

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.	100	50	25	15	15	N/A	35	1
4.3.3	RS-22	Single-Family 22	SF Home, Churches, Schools, and Day Care Homes	22,000	75	25	Sec. 4.2.10	10	10	30%	35	1.98
4.3.3	RS-15	Single-Family 15		15,000	50	25		5	5	30%	35	2.904
4.3.3	RS-10	Single-Family 10		10,000	50	25		5	5	30%	35	4.356
4.3.3	RS-6	Single-Family 6		6,000	50	25		5	5	30%	35	7.26
4.3.3	RS-4.5	Single-Family 4.5		4,500	45	20		5	5	30%	35	9.68

1. Reduced side yard setback to 5- feet for non-habitable structures without residential use only. 2. One Dwelling is permitted per each lot

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											
		1-2 Families												
		3+ Families												
4.4.3	RM-2	Multifamily 2		Apartments, SF Home, Churches, Schools, and Day Care Homes										
		1-2 Families												
		3+ Families												
4.4.3	RM-3	Multifamily 3			Apartments, SF Home, Churches, Schools, and Day Care Homes									
		1-2 Families												
		3+ Families												
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												
		1-2 Families	5,000				50	20	10	5	5	25%	Sec. 4.2.8.C	18
		3+ Families	10,000				85		15	10	10			10%
														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	Neighborhood Office	Apartments, Offices, Hotels, and limited Restaurant/Retail									
		Residential										
		Commercial										
4.5.4	ON	Commercial	Not Permitted: Bars, Mini-Storage, Vehicle Sales/Repair, Car	N/A	N/A	20	15	10	10	N/A	45	N/A
	4.5.3	Neighborhood Commercial	Apartments, Offices, Hotels, Restaurants, and Retail									
		Residential										
		Commercial										
4.5.4	CN-1	Commercial	Not Permitted: Bars, Mini-Storage, Vehicle Sales/Repair	N/A	N/A	20	15	0	0	10%	35	N/A
	4.5.3	Neighborhood Commercial	Apartments, Offices, Hotels, Restaurants, and Retail									
		Residential										
		Commercial										
4.5.4	CN-2	Commercial	Not Permitted: Heavy Vehicle Repair, Kennels	N/A	N/A	20	15	0	0	25%	26	N/A
	4.5.3	Commercial Resort	Apartments, Offices, Hotels, Restaurants, Bars, and Retail									
		Residential										
		Commercial										
4.5.4	CR-1	Commercial	Not Permitted: Heavy Vehicle Repair, Kennels	N/A	N/A	20	15	0	0	N/A	N/A	N/A
	4.5.3	Commercial Resort	Apartments, Offices, Hotels, Restaurants, Bars, and Retail									
		Residential										
		Commercial										
4.5.4	CR-2	Commercial	Not Permitted: Heavy Vehicle Repair, Kennels	N/A	N/A	20	15	0	0	N/A	N/A	N/A
	4.5.3	Commercial Resort	Apartments, Offices, Hotels, Restaurants, Bars, and Retail									
		Residential										
		Commercial										
4.5.4	CR-3	Commercial	Not Permitted: Heavy Vehicle Repair, Kennels	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			
		General Commercial	See CG-2									

4.5.4	CG-1	Commerical	<u>Not Permitted:</u> Apartments	N/A	N/A	20	15	0	0	N/A	N/A	N/A
		General Commercial	Apartments,									N/A
4.5.3	CG-2	Residential	Restaurants, Retail, Bars, Mini-Storage, Vehicle Sales/Repair,	6,000	50	15	10	10	0	30%	N/A	37
4.5.4		Commercial	Car Washes <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									
6.5	MCAOD	Military Compatability Area Overlay District	See Section 6.5. for Specific Standards and Maps									