Comparison of Permitted Uses

| Agriculture | | NR-2 | RCC-D |
|--|---------------------------------------|----------|-----------|
| Livestock L(7) | Residential Uses | | |
| Single-family Dwellings P N Accessory Dwelling Units SUP/L(1) N Attached Single-family Dwellings N P Dwellings above Busnesses N P Live/Work Units N P Community Homes for the Disabled P P Group Homes N SUP Multi-family Dwellings N N L(6)&L(4) Fraternity or Sorority House N N N Manufactured Housing Developments SUP N Manufactured Housing Developments SUP N N Manufactured Housing Developments SUP N N NR-2 RCC-D Commercial Land Uses Home Occupation P P P Sale of Products Grown on Site N N N Motels N P N Motels N N P N Retail Sales and Service N P P Retail Sales and Service N P P Restaurant N P P Restaurant N P P Restaurant N P P Restaurant N P P Professional Services A N P P Orive-Through Facility N P P Orive-Through Facility N P P Drive-Through Facility N P P Laundry Facilities N P P Laundry Facilities N P P Laundry Facilities N P P Auto and RV Sales N P P Laundry Facilities N P P Major Event Entertainment N P P | Agriculture | Р | Р |
| Accessory Dwelling Units Attached Single-family Dwellings Dwellings above Businesses N Dwellings above Businesses N Dwellings above Businesses N Dwellings Above Businesses N Dwellings Duplexes N Duplexes N N Community Homes for the Disabled P Group Homes N Sup Multi-family Dwellings N L(6)8L(4) Fraternity or Sorority House N Dormitory N Manufactured Housing Developments Sup N N Manufactured Housing Developments Sup N N N Manufactured Housing Developments N N N N Manufactured Housing Developments N N N N N N Horels N N N N N Sale of Products Grown on Site N N N N Bed and Breakfast N P Morels N Retail Sales and Service N Retail Sales and Service N Restaurant N P N N N P N N P N N P Professional Services and Offices N P Professional Services and Offices N P Auto and RV Sales N P Auto and RV Sales N P Auto and RV Sales N P N N P Retailarian N P Retailari | Livestock | L(7) | L(7) |
| Attached Single-family Dwellings N P Dwellings above Businesses N P Live/Work Units N P Duplexes N N N N Community Homes for the Disabled P P P Group Homes N SUP Multi-family Dwellings N LighBuld P N N Dormitory N N N N Manufactured Housing Developments SUP N N Manufactured Housing Developments SUP N N Manufactured Housing Developments N N N N N N N N N N N N N N N N N N N | Single-family Dwellings | Р | N |
| Dwellings above Businesses Live/Work Units Duplexes N Outplexes N Outplexes N Community Home for the Disabled P Group Homes Multi-Family Dwellings N L(6)8L(4) Fraternity or Sorority House N Dormitory N Manufactured Housing Developments SUP N NR-2 RCC-D Commercial Land Uses Home Occupation P Sale of Products Grown on Site N N N Bed and Breakfast N Bed and Breakfast N Retail Sales and Service N Retail Sales and Service N Restaurant P Private Club N Bar N P Drive-Through Facility Professional Services and Offices N P Quick Vehicle Sepair N P Auto and RV Sales Laundry Facilities N P Restaurant P Auto and RV Sales Laundry Facilities N P Restaurant P Auto and RV Sales Laundry Facilities N P Restaurant P Auto and RV Sales N P Auto and RV Sales N P Restaurant P N P Auto and RV Sales N P Restautation P N Auto and RV Sales N P Auto and | Accessory Dwelling Units | SUP/L(1) | N |
| Live/Work Units Duplexes N Outplexes N Outplexes N N Outplexes N O | Attached Single-family Dwellings | N | Р |
| Duplexes N N N Community Homes for the Disabled P P P Group Homes N SUP Multi-family Dwellings N L(6)&L(4) Fraternity or Sorority House N N N Dormitory N N N Manufactured Housing Developments SUP N N Manufactured Housing Developments SUP N N NR-2 RCC-D Commercial Land Uses Home Occupation P P P P Sale of Products Grown on Site N N N Motels N P N Motels N N P P Motels N N P P Motels N N P P Retail Sales and Service N P P Movie Theaters N P P Restaurant N P P Restaurant N P P Private Club N P P Drive-Through Facility N P P Professional Services and Offices N P P Duick Vehicle Repair N P P Cuick Vehicle Servicing N P P Laundry Facilities N P P Laundry Facilities N P P Laundry Facilities N P P Dutdoor Recreation N P P Repair N P P Commercial Home N P P Adva and RV Sales N P P Laundry Facilities N P P Duick Outdoor Recreation N P N P Major Event Entertainment N SUP Commercial Parking Lots N P P Repair Repair N P P Rep | Dwellings above Businesses | N | Р |
