

Permitted Uses Comparison

	DR-1	DR-2	DC-G
<i>Residential Uses</i>			
Agriculture	P	P	P
Livestock	L(7)	L(7)	L(7)
Single-family Dwellings	P	P	N
Accessory Dwelling Units	P	P	N
Attached Single-family Dwellings	N	P	P
Dwellings above Businesses	N	P	P
Live/Work Units	P	P	P
Duplexes	P	P	N
Community Homes for the Disabled	P	P	P
Group Homes	N	N	SUP
Multi-family Dwellings	N	L(5)	L(5)
Fraternity or Sorority House	SUP	P	P
Dormitory	SUP	P	P
Manufactured Housing Developments	N	N	N

	DR-1	DR-2	DC-G
Commercial Land Uses			
Home Occupation	P	P	P
Sale of Products Grown on Site	N	N	N
Hotels	N	N	P
Motels	N	N	N
Bed and Breakfast	L(8)	L(9)	P
Retail Sales and Service	N	L(15)	P
Movie Theaters	N	N	SUP
Restaurant	N	N	P
Private Club	N	N	P
Bar	N	N	P
Drive-Through Facility	N	N	SUP
Professional Services and Offices	N	L(15)	P
Quick Vehicle Servicing	N	N	SUP
Vehicle Repair	N	N	SUP
Auto and RV Sales	N	N	L(20)
Laundry Facilities	N	P	P
Equestrian Facilities	N	N	N
Outdoor Recreation	N	N	N
Indoor Recreation	N	N	P
Conference/Convention Centers	N	N	P
Major Event Entertainment	N	N	SUP
Commercial Parking Lots	N	N	L(28)
Administrative or Research Facilities	N	SUP	P
Broadcasting or Production Studio	N	SUP	P
Sexually Oriented Business	N	N	N

	DR-1	DR-2	DC-G
<i>Industrial Land Uses</i>			
Printing/Publishing	N	N	P
Craft Alcohol Production	N	N	SUP/L(12)
Bakeries	N	N	P
Manufacture of Non-Odiferous Foods	N	N	N
Feed Lots	N	N	N
Food Processing	N	N	N
Light Manufacturing	N	N	N
Heavy Manufacturing	N	N	N
Wholesale Sales	N	N	SUP/L(36)
Wholesale Nurseries	N	N	SUP/L(36)
Distribution Center/Warehouse, General	N	N	N
Warehouse, Retail	N	N	N
Self-Service Storage	N	N	N
Construction Materials Sales	N	N	N
Junk Yards and Auto Wrecking	N	N	N
Wrecker Services and Impound Lots	N	N	N
Kennels	N	N	N
Veterinary Clinics	N	SUP	P
Sanitary Landfills, Commercial Incinerators, Transfer Stations	N	N	N

	DR-1	DR-2	DC-G
<i>Institutional Land Uses</i>			
Basic Utilities	SUP	SUP	SUP
Community Service	N	N	P
Parks and Open Space	P	P	P
Churches	P	P	P
Semi-Public Halls, Clubs, and Lodges	P	P	P
Business/Trade School	N	N	P
Adult or Child Day Care	P	P	P
Kindergarten, Elementary School	P	P	N
Middle School	P	P	N
High School	N	N	N
Colleges	N	N	P
Conference/Convention Centers	N	N	N
Hospital	N	N	P
Elderly Housing	N	N	P
Medical Centers	N	SUP	SUP
Cemeteries	N	N	N
Mortuaries	N	N	P
WECS	SUP	SUP	SUP
WECS	SUP	SUP	SUP
	DR-1	DR-2	DC-G
<i>General Regulations</i>			
Minimum Lot Area (square feet)	4,000	4,000	None
Maximum Density	8	30	150
Maximum Lot Coverage	60%	75%	85%
Minimum Landscaped Area	40%	25%	15%
Maximum Building Height	40 feet	45 feet	100 feet L(33)

LIMITATIONS:

L(5) = Within this district the density of apartments will be calculated as one (1) bedroom equating to one-half (.5) unit.

L(7) – Limited to two animals on parcels one to three acres in size. Additional animals may be added at a rate of 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,
2. That each accommodation unit shall have one (1) off-street parking space, and the owners shall have two (2)
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(9) = All restrictions of L(8), but limited to no more than fifteen (15) guest units.

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(27) – Must comply with the provisions of Subchapter 22, Gas Well Drilling and Production

L(33) - Additional height may be allowed with an SUP and a viewshed study, which illustrates that any views of the Historic Courthouse are not blocked by the new structure(s) additional height.

L(38) – Must meet the requirements of Section 35.12.9
