

	DR-1	DC-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	P
Dwellings above Businesses	N	P
Live/Work Units	P	P
Duplexes	P	N
Community Homes for the Disabled	P	P
Group Homes	N	SUP
Multi-family Dwellings	N	L(5)
Fraternity or Sorority House	SUP	P
Dormitory	SUP	P
Manufactured Housing Developments	N	N
	DR-1	DC-G
<i>Commercial Land Uses</i>		
Home Occupation	P	P
Sale of Products Grown on Site	N	N
Hotels	N	P
Motels	N	N
Bed and Breakfast	L(8)	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	SUP
Professional Services and Offices	N	P
Quick Vehicle Servicing	N	SUP
Vehicle Repair	N	SUP
Auto and RV Sales	N	L(20)
Laundry Facilities	N	P
Equestrian Facilities	N	N
Outdoor Recreation	N	N
Indoor Recreation	N	P
Major Event Entertainment	N	SUP
Commercial Parking Lots	N	L(28)
Administrative or Research Facilities	N	P
Broadcasting or Production Studio	N	P
Sexually Oriented Business	N	N
Self-service Storage	N	N
Temporary Uses	L(38)	L(38)
Craft Alcohol Production		

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Industrial Land Uses		
Printing/Publishing	N	P
Bakeries	N	P
Manufacture of Non-Odiferous Foods	N	N
Feed Lots	N	N
Food Processing	N	N
Light Manufacturing	N	N
Heavy Manufacturing	N	N
Wholesale Sales	N	SUP/L(36)
Wholesale Nurseries	N	SUP/L(36)
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	N	N
Veterinary Clinics	N	P
Sanitary Landfills, Commercial Incinerations, Transfer Stations	N	N
Compressor Stations	N	N
Craft Alcohol Production	N	L(21)
Gas Wells	L(27)	L(27)
	DR-1	DC-G
Institutional Land Uses		
Basic Utilities	SUP	SUP
Community Service	N	P
Parks and Open Space	P	P
Churches	P	P
Semi-Public Halls, Clubs, and Lodges	P	P
Business/Trade School	N	P
Adult or Child Day Care	P	P
Kindergarten, Elementary School	P	N
Middle School	N	N
High School	N	N
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 (freestanding monopole)	SUP	SUP
WECS (building mounted)	SUP	SUP
Electric Substations & Switch Stations	L(43)	L(43)
Basic Utilities		

	DR-1	DC-G
General Regulations		
Minimum Lot Area (square feet)	4,000	none
Maximum Density	8	150
Maximum FAR		
Maximum Lot Coverage	60%	85%
Minimum Landscaped Area	40%	15%
		100
Maximum Building Height	40 feet	feet/L(33)

LIMITATIONS:

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

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(8) = Travelers' accommodations, are permitted, provided that:

The business-owner or manager shall be required to reside on the property occupied by the accommodation, or adjacent property.

That each accommodation unit shall have 1 off-street parking space, and the owners shall have 2 parking spaces. All spaces shall be in conformance with the requirements of the Off-Street Parking section of this Chapter.

That only one ground or wall sign, constructed of a non-plastic material, non-interior illuminated of 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.

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.

All traveler's accommodations shall be within 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.

Excluding the business-owner's unit and the area of the structure it will occupy, there must be at least 400 sq. ft. of gross interior floor space remaining per unit.

Traveler's accommodations are limited to no more than 8 guest units.

L(20) = Permitted, but outdoor storage of autos prohibited.

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

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.

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(36) = Permitted when combined with retail sales.

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.