| Community Homes for the Disabled P P P P P P P P P P P P P P P P P P P | Live/Work Units | N | Р |
| Group Homes N L(6)&L(4) Multi-family Dwellings N L(6)&L(4) Fraternity or Sorority House N N N Dormitory N N N Manufactured Housing Developments SUP N Manufactured Housing Developments SUP N NR-2 RCC-D Commercial Land Uses Home Occupation P P P Sale of Products Grown on Site N N N Hotels N P N Morels N N P Morels N N P Retail Sales and Service N P Movie Theaters N P Restaurant N P Restaurant N P Private Club N P Bar N P Drive-Through Facility N P Professional Services and Offices N P Quick Vehicle Servicing N P Vehicle Repair N P Auto and RV Sales N P Equestrian Facilities SUP N Outdoor Recreation N P Major Event Entertainment N P Major Event Entertainment N P Madanistrative or Research Facilities N P Commercial Parking Lots N P Administrative or Research Facilities N P Broadcasting or Production Studio N P Broadcasting or Production Studio N P | Duplexes | N | N |
| Multi-family Dwellings N L(6)&L(4) Fraternity or Sorority House N N N Dormitory N N N N Manufactured Housing Developments SUP N N Manufactured Housing Developments SUP N N NR-2 RCC-D Commercial Land Uses Home Occupation P P P Sale of Products Grown on Site N N N Hotels N P N Motels N N P P Retail Sales and Service N P P Movie Theaters N P P Restaurant N P P Restaurant N P P Private Club N P P Professional Services and Offices N P P Quick Vehicle Servicing N P P Auto and RV Sales N P P Laundry Facilities N P P Equestrian Facilities SUP N P P Major Event Entertainment N P P Loomercial Parking Lots N P P Major Event Entertainment N P P P Major Event Entertainment N P P N P P Major Event Entertainment N P P N N P P Major Event Entertainment N P P N N P P Commercial Parking Lots N P P Madministrative or Research Facilities N P P Administrative or Research Facilities N P P Major Event Entertainment N P P | Community Homes for the Disabled | Р | Р |
| Fraternity or Sorority House N N N N N N N N N N N N N N N N N N N | Group Homes | N | SUP |
| Dormitory N Manufactured Housing Developments SUP NR-2 RCC-D Commercial Land Uses Home Occupation P Sale of Products Grown on Site N Hotels N Hotels N Hotels N Bed and Breakfast N P Retail Sales and Service N Movie Theaters N P Restaurant N P Restaurant N P Private Club N P Private Club N P Professional Services and Offices N P Pofessional Service N P P Drive-Through Facility N P P Professional Service Su P Outck Vehicle Servicing N P Auto and RV Sales N P Equestrian Facilities SUP N N Administrative or Research Facilities N P Administrative or Research Facilities N P Administrative or Research Facilities N P Broadcasting or Production Studio N P Self-Service Storage N N N P Sup | Multi-family Dwellings | N | L(6)&L(4) |
| Manufactured Housing Developments NR-2 RCC-D Commercial Land Uses Home Occupation P P P Sale of Products Grown on Site N N P Motels N N N N Bed and Breakfast N P P Retail Sales and Service N P P Movie Theaters N P P Restaurant N P P Restaurant N P P Private Club N P P Bar N P P Drive-Through Facility N P P Professional Services and Offices N P P Professional Services N P P P Restaurant N P P P Drive-Through Facility N P P P Restaurant N P P P Drive-Through Facility N P P P P P P P P P P P P P P P P P P | Fraternity or Sorority House | N | N |
