

Comparison of Permitted Uses

	RD-5	CM-G
<i>Residential Uses</i>		
Agriculture	P	P
Livestock	L(7)	L(7)
Single-family Dwellings	P	N
Accessory Dwelling Units	P	N
Attached Single-family Dwellings	N	N
Dwellings above Businesses	N	P
Live/Work Units	P	P
Duplexes	N	N
Community Homes for the Disabled	P	P
Group Homes	SUP	N
Multi-family Dwellings	N	L(6)&L(4)
Fraternity or Sorority House	N	N
Dormitory	N	N
Manufactured Housing Developments	P	N
	RD-5	CM-G
<i>Commercial Land Uses</i>		
Home Occupation	P	N
Sale of Products Grown on Site	P	N
Hotels	N	P
Motels	N	P
Bed and Breakfast	L(10)	P
Retail Sales and Service	N	P
Movie Theaters	N	SUP
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	P	N
Outdoor Recreation	P	P
Indoor Recreation	N	P
Major Event Entertainment	N	SUP
Commercial Parking Lots	N	P

Administrative or Research Facilities	SUP	P
Broadcasting or Production Studio	SUP	P
Sexually Oriented Business	N	N
Self-service Storage	N	SUP L(35)
Temporary Uses		L(38)
Craft Alcohol Production		L(12)
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Industrial Land Uses		
Printing/Publishing	N	P
Bakeries	N	P
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
L(27)	L(27)	L(27)
Kennels	L(14)	N
Veterinary Clinics	P	P
Sanitary Landfills, Commercial Incinerations, Transfer Stations	N	N
Compressor Stations	N	N
Craft Alcohol Production	N	
Gas Wells	L(27)	L(27)
	RD-5	CM-G
Institutional Land Uses		
Basic Utilities	P	SUP
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	P

Adult or Child Day Care	P	P
Kindergarten, Elementary School	P	P
Middle School	N	P
High School	N	P
Colleges	N	P
Conference/Convention Centers	N	P
Hospital	N	N
Elderly Housing	N	N
Medical Centers	N	P
Cemeteries	N	N
Mortuaries	N	P
WECS (freestanding monopole)	L(41)	SUP
WECS (building mounted)	L(42)	SUP
Electric Substations & Switch Stations	L(43)	L(43)
Basic Utilities		SUP
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General Regulations		
Minimum Lot Area (square feet)	5 acres	2,500
Maximum Density	0.2	
Maximum FAR		1.5
Maximum Lot Coverage	15%	80%
Minimum Landscaped Area	75%	20%
Maximum Building Height	65 feet	65 feet

LIMITATIONS:

L(4) = Multi-family is permitted only:

With a Specific Use Permit; or

As part of a Mixed-Use Development; or

As part of a Master Plan Development, Existing; or

If the development received zoning approval allowing multi-family use within one year prior to the effective date of Ordinance No. 2005-224; or

If allowed by a City Council approved neighborhood (small area) plan.

L(6) = Permitted only on 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 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(10) = All restrictions of L(8), but limited to no more than 5 guest units.

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

L(35) = Self-Service Storage uses must comply with the following provisions:

1. All sides of a self-service storage facility shall be constructed of 100 percent masonry, stone, architectural concrete block with integrated color (split-face CMU), stucco, concrete tilt-wall (colored or stamped).
2. The limitation on exterior materials is exclusive of fenestrations such as doors, windows, glass and entryway treatments. Glass may not account for more than 70 percent of the exterior wall area.
3. No overhead bay doors and/or storage unit doors may be visible from adjacent property or public right-of-way.
4. No outdoor storage permitted.
5. All proposed fencing materials are limited to masonry and wrought iron and shall be constructed in compliance with Section 35.13.9, as amended.
6. Landscape buffers shall be provided in accordance with Section 35.13.8, as amended.

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 or 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.

L(43) = Electric Substations and Switch Stations are permitted subject to the following criteria:

1. An applicant shall be required to submit an application for a Specific Use Permit pursuant to Subsection 35.6 in accordance with procedures set forth in Subsection 35.3.4 unless it is able to meet the following requirements:

A. Use of the property is associated with a City Council approved Capital Improvements Plan (CIP) or other City Council approved Master Plan; and
B. A public hearing was held at the City Council for the selection of the site to include:

i. Written notice of the public hearing was provided to property owners within two hundred (200) feet and physical addresses within five hundred (500) feet of the subject property at least twelve (12) days prior to public hearing; and

ii. A sign advertising the public hearing was posted on or adjacent to the property at least twelve (12) days prior to the public hearing.

C. A neighborhood meeting was held at least fifteen (15) days prior to the public hearing at City Council for the acquisition of the site.

2. All Electric Substations or Switch Stations shall comply with the following development requirements:

1. The proposed electric substation or switch station shall substantially comply with all of the development and regulatory standards established in Subchapter 24; and

2. A site plan demonstrating substantial conformance with all the applicable design standards identified in Subchapter 24 shall be submitted.