Use Categories	RCR-1	RCR-2	RCC-N	RCC-D
Accessory Dwelling Units	N	N	N	N
Agriculture	P	P	P	P
Attached Single-family Dwellings	P	P	P	P
Community Homes For the Disabled	P	P	P	P
Dormitory	N	N	N	N
Duplexes	N	N	N	N
Dwellings Above Businesses	P	P	P	P
Fraternity or Sorority House	N	N	N	N
Group Homes	SUP	SUP	SUP	SUP
Livestock	L(7)	L(7)	L(7)	L(7)
Live/Work Units	P	P	P	P
Manufactured Housing Developments	N	N	N	N
Multi-Family Dwellings	L(4)	L(4)	L(6) & L(4)	L(6) & L(4)
Single-family Dwellings	N	N	N	N
P=Permitted, N=Not permitted, SUP=Specific Use Permit Required, L(X)=Limited as defined in Section 35.5.8				

Commercial Land Use Categories	RCR-1	RCR-2	RCC-N	RCC-D
Administrative or Research Facilities	SUP	SUP	L(14)	P
Auto and RV Sales	N	N	N	P
Bar	L(11)	L(11)	P	P
Bed and Breakfast	L(8)	L(9)	L(9)	P
Broadcasting of Production Studio	SUP	SUP	P	P
Commercial Parking Lots	N	N	P	P
Drive-through Facility	N	N	P	P
Equestrian Facilities	N	N	N	N
Hotels	N	N	P	P
Home Occupation	P	P	P	P
Indoor Recreation	N	N	P	P
Laundry Facilities	P	P	P	P
Major Event Entertainment	N	N	SUP	SUP
<u>Medical Office</u>	<u>L(15)</u>	<u>L(14)</u>	<u>L(14)</u>	<u>P</u>
Motels	N	N	P	N
Movie Theaters	SUP	SUP	P	P
Outdoor Recreation	SUP	SUP	N	N
Private Club	L(11)	L(11)	P	P
Professional Services and Offices	L(15)	L(14)	P	P

Quick Vehicle Servicing	N	N	P	P
Restaurant	L(11)	L(11)	P	P
Retail Sales and Service	L(17)	L(17)	L(13)	P
Sale of Products Grown on Site	N	N	N	N
Sexually Oriented Business	N	N	N	N
Temporary Uses	L(38)	L(38)	L(38)	L(38)
Vehicle Repair	N	N	N	P
P=Permitted, N=Not permitted, SUP=Specific Use Permit Required, L(X)=Limited as defined in Section 35.5.8				

Industrial Land Use Categories	RCR-1	RCR-2	RCC-N	RCC-D
Bakeries	N	N	L(21)	P
Compressor Stations	N	N	N	N
Construction Materials Sales	N	N	N	N
Craft Alcohol Production	N	N	SUP	L(12)
Distribution Center/Warehouse, General	N	N	N	N
Feed Lots	N	N	N	N
Food Processing	N	N	N	N
Gas Wells	L(27)	L(27)	L(27)	L(27)
Heavy Manufacturing	N	N	N	N

Junk Yards and Auto Wrecking	N	N	N	N
Kennels	N	N	N	N
Light Manufacturing	N	N	N	L(23)
Manufacture of Non-odoriferous Foods	N	N	N	N
Printing/Publishing	N	N	N	N
Sanitary Landfills, Commercial Incinerators, Transfer Stations	N	N	N	N
Self-service Storage	N	N	N	N
Veterinary Clinics	SUP	SUP	L(14)	P
Warehouse, Retail	N	N	L(13)	L(13)
Wholesale Nurseries	N	N	N	N
Wholesale Sales	N	N	N	N
Wrecker Services and Impound Lots	N	N	N	N
P= Permitted, N=Not permitted, SUP= Specific Use Permit Required, L(X) = Limited as defined in Section 35.5.8				

Institutional Land Use Categories	RCR-1	RCR-2	RCC-N	RCC-D
Adult or Child Day Care	P	P	P	P
Basic Utilities	SUP	SUP	SUP	SUP
Business/Trade School	N	N	L(14)	P
Cemeteries	N	N	N	N