| NR-2 RCC-D Commercial Land Uses Home Occupation P P P Sale of Products Grown on Site N N Hotels N P Motels N N N Bed and Breakfast N P Retail Sales and Service N P Movie Theaters N P Restaurant N P Private Club N P Bar N P Drive-Through Facility N P Professional Services N P Professional Service N P Bar N P Drive-Through Facility N P Professional Services N P Restaurant N P Drive-Through Facility N P Professional Services and Offices N P Quick Vehicle Servicing N P Laundry Facilities N P Equestrian Facilities N P Equestrian Facilities SUP N P Major Event Entertainment N SUP Commercial Parking Lots N P Administrative or Research Facilities N P Broadcasting or Production Studio N P Broadcasting or Production Studio N P Broadcasting or Production Studio N P | Dormitory | N | N |
| Commercial Land Uses Home Occupation P P Sale of Products Grown on Site N N Hotels N P Motels N N Bed and Breakfast N P Retail Sales and Service N P Movie Theaters N P Movie Theaters N P Restaurant N P Private Club N P Bar N P Professional Services and Offices N P Quick Vehicle Servicing N P Quick Vehicle Servicing N P Vehicle Repair N P Auto and RV Sales N P Laundry Facilities N P Equestrian Facilities SUP N Outdoor Recreation P N Indoor Recreation N P Major Event Entertainment N P Commercial Parking Lots N P Administrative or Research Facilities N P Broadcasting or Production Studio N P | Manufactured Housing Developments | SUP | N |
| Home Occupation P P P P P Sale of Products Grown on Site N N N N P P Motels N N P P Motels N N N N N N N N N N N N N N N N N N N | | NR-2 | RCC-D |
| Sale of Products Grown on Site N Hotels N Hotels N Motels N N Bed and Breakfast N Retail Sales and Service N Movie Theaters N Restaurant N Private Club N Bar N Professional Services N Professional Services N Professional Service N Professional Service N Professional Service N Professional Services N Professional Service Service N Professional Service Service Service Service Su Professional Service Service Su Professional Service Su Pr | Commercial Land Uses | | |
| Hotels N P Motels N N P Motels N N N Bed and Breakfast N P Retail Sales and Service N P Movie Theaters N P Restaurant N P Private Club N P Private Club N P Professional Services and Offices N P Quick Vehicle Servicing N P Auto and RV Sales N P Laundry Facilities N P Equestrian Facilities SUP N Outdoor Recreation P N Major Event Entertainment N SUP Administrative or Research Facilities N P Broadcasting or Production Studio N P | Home Occupation | Р | Р |
| Motels N N P Bed and Breakfast N P Retail Sales and Service N P Movie Theaters N P Restaurant N P Private Club N P Bar N P Drive-Through Facility N P Professional Services and Offices N P Quick Vehicle Servicing N P Auto and RV Sales N P Laundry Facilities N P Equestrian Facilities SUP N Outdoor Recreation P N N Major Event Entertainment N SUP Administrative or Research Facilities N P Broadcasting or Production Studio N P | Sale of Products Grown on Site | N | N |
| Bed and Breakfast N P Retail Sales and Service N P Movie Theaters N P Restaurant N P Private Club N P Bar N P Drive-Through Facility N P Professional Services and Offices N P Quick Vehicle Servicing N P Auto and RV Sales N P Laundry Facilities N P Equestrian Facilities SUP N Outdoor Recreation P N Indoor Recreation N P Major Event Entertainment N SUP Commercial Parking Lots N P Broadcasting or Production Studio N P | Hotels | N | Р |
| Retail Sales and Service N P Movie Theaters N P Restaurant N P Private Club N P Bar N P Drive-Through Facility N P Professional Services and Offices N P Quick Vehicle Servicing N P Vehicle Repair N P Auto and RV Sales N P Laundry Facilities N P Equestrian Facilities SUP N P Outdoor Recreation P N P Major Event Entertainment N SUP Commercial Parking Lots N P Broadcasting or Production Studio N P | Motels | N | N |
