

	RD-5	NR-6
<i>Residential Uses</i>		
Agriculture	P	P
Livestock	L(7)	L(7)
Single-family Dwellings	P	P
Accessory Dwelling Units	P	SUP/L(1)
Attached Single-family Dwellings	N	P
Dwellings above Businesses	N	N
Live/Work Units	P	L(16)
Duplexes	N	P
Community Homes for the Disabled	P	P
Group Homes	SUP	N
Multi-family Dwellings	N	N
Fraternity or Sorority House	N	N
Dormitory	N	N
Manufactured Housing Developments	P	SUP
	RD-5	NR-6
<i>Commercial Land Uses</i>		
Home Occupation	P	P
Sale of Products Grown on Site	P	N
Hotels	N	N
Motels	N	N
Bed and Breakfast	L(10)	N
Retail Sales and Service	N	N
Movie Theaters	N	N
Restaurant	N	N
Private Club	N	N
Bar	N	N
Drive-Through Facility	N	N
Professional Services and Offices	N	N
Quick Vehicle Servicing	N	N
Vehicle Repair	N	N
Auto and RV Sales	N	N
Laundry Facilities	N	N
Equestrian Facilities	P	N
Outdoor Recreation	P	P
Indoor Recreation	N	N
Major Event Entertainment	N	N
Commercial Parking Lots	N	N
Administrative or Research Facilities	SUP	N
Broadcasting or Production Studio	SUP	N
Sexually Oriented Business	N	N
	RD-5	NR-6

Industrial Land Uses		
Craft Alcohol Production	N	N
Printing/Publishing	N	N
Bakeries	N	N
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
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	L(14)	N
Veterinary Clinics	P	N
Sanitary Landfills, Commercial Incinerators, Transfer Stations	N	N
Gas Wells	L(27)	L(27)
	RD-5	NR-6
Institutional Land Uses		
Basic Utilities	P	L(25)
Community Service	N	N
Parks and Open Space	P	P
Churches	P	P
Semi-Public Halls, Clubs, and Lodges	N	SUP
Business/Trade School	N	N
Adult or Child Day Care	P	SUP
Kindergarten, Elementary School	P	SUP
Middle School	N	N
High School	N	N
Colleges	N	N
Conference/Convention Centers	N	N
Hospital	N	N
Elderly Housing	N	SUP
Medical Centers	N	N
Cemeteries	N	N
Mortuaries	N	N
WECS	L(41)	SUP
WECS	L(42)	SUP
	RD-5	NR-6

General Regulations		
Minimum Lot Area (square feet)	5 acres	6,000
Maximum Density	0.2	6
Maximum Lot Coverage	15%	60%
Minimum Landscaped Area	75%	40%
Maximum Building Height	65 feet	40 feet

LIMITATIONS:

L(1) – Subject to the following criteria:

1. The proposal must conform with the overall maximum lot coverage and setbacks requirements of the underlying zone.
2. The maximum number of accessory dwelling units shall not exceed one per lot.
3. The maximum gross habitable floor area (GHFA) of the accessory residential structure shall not exceed 50% of the GHFA of the primary residence on the lot, and shall not exceed 1,000 square feet GHFA unless the lot meets the requirements of L(1).5.
4. One additional parking space shall be provided that conforms to the off-street parking provisions of the DDC.
5. The maximum GHFA of the accessory residential structure shall not exceed 50% of the GHFA of the primary residence on the lot, where the lot size is equal to or greater than 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 10 acres.

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

L(10) – All restrictions of L(8), but limited to no more than five (5) guest units.

L(14) – Uses are limited to no more than ten thousand (10,000) square feet of gross floor area.

L(16) – Uses are limited to no more than 1,500 square feet of gross floor area per lot.

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.

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.