

## Zoning Quick Reference Guide

### Residential Districts

UDC Sec.	Zoning Districts		Typical Use(s)	Min Lot Size (sqft.)	Lot Width (ft)	Setbacks (ft.)				Open Space	Max. Height	Density (du/ac)
						Street	Corner	Side	Rear			
4.3.3	FR	Farm Rural	Agricultural, Stables, SF	5 ac.	150	50	25	25	25	N/A	45	N/A
4.3.3	RE	Residential Estate	Stables, SF Home,	1 ac.	150	50	25	25	15	N/A	35	N/A
4.3.3	RS-22	Single-Family 22	SF Home, Churches, Schools, and Day Care Homes	22,000	100	25	Sec. 4.2.10	10	10	30%	35	N/A
4.3.3	RS-15	Single-Family 15		15,000	50	25		5	5	30%	35	N/A
4.3.3	RS-10	Single-Family 10		10,000	85	25		5	5	30%	35	N/A
4.3.3	RS-6	Single-Family 6		6,000	50	25		5	5	30%	35	N/A
4.3.3	RS-4.5	Single-Family 4.5		4,500	45	20		5	5	30%	35	N/A

### Multifamily Districts

UDC Sec.	Zoning Districts		Typical Use(s)	Min Lot Size (sqft.)	Lot Width (ft)	Setbacks (ft.)				Open Space	Max. Height	Density (du/ac)											
						Street	Corner	Side	Rear														
4.4.3	RS-TH	Townhouse	Townhomes	Section 4.4.3.A																			
4.4.3	RS-TF	Two-Family	Duplex, SF Home, and	6,000	50	20	10	5	5	40%	45	N/A											
4.4.3	RM-1	Multifamily 1	Apartments, SF Home, Churches, Schools, and Day Care Homes	Section 4.4.3.B																			
		1-2 Families											6,000	50	20	15	5	10	35%	45	22		
		3+ Families															10						
4.4.3	RM-2	Multifamily 2		Apartments, SF Home, Churches, Schools, and Day Care Homes	Section 4.4.3.B																		
		1-2 Families												6,000	50	20	15	5	10	30%	60	30	
		3+ Families																10					
4.4.3	RM-3	Multifamily 3			Apartments, SF Home, Churches, Schools, and Day Care Homes	Section 4.4.3.B																	
		1-2 Families													6,000	50	20	15	5	10	30%	60	36
		3+ Families																	10				
4.4.3	RM-AT	Multifamily AT				Apartments, SF Home, Churches, Schools, Day Care Homes, and Hotels	Section 4.4.3.B																
		PI/MI/NB 1-2 Families	5,000													50	20	10	5	5	25%	Sec. 4.2.8.C	18
		1-2 Families	10,000													85		15					10
		3+ Families					60																

### Commercial Districts

UDC Sec.	Zoning Districts		Typical Use(s)	Min Lot Size (sqft.)	Lot Width (ft)	Setbacks (ft.)				Open Space	Max. Height	Density (du/ac)									
						Street	Corner	Side	Rear												
4.5.3	ON	Neighborhood Office	Apartments, Offices, Hotels, and limited Restaurant/Retail <u>Not Permitted:</u> Bars, Mini-Storage, Vehicle Sales/Repair, Car Washes	Section 4.5.3.A																	
		Residential											6,000	50	20	15	10	10	30%	45	37
		Commercial											N/A	N/A	20	15	10	10	N/A	45	N/A
4.5.3	CN-1	Neighborhood Commercial	Apartments, Offices, Hotels, Restaurants, and Retail <u>Not Permitted:</u> Bars, Mini-Storage, Vehicle Sales/Repair, Car Washes	Section 4.5.3.A																	
		Residential											6,000	50	20	15	10	10	30%	35	37
		Commercial											N/A	N/A	20	15	0	0	10%	35	N/A
4.5.3	CN-2	Neighborhood Commercial	Apartments, Offices, Hotels, Restaurants, and Retail <u>Not Permitted:</u> Bars, Mini-Storage, Vehicle Sales/Repair, Car Washes	Section 4.5.3.A																	
		Residential											6,000	50	20	15	0	0	25%	45	15
		Commercial											N/A	N/A	20	15	0	0	25%	26	N/A
4.5.3	CR-1	Commercial Resort	Apartments, Offices, Hotels, Restaurants, Bars, and Retail <u>Not Permitted:</u> Heavy Vehicle Repair, Kennels	Section 4.5.3.A																	
		Residential											6,000	50	20	15	10	10	25%	N/A	N/A
		Commercial											N/A	N/A	20	15	0	0	N/A	N/A	N/A
4.5.3	CR-2	Commercial Resort	Apartments, Offices, Hotels, Restaurants, Bars, and Retail <u>Not Permitted:</u> Heavy Vehicle Repair, Kennels	Section 4.5.3.A																	
		Residential											6,000	50	20	15	10	10	25%	N/A	44
		Commercial											N/A	N/A	20	15	0	0	N/A	N/A	N/A
4.5.3	CR-3	Commercial Resort	Apartments, Offices, Hotels, Restaurants, Bars, and Retail <u>Not Permitted:</u> Heavy Vehicle Repair, Kennels	Section 4.5.3.A																	
		Residential											6,000	50	20	15	10	10	30%	N/A	N/A
		Commercial											N/A	50	20	15	0	0	N/A	N/A	N/A