| Movie Theaters N P Restaurant N P Private Club N P Bar N P Drive-Through Facility N P Professional Services and Offices N P Quick Vehicle Servicing N P Auto and RV Sales N P Laundry Facilities N P Equestrian Facilities SUP N Outdoor Recreation P N Indoor Recreation N P Major Event Entertainment N SUP Commercial Parking Lots N P Administrative or Research Facilities N P Broadcasting or Production Studio N P Broadcasting or Production Studio N P Self-Service Storage N N | Bed and Breakfast | N | Р |
| Restaurant N P Private Club N P Bar N P Drive-Through Facility N P Professional Services and Offices N P Quick Vehicle Servicing N P Vehicle Repair N P Auto and RV Sales N P Laundry Facilities N P Equestrian Facilities SUP N Outdoor Recreation P N N Indoor Recreation N P Major Event Entertainment N SUP Commercial Parking Lots N P Administrative or Research Facilities N P Broadcasting or Production Studio N P Self-Service Storage N N | Retail Sales and Service | N | Р |
| Private Club Bar N Bar N P Drive-Through Facility N P Professional Services and Offices Quick Vehicle Servicing N Vehicle Repair N Auto and RV Sales Laundry Facilities N Equestrian Facilities SUP N Indoor Recreation M Major Event Entertainment N SUP Commercial Parking Lots N P Broadcasting or Production Studio N P N P Rep Rep Rep Rep Rep Rep Rep | Movie Theaters | N | Р |
| Bar N P Drive-Through Facility N P Professional Services and Offices N P Quick Vehicle Servicing N P Vehicle Repair N P Auto and RV Sales N P Laundry Facilities N P Equestrian Facilities SUP N Outdoor Recreation P N Indoor Recreation N P Major Event Entertainment N SUP Commercial Parking Lots N P Administrative or Research Facilities N P Broadcasting or Production Studio N P Self-Service Storage N N | Restaurant | N | Р |
| Drive-Through Facility N Professional Services and Offices N Quick Vehicle Servicing N P Vehicle Repair N Auto and RV Sales N P Laundry Facilities N P Equestrian Facilities SUP N Outdoor Recreation P N Indoor Recreation N P Major Event Entertainment N SUP Commercial Parking Lots N P Broadcasting or Production Studio N P Self-Service Storage N P N P P N P N P N P N P N P N P N P | Private Club | N | Р |
| Professional Services and Offices Quick Vehicle Servicing N Vehicle Repair N Auto and RV Sales N Equestrian Facilities N Outdoor Recreation Indoor Recreation Major Event Entertainment Commercial Parking Lots N Broadcasting or Production Studio N P Self-Service Storage N P P P P P P P P P P P P | Bar | N | Р |
| Quick Vehicle Servicing N P Vehicle Repair N P Auto and RV Sales N P Laundry Facilities N P Equestrian Facilities SUP N Outdoor Recreation P N Indoor Recreation N P Major Event Entertainment N SUP Commercial Parking Lots N P Administrative or Research Facilities N P Broadcasting or Production Studio N P Self-Service Storage N N | Drive-Through Facility | N | Р |
| Vehicle Repair N P Auto and RV Sales N P Laundry Facilities N P Equestrian Facilities SUP N Outdoor Recreation P N Indoor Recreation N P Major Event Entertainment N SUP Commercial Parking Lots N P Administrative or Research Facilities N P Broadcasting or Production Studio N P Self-Service Storage N | Professional Services and Offices | N | Р |
| Auto and RV Sales Laundry Facilities N Equestrian Facilities SUP N Outdoor Recreation P Indoor Recreation N P Major Event Entertainment N Commercial Parking Lots N Administrative or Research Facilities N Broadcasting or Production Studio N Self-Service Storage N | Quick Vehicle Servicing | N | Р |
| Laundry Facilities N P Equestrian Facilities SUP N Outdoor Recreation P N Indoor Recreation N P Major Event Entertainment N SUP Commercial Parking Lots N P Administrative or Research Facilities N P Broadcasting or Production Studio N P Self-Service Storage N | Vehicle Repair | N | Р |
| Equestrian Facilities Outdoor Recreation P N Indoor Recreation N Major Event Entertainment N Commercial Parking Lots N Administrative or Research Facilities N Broadcasting or Production Studio N SUP N P Self-Service Storage N | Auto and RV Sales | N | Р |
