

Comparison of Permitted Uses Chart

<i>Residential Uses</i>	RCC-N	RCC-D
Agriculture		
Livestock	P	P
Single-family Dwellings	L(7)	L(7)
Accessory Dwelling Units	N	N
Attached Single-family Dwellings	N	N
Dwellings above Businesses	P	P
Live/Work Units	P	P
Duplexes	P	P
Community Homes for the Disabled	N	N
Group Homes	P	P
Multi-family Dwellings	SUP	SUP
Fraternity or Sorority House	L(6)&L(4)	L(6)&L(4)
Dormitory	N	N
Manufactured Housing Developments	N	N
	N	N
<i>Commercial Land Uses</i>	RCC-N	RCC-D
Home Occupation		
Sale of Products Grown on Site	P	P
Hotels	N	N
Motels	P	P
Bed and Breakfast	P	N
Retail Sales and Service	L(9)	P
Movie Theaters	L(13)	P
Restaurant	P	P
Private Club	P	P
Bar	P	P
Drive-Through Facility	P	P
Professional Services and Offices	P	P
Quick Vehicle Servicing	P	P
Vehicle Repair	P	P
Auto and RV Sales	N	P
Laundry Facilities	N	P
Equestrian Facilities	P	P
Outdoor Recreation	N	N
Indoor Recreation	N	N
Major Event Entertainment	P	P
Commercial Parking Lots	SUP	SUP
Administrative or Research Facilities	P	P

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Broadcasting or Production		
Studio	L(14)	P
Sexually Oriented Business	P	P
Self-service Storage	N	N
Temporary Uses	N	N
Craft Alcohol Production	L(38)	L(38)
Industrial Land Uses	RCC-N	RCC-D
Printing/Publishing		
Bakeries	N	N
Manufacture of Non-Odiferous Foods	L(21)	P
Feed Lots	N	N
Food Processing	N	N
Light Manufacturing	N	N
Heavy Manufacturing	N	L(23)
Wholesale Sales	N	N
Wholesale Nurseries	N	N
Distribution Center/Warehouse, General	N	N
Warehouse, Retail	N	N
Self-Service Storage	L(13)	L(13)
Construction Materials Sales	N	N
Junk Yards and Auto Wrecking	N	N
L(27)	N	N
Kennels	L(27)	L(27)
Veterinary Clinics	N	N
Sanitary Landfills, Commercial Incinerators, Transfer Stations	L(14)	P
Compressor Stations	N	N
Craft Alcohol Production	N	N
Gas Wells	SUP	L(12)
	L(27)	L(27)
Institutional Land Uses	RCC-N	RCC-D
Basic Utilities		
Community Service	SUP	SUP
Parks and Open Space	P	P
Churches	P	P
Semi-Public Halls, Clubs, and Lodges	P	P
Business/Trade School	P	P
Adult or Child Day Care	L(14)	P
Kindergarten, Elementary School	P	P

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Middle School	P	N
High School	P	P
Colleges	P	P
Conference/Convention Centers	P	P
Hospital	P	P
Elderly Housing	P	P
Medical Centers	P	P
Cemeteries	P	P
Mortuaries	N	N
WECS (freestanding monopole)	P	P
WECS (building mounted)	SUP	SUP
Electric Substations & Switch Stations	SUP	SUP
Basic Utilities	L(43)	L(43)
	SUP	SUP

General Regulations	RCC-N	RCC-D
Minimum Lot Area (square feet)		
Maximum Density	none	none
Maximum FAR	80	100
Maximum Lot Coverage	1.5	3
Minimum Landscaped Area	85%	90%
Maximum Building Height	15%	10%
	65 feet	100 feet

LIMITATIONS:

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 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 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(9) = All restrictions of L(8), but limited to no more than 15 guest units.

L(13) = Uses are limited to no more than 55,000

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square feet of gross floor area per lot.

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

L(21) = Bakery and bottling areas not to exceed 2,500 square feet. Sales on premises of products produced required in this zone.

L(23) = Light manufacturing of products sold on site permitted, area of manufacture not to exceed 5,000 square feet.

L(27) = Must comply with the provisions of Subchapter 89, Gas Well Drilling and Production.

L (38) = Must meet the requirements of Section 35.12.9.

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.