Commercial Districts												
UDC Sec.	Zoning Districts		Typical Use(s)	Min Lot Size (sqft.)	Lot Width (ft)	Setbacks (ft.)				Open Space	Max. Height	Density (du/ac)
						Street	Corner	Side	Rear			
4.5.4	CG-1	General Commercial	See CG-2									
		Commerical	<u>Not Permitted:</u> Apartments, Hotels	N/A	N/A	20	15	0	0	N/A	N/A	N/A
4.5.3	CG-2	General Commercial	Apartments, Restaurants, Retail, Bars, Mini-Storage, Vehicle Sales/Repair, Car Washes	6,000	50	15	10	10	0	30%	N/A	37
		Commercial	<u>Not Permitted:</u> Heavy Vehicle Repair, Kennels	N/A	N/A	20	15	0	0	N/A	N/A	N/A
4.5.4	CI	Intensive Commercial	See CG-2									
		Commercial	<u>Not Permitted:</u> Heavy Vehicle Repair	N/A	N/A	0	0	0	0	N/A	N/A	N/A
4.5.4	CBD	Downtown Commercial	See CG-2									
		Commercial	<u>Not Permitted:</u> Heavy Vehicle Repair	N/A	N/A	0	0	0	0	N/A	N/A	N/A
4.5.4	BP	Business Park	See CG-2									
		Commercial	<u>Not Permitted:</u> Apartments	5 ac.	N/A	35	35	20	30	N/A	N/A	N/A
Industrial Districts												
UDC Sec.	Zoning Districts		Typical Use(s)	Min Lot Size (sqft.)	Lot Width (ft)	Setbacks (ft.)				Open Space	Max. Height	Density (du/ac)
						Street	Corner	Side	Rear			
4.6.3	IL	Light Industrial	Light Industrial Uses, Fairgrounds, <u>Not Permitted:</u> Apartments, Hotels, and Churches	N/A	N/A	20	20	0	0	N/A	Sec. 4.2.8.C	N/A
	IH	Heavy Industrial	Heavy Industrial Uses, Fairgrounds, SOBs <u>Not Permitted:</u> Apartments, Hotels, and Churches									
Special Districts												
UDC Sec.	Zoning Districts		Typical Use(s)	Min Lot Size (sqft.)	Lot Width (ft)	Setbacks (ft.)				Open Space	Max. Height	Density (du/ac)
						Street	Corner	Side	Rear			
4.8.2	CC	Commerical Compatible	See Section 4.8.2 <u>Not Permitted:</u>	N/A	N/A	20	20	5	10	N/A	25	N/A
	IC	Industrial Compatible	Apartments, Hotels, and Churches								25	
6.1.2	RV	Recreational Vehicle Park	RVs and Accessory Uses	See Section 6.1.2 for Specific Standards								
6.1.1	RMH	Manufactured Home	Manufactured Home	See Section 6.1.1.C for Specific Standards								
4.7.1	CH	Cottage Housing	Cottage Subdivison	See Section 4.7.1 for Specific Standards								
Overlay Districts												
6.2.1	PUD	Planned Unit Development	Specific Standards are crafted through an ordinance.									
6.3.1	H	Historical	See Section 6.3.1 for Specific Standards									
6.4.1	IO	Island	See Section 6.4.1 for Specific Standards									