| Outdoor Recreation P N Indoor Recreation N P Major Event Entertainment N SUP Commercial Parking Lots N P Administrative or Research Facilities N P Broadcasting or Production Studio N P Self-Service Storage N N | Laundry Facilities | N | Р |
| Indoor Recreation N P Major Event Entertainment N SUP Commercial Parking Lots N P Administrative or Research Facilities N P Broadcasting or Production Studio N P Self-Service Storage N N | Equestrian Facilities | SUP | N |
| Major Event Entertainment N SUP Commercial Parking Lots N P Administrative or Research Facilities N P Broadcasting or Production Studio N P Self-Service Storage N N | Outdoor Recreation | Р | N |
| Commercial Parking Lots N P Administrative or Research Facilities N P Broadcasting or Production Studio N P Self-Service Storage N N | Indoor Recreation | N | Р |
| Administrative or Research Facilities N P Broadcasting or Production Studio N P Self-Service Storage N N | Major Event Entertainment | N | SUP |
| Broadcasting or Production Studio N P Self-Service Storage N N | Commercial Parking Lots | N | Р |
| Self-Service Storage N N | Administrative or Research Facilities | N | Р |
| | Broadcasting or Production Studio | N | Р |
| Sexually Oriented Business N | Self-Service Storage | N | N |
| | Sexually Oriented Business | N | N |
| | | | |
| | | | |
| | | | |

| | NR-2 | RCC-D |
|---|--------|-------|
| Industrial Land Uses | | |
| Craft Alcohol Production | N | L(12) |
| Printing/Publishing | N | N |
| Bakeries | N | Р |
| Manufacture of Non-Odiferous Foods | N | N |
| Feed Lots | N | N |
| Food Processing | N | N |
| Light Manufacturing | N | L(28) |
| Heavy Manufacturing | N | N |
| Wholesale Sales | N | N |
| Wholesale Nurseries | N | N |
| Distribution Center/Warehouse, General | N | N |
| Warehouse, Retail | N | L(13) |
| Construction Materials Sales | N | N |
| Junk Yards and Auto Wrecking | N | N |
| Wrecker Services and Impound Lots | N | N |
| Kennels | N | N |
| Veterinary Clinics | N | P |
| Sanitary Landfills, Commercial Incineratiors, Transfer Stations | N | N |
| Gas Wells | L(27) | L(27) |
| | 2(27) | 2(27) |
| | NR-2 | RCC-D |
| Institutional Land Uses | IVIC-Z | RCC-D |
| Basic Utilities | L(25) | SUP |
| Community Service | N | P |
| Parks and Open Space | P | Р |
| Churches | Р | P |
| Semi-Public Halls, Clubs, and Lodges | | |
| Business/Trade School | SUP | P |
| | N | P |
| Adult or Child Day Care | SUP | P |
| Kindergarten, Elementary School | SUP | N |
| Middle School | N | Р |
| High School | N | Р |
| Colleges | N | Р |
| Conference/Convention Centers | N | Р |
| Hospital | N | Р |
| Elderly Housing | N | Р |
| Medical Centers | N | Р |
| Cemeteries | N | N |
| Mortuaries | N | Р |
| WECS (Free-standing Monopole Support Structure) | SUP | SUP |
| WECS (Building-mounted) | SUP | SUP |
| | | |
| | | |
| | | |
| | | |

| | NR-2 | RCC-D |
|--------------------------------|---------|----------|
| General Regulations | | |
| Minimum Lot Area (square feet) | 16,000 | none |
| Maximum Density | 2 | 100 |
| Maximum Lot Coverage | 30% | 90% |
| Minimum Landscaped Area | 70% | 10% |
| Maximum Building Height | 40 feet | 100 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(6) = Permitted only on second (2 nd) story and above, when an office, retail, or other permitted commercial use is on the ground floor along any avenue, collector, or arterial street, otherwise office or retail uses are not required.
- 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(12)** = On-premise consumption or retail sales and shall limit the use to no more than ten thousand (10,000) square feet of gross floor area for production, bottling, packaging, storing, and other manufacturing related activities, and additional square footage shall require a Specific Use Permit.
- L(13) = Uses are limited to no more than fifty-five thousand (55,000) square feet of gross floor area per lot.
- 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(28) = Use allowed as part of consolidated parking plan.