Churches	P	P	P	P
Colleges	N	N	P	P
Community Service	P	P	P	P
Conference/Convention Centers	N	N	P	P
Elderly Housing	P	P	P	P
Electric Substations and Switch Stations	L(43)	L(43)	L(43)	L(43)
High School	SUP	SUP	P	P
Hospital <u>Hospital Services</u>	N	N	P	P
Kindergarten, Elementary School	P	P	P	N
Medical Centers <u>Medical Clinic</u>	SUP	SUP	P	P
Middle School	P	P	P	P
Mortuaries	N	N	P	P
Parks and Open Space	P	P	P	P
Semi-public, Halls, Clubs, and Lodges	P	P	P	P
WECS (Building-mounted)	SUP	SUP	SUP	SUP
WECS (Free-standing Monopole Support Structure)	SUP	SUP	SUP	SUP
P=Permitted, N=Not permitted, SUP=Specific Use Permit Required, L(X)=Limited as defined in Section 35.5.8				

35.5.5.3. General Regulations.

General regulations of the Regional Mixed Use Centers are contained in the table below:

General Regulations	RCR-1	RCR-2	RCC-N	RCC-D
Minimum lot area (square feet)	None	None	None	None
Minimum lot width	50 feet	20 feet	20 feet	None
Minimum lot depth	80 feet	60 feet	50 feet	None
Minimum front yard setback	10 feet	10 feet	10 feet	None
Minimum side yard	6 feet	6 feet	6 feet	None
Minimum side yard adjacent to a street	10 feet	10 feet	6 feet	None
Minimum rear yard	10 feet plus 1 foot for each foot of building height above 30 feet	10 feet plus 1 foot for each foot of building height above 30 feet	None	None
Minimum yard abutting a single-family use or district	30 feet plus 1 foot for each foot of building height above 30 feet	30 feet plus 1 foot for each foot of building height above 30 feet	30 feet plus 1 foot for each foot of building height above 30 feet	30 feet plus 1 foot for each foot of building height above 30 feet
Minimum residential unit size	600 SF	500 SF	500 SF	500 SF
Maximum FAR	0.50	0.75	1.5	3.0
Maximum Density, dwelling units per acre	30	40	80	100
Maximum Lot Coverage	55%	75%	85%	90%

Minimum Landscaped Area	45%	25%	15%	10%
Maximum building height	40 feet	50 feet	65 feet	100 feet
Maximum WECS height	55 feet	60 feet	75 feet	110 feet

35.5.6. - Employment Centers.

35.5.6.1. Purpose.

The purpose of the Employment Centers is to provide locations for a variety of workplaces and complimentary uses. Land Use categories within Employment Centers include:

EC-C	Employment Center Commercial
EC-I	Employment Center Industrial

35.5.6.2. Permitted Uses.

The following uses and their accessory uses are permitted within the Employment Centers:

Residential Land Use Categories	EC-C	EC-I
Accessory Dwelling Units	N	N
Agriculture	P	P
Attached Single-family Dwellings	N	N
Community Homes For the Disabled	N	N
Dormitory	N	N
Duplexes	N	N

Dwellings Above Businesses	N	N
Fraternity or Sorority House	N	N
Group Homes	N	N
Livestock	L(7)	L(7)
Live/Work Units	N	N
Manufactured Housing Developments	N	N
Multi-Family Dwellings	N	N
Single-family Dwellings	N	N
P=Permitted, N=Not permitted, SUP=Specific Use Permit Required, L(X)=Limited as defined in Section 35.5.8		

Commercial Land Use Categories	EC-C	EC-I
Administrative or Research Facilities	P	P
Auto and RV Sales	P	P
Bar	P	P
Bed and Breakfast	N	N
Broadcasting of Production Studio	P	P
Commercial Parking Lots	P	P
Drive-through Facility	P	P
Equestrian Facilities	N	N

