

Comparison of Permitted Uses

	NR-2	RCC-D
Residential Uses		
Agriculture	P	P
Livestock	L(7)	L(7)
Single-family Dwellings	P	N
Accessory Dwelling Units	SUP/L(1)	N
Attached Single-family Dwellings	N	P
Dwellings above Businesses	N	P
Live/Work Units	N	P
Duplexes	N	N
Community Homes for the Disabled	P	P
Group Homes	N	SUP
Multi-family Dwellings	N	L(6)&L(4)
Fraternity or Sorority House	N	N
Dormitory	N	N
Manufactured Housing Developments	SUP	N
	NR-2	RCC-D
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
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
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
Sexually Oriented Business	N	N

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Industrial Land Uses		
Craft Alcohol Production	N	L(12)
Printing/Publishing	N	N
Bakeries	N	P
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 Incinerations, Transfer Stations	N	N
Gas Wells	L(27)	L(27)
	NR-2	RCC-D
Institutional Land Uses		
Basic Utilities	L(25)	SUP
Community Service	N	P
Parks and Open Space	P	P
Churches	P	P
Semi-Public Halls, Clubs, and Lodges	SUP	P
Business/Trade School	N	P
Adult or Child Day Care	SUP	P
Kindergarten, Elementary School	SUP	N
Middle School	N	P
High School	N	P
Colleges	N	P
Conference/Convention Centers	N	P
Hospital	N	P
Elderly Housing	N	P
Medical Centers	N	P
Cemeteries	N	N
Mortuaries	N	P
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 (2nd) 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.