

Permitted Use Comparison

	RD-5	NRMU
Residential Uses		
Agriculture	P	P
Livestock	L(7)	L(7)
Single-family Dwellings	P	N
Accessory Dwelling Units	P	N
Attached Single-family Dwellings	N	L(40)
Dwellings above Businesses	N	P
Live/Work Units	P	P
Duplexes	N	N
Community Homes for the Disabled	P	P
Group Homes	SUP	SUP
Multi-family Dwellings	N	SUP/L(4)
Fraternity or Sorority House	N	SUP
Dormitory	N	SUP
Manufactured Housing Developments	P	N
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Commercial Land Uses		
Home Occupation	P	P
Sale of Products Grown on Site	P	N
Hotels	N	P
Motels	N	N
Bed and Breakfast	L(10)	P
Retail Sales and Service	N	L(17)
Movie Theaters	N	N
Restaurant	N	L(11)
Private Club	N	L(11)
Bar	N	L(11)
Drive-Through Facility	N	SUP
Professional Services and Offices	N	L(17)
Quick Vehicle Servicing	N	SUP
Vehicle Repair	N	N
Auto and RV Sales	N	N
Laundry Facilities	N	P
Equestrian Facilities	P	N
Outdoor Recreation	P	SUP
Indoor Recreation	N	N
Major Event Entertainment	N	N
Commercial Parking Lots	N	N
Administrative or Research Facilities	SUP	L(14)
Broadcasting or Production Studio	SUP	L(14)
Self-Service Storage	N	N
Sexually Oriented Business	N	N

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Industrial Land Uses		
Craft Alcohol Production	N	SUP
Printing/Publishing	N	N
Bakeries	N	L(21)
Manufacture of Non-Odiferous Foods	N	N
Feed Lots	SUP	N
Food Processing	N	N
Light Manufacturing	N	N
Heavy Manufacturing	N	N
Wholesale Sales	N	N
Wholesale Nurseries	P	N
Distribution Center/Warehouse, General	N	N
Warehouse, Retail	N	N
Construction Materials Sales	N	N
Junk Yards and Auto Wrecking	N	N
Wrecker Services and Impound Lots	N	N
Kennels	L(14)	N
Veterinary Clinics	P	N
Sanitary Landfills, Commercial Incinerators, Transfer Stations	N	N
Gas Wells	L(27)	L(27)
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Institutional Land Uses		
Basic Utilities	P	L(25)
Community Service	N	P
Parks and Open Space	P	P
Churches	P	P
Semi-Public Halls, Clubs, and Lodges	N	P
Business/Trade School	N	L(14)
Adult or Child Day Care	P	P
Kindergarten, Elementary School	P	P
Middle School	N	P
High School	N	SUP
Colleges	N	N
Conference/Convention Centers	N	N
Hospital	N	N
Elderly Housing	N	P
Medical Centers	N	P
Cemeteries	N	N
Mortuaries	N	N
WECS	L(41)	SUP
WECS	L(42)	SUP

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General Regulations		
Minimum Lot Area (square feet)	5 acres	2,500
Maximum Density	0.2	30
Maximum Lot Coverage	15%	80%
Minimum Landscaped Area	75%	20%
Maximum Building Height	65 feet	65 feet

The following define the limitations to zoning uses when the zoning matrix identifies a use as permitted, but limited:

L(1) = Accessory dwelling units are permitted, subject to the following additional criteria:

1. The proposal must conform with the overall maximum lot coverage and setback requirements of the underlying zone.
2. The maximum number of accessory dwelling units shall not exceed one (1) per lot.
3. The maximum gross habitable floor area (GHFA) of the accessory residential structure shall not exceed fifty (50) percent of the GHFA of the primary residence on the lot, and shall not exceed one thousand (1,000) sq. ft. GHFA unless the lot meets the requirements of L(1).5.
4. One (1) additional parking space shall be provided that conforms to the off-street parking provisions of this Chapter.
5. The maximum gross habitable floor area (GHFA) of the accessory residential structure shall not exceed fifty (50) percent of the GHFA of the primary residence on the lot, where the lot size is equal to or greater than ten (10) acres in size. An SUP is not required for such an accessory residential structure where the lot size is equal to or greater than ten (10) acres.

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(7) = Limited to two (2) animals on parcels one (1) to three (3) acres in size. Additional animals may be added at a rate of one (1) per each acre over three (3).

L(10) = All restrictions of L(8), but limited to no more than five (5) 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(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(15) = Uses are limited to no more than five thousand (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) = Bakery and bottling areas not to exceed two thousand five hundred (2,500) square feet. Sales on premises of products produced required in this zone.

L(25) = If proposed use is within two hundred (200) feet of a residential zone, approval is subject to a Specific Use Permit.

L(27) = Must comply with the provisions of Subchapter 89, Gas Well Drilling and Production.

L(40) = Limited to a maximum twelve (12) units per acre.

L(41) = Lots where the proposed WECS will be located shall have a minimum lot area of two (2) acres. A maximum of one (1) WECS is permitted by right. Multiple WECS are permitted only with approval of a SUP.

L(42) = Building-mounted WECS may not extend higher than ten (10) feet above where the WECS is mounted on the building. The height shall be measured from the base of the WECS where it is mounted on the building to the highest point of the arc of the blades' elevation. If the WECS does not use blades, then height is measured from the base of the WECS where it is mounted on the building to the highest point of the WECS.