Home Occupation	N	N
Hotels	P	P
Indoor Recreation	P	P
Laundry Facilities	P	P
Major Event Entertainment	P	P
<u>Medical Office</u>	<u>P</u>	<u>P</u>
Motels	P	N
Movie Theaters	N	N
Outdoor Recreation	P	N
Private Club	P	P
Professional Services and Offices	P	P
Quick Vehicle Servicing	P	P
Restaurant	P	P
Retail Sales and Service	P	L(18)
Sale of Products Grown on Site	N	N
Sexually Oriented Business	N	N
Temporary Uses	L(38)	L(38)
Vehicle Repair	P	P
P=Permitted, N=Not permitted, SUP=Specific Use Permit Required, L(X)=Limited as defined in Section 35.5.8		

Industrial Land Use Categories	EC-C	EC-I
Bakeries	P	P
Compressor Stations	N	N
Construction Materials Sales	N	P
Craft Alcohol Production	P	P
Distribution Center/Warehouse, General	N	L(34)
Feed Lots	N	N
Food Processing	N	N
Gas Wells	L(27)	L(27)
Heavy Manufacturing	N	N
Junk Yards and Auto Wrecking	N	N
Kennels	P	P
Light Manufacturing	P	P
Manufacture of Non-odoriferous Foods	P	P
Printing/Publishing	P	P
Sanitary Landfills, Commercial Incinerators, Transfer Stations	N	N
Self-service Storage	P	P
Veterinary Clinics	P	P
Warehouse, Retail	L(34)	L(34)
Wholesale Nurseries	N	L(32)

Wholesale Sales	P	P
Wrecker Services and Impound Lots	SUP L(29)	SUP L(29)
P=Permitted, N=Not permitted, SUP= Specific Use Permit Required, L(X) = Limited as defined in Section 35.5.8		

Institutional Land Use Categories	EC-C	EC-I
Adult or Child Day Care	P	P
Basic Utilities	P	P
Business/Trade School	P	P
Cemeteries	N	N
Churches	P	P
Colleges	P	P
Community Service	P	P
Conference/Convention Centers	P	SUP
Elderly Housing	P	N
Electric Substations and Switch Stations	P	P
High School	N	N
Hospital <u>Hospital Services</u>	P	N
Kindergarten, Elementary School	N	N
Medical Centers <u>Medical Clinic</u>	P	N

Middle School	N	N
Mortuaries	P	P
Parks and Open Space	P	P
Semi-public, Halls, Clubs, and Lodges	P	P
WECS (Building-mounted)	SUP	SUP
WECS (Free-standing Monopole Support Structure)	SUP	SUP
P=Permitted, N=Not permitted, SUP=Specific Use Permit Required, L(X)=Limited as defined in Section 35.5.8		

35.5.6.3. General Regulations.

General regulations of the Employment Center are as follows:

General Regulations	EC-C	EC-I
Minimum lot area (square feet)	2,900	2,500
Minimum lot width	20 feet	50 feet
Minimum lot depth	50 feet	50 feet
Minimum front yard setback	None	10 feet
Minimum side yard	None	None
Minimum side yard adjacent to a street	None	10 feet
Minimum yard abutting a single-family use or district	30 feet, plus 1 foot for each foot of building height above 30 feet	30 feet, plus 1 foot for each foot of building height above 30 feet

Maximum FAR	1.50	0.75
Maximum lot coverage	80%	85%
Minimum landscaped area	20%	15%
Maximum building height	100 feet	65 feet
Maximum WECS height	110 feet	75 feet

35.5.7. - Industrial Centers.

35.5.7.1. Purpose.

The purpose of Industrial Centers is to provide locations for a variety of work processes and employment such as manufacturing, warehousing and distributing, indoor and outdoor storage, and a wide range of commercial and industrial operations. Land Use categories within Industrial Centers include:

IC-E	Industrial Center Employment
IC-G	Industrial Center General

35.5.7.2. Permitted Uses.

The following uses are permitted within Industrial Centers:

Residential Land Use Categories	IC-E	IC-G
Accessory Dwelling Units	N	N
Agriculture	P	P
Attached Single-family Dwellings	N	N
Community Homes For the Disabled	N	N
Dormitory	N	N

Duplexes	N	N
Dwellings Above Businesses	N	N
Fraternity or Sorority House	N	N
Group Homes	N	N
Livestock	L(7)	L(7)
Live/Work Units	N	N
Manufactured Housing Developments	N	N
Multi-Family Dwellings	N	N
Single-family Dwellings	N	N
P=Permitted, N=Not permitted, SUP=Specific Use Permit Required, L(X)=Limited as defined in Section 35.5.8		

Commercial Land Use Categories	IC-E	IC-G
Administrative or Research Facilities	P	P
Auto and RV Sales	P	P
Bar	L(14)	L(22)
Bed and Breakfast	N	N
Broadcasting of Production Studio	P	P
Commercial Parking Lots	P	P
Drive-through Facility	L(14)	L(14)

Equestrian Facilities	N	N
Home Occupation	N	N
Hotels	P	N
Indoor Recreation	P	N
Laundry Facilities	P	P
Major Event Entertainment	P	N
<u>Medical Office</u>	<u>P</u>	<u>P</u>
Motels	P	N
Movie Theaters	N	N
Outdoor Recreation	N	N
Private Club	L(14)	L(22)
Professional Services and Offices	P	P
Quick Vehicle Servicing	P	P
Restaurant	L(14)	L(22)
Retail Sales and Service	L(18)	L(18)
Sale of Products Grown on Site	N	N
Sexually Oriented Business	N	SUP/ L(32)
Temporary Uses	L(38)	L(38)
Vehicle Repair	P	P

P=Permitted, N=Not permitted, SUP=Specific Use Permit Required, L(X)=Limited as defined in Section 35.5.8

Industrial Land Use Categories	IC-E	IC-G
Bakeries	L(25)	P
Compressor Stations	SUP	SUP
Construction Materials Sales	P	P
Craft Alcohol Production	P	P
Distribution Center/Warehouse, General	P	P
Feed Lots	N	N
Food Processing	N	P
Gas Wells	L(27)	L(27)
Heavy Manufacturing	N	SUP
Junk Yards and Auto Wrecking	N	SUP
Kennels	N	N
Light Manufacturing	P	P
Manufacture of Non-odoriferous Foods	L(25)	P
Printing/Publishing	L(25)	L(25)
Sanitary Landfills, Commercial Incinerators, Transfer Stations	N	SUP
Self-service Storage	P	P

Veterinary Clinics	N	N
Warehouse, Retail	SUP	SUP
Wholesale Nurseries	P	P
Wholesale Sales	P	P
Wrecker Services and Impound Lots	L(29)	L(29)
P=Permitted, N=Not permitted, SUP=Specific Use Permit Required, L(X)=Limited as defined in Section 35.5.8		

Institutional Land Use Categories	IC-E	IC-G
Adult or Child Day Care	L(19)	N
Basic Utilities	P	P
Business/Trade School	P	P
Cemeteries	N	N
Churches	P	P
Colleges	P	N
Community Service	P	P
Conference/Convention Centers	SUP	N
Elderly Housing	N	N
Electric Substations and Switch Stations	P	P
High School	N	N

Hospital <u>Hospital Services</u>	N	N
Kindergarten, Elementary School	N	N
Medical Centers <u>Medical Clinic</u>	P	N
Middle School	N	N
Mortuaries	P	N
Parks and Open Space	P	P
Semi-public, Halls, Clubs, and Lodges	P	P
WECS (Building-mounted)	SUP	SUP
WECS (Free-standing Monopole Support Structure)	SUP	SUP
P=Permitted, N=Not permitted, SUP=Specific Use Permit Required, L(X)=Limited as defined in Section 35.5.8		

35.5.7.3. General Regulations.

General regulations of the Industrial Centers are contained in the table below:

General Regulations	IC-E	IC-G
Minimum lot area (square feet)	2,500	5,000
Minimum lot width	50 feet	50 feet
Minimum lot depth	50 feet	50 feet
Minimum front yard setback	10 feet	10 feet
Minimum side yard	6 feet	6 feet

Minimum side yard adjacent to a street	10 feet	10 feet
Minimum yard when abutting a residential use or district	30 feet, plus 1 foot for each foot of building height above 30 feet	30 feet, plus 1 foot for each foot of building height above 30 feet
Maximum FAR	0.75	2.0
Maximum lot coverage	80%	90%
Minimum landscaped area	20%	10%
Maximum building height	100 feet	140 feet
Maximum WECS height	110 feet	150 feet