

Sec. 21-32. - Zoning District Summary Tables.

The tables on the following pages present, in a quick-reference form, information regarding permitted and special exception land uses, and development standards for all zoning districts. These tables must be read in conjunction with the regulations for specific zoning districts in section 21-33. The allowable uses are in the far left column and zoning districts are listed across the top of the table. The key to the table is as follows:

- P = Permitted use
- A = Permitted accessory use
- S = Special use approval required
- C = Conditional use, board approval required

Note: For uses where both Accessory Use and Special Use are indicated in the table, Special Use approval is required for stand-alone uses only.

Table 21-32(A)

Table of Land Uses

Category/Use																		
Key to Table: P = Permitted Use; A = Accessory Use; S = Special Use approval required; C = Conditional Use approval required																		
Single Family Detached and Auxiliary uses	AG1	RE	R1	R2	R3	R4	R5	RM	OP	C-1 DBD	C-2	C-3	C-4	I-1	I-2	PI	PR	CON
Single family, std. construction	P	P	P	P	P													
Single family, modular home	P	P	P	P	P	P												
Single family, manufactured home	P							P										
Agricultural uses with house	P																	
Caretaker's cottage	P	P													P	P	P	
Fruit stand	P	P																
Garage apartment	P	P	P	P	P	P												
Home Occupation/Home-based Business	P	P	P	P	P	P	P	P										

Limited agricultural uses with house	P	P																P
Manufactured home park								P										
Private stable, one horse per acre, limited to two horses	P	P							P									
RV park								S										
Servants quarters	P	P	P															
Multiple Family Residential	AG1	RE	R1	R2	R3	R4	R5	RM	OP	C-1 DBD	C-2	C-3	C-4	I-1	I-2	PI	PR	CON
Multi-unit Residential Building—Low Rise (up to 3 floors)					P	P	P			P		S						
Multi-unit Residential Building—Mid Rise (4 to 6 floors)							P											
Multi-unit Residential Building—High Rise (7 or more floors)							P			P								
Cluster home, Lot line house					P													
Dormitory						P	P										P	
Duplex, twin house					P													
Garden Apartment, atrium house					P													
Patio house					P													
Rooming House/Boarding House						S	S											
Townhouse, weak-link townhouse					P					P								

Group Care Facilities	AG1	RE	R1	R2	R3	R4	R5	RM	OP	C-1 DBD	C-2	C-3	C-4	I-1	I-2	PI	PR	CON
Adult family care home, Family day care home, Family foster home		P	P	P	P	P		P	P									
Special needs facility:					S	S	P		P	P	P	P				P		
Child care facility,					S	S	AS		P	P	P	P				P		
Adult day care center,					S	S	AS		P	P	P	P				P		
Assisted living facility,					S	S	P		P	P	P	P				P		
Foster care facility,					S	S	P		P	P	P	P				P		
Group home facility,					S	S	P		P	P	P	P				P		
Hospice residential unit					S	S	P		P	P	P	P				P		
Nursing Home							P											
Transitional Housing							S											
Lodging	AG1	RE	R1	R2	R3	R4	R5	RM	OP	C-1 DBD	C-2	C-3	C-4	I-1	I-2	PI	PR	CON
Bed and breakfast	P	P	P	P	P	P			P	P	P	P	P	P				
Hotel/motel							S			P		P	P	P				
RV campground								S					P	P				
Offices/Services	AG1	RE	R1	R2	R3	R4	R5	RM	OP	C-1 DBD	C-2	C-3	C-4	I-1	I-2	PI	PR	CON
Business office									P	P	P	P	P	P				
Clubs, community/fraternal									P	P	P	P	P	P				
Crematorium													P	P	P			
Funeral home/mortuary									S	S	S	P	P	P				
Medical/Health- care/Dental Office							AS		P	P	P	P	P					

Personal Services							AS		P	P	P	P	P	P				
Professional Office							S		P	P	P	P	P	P				
Retail Commercial, No Outdoor Storage or Activities	AG1	RE	R1	R2	R3	R4	R5	RM	OP	C-1 DBD	C-2	C-3	C-4	I-1	I-2	PI	PR	CON
Antique shops									P	P	P	P	P					
Bake shop										P	P	P	P	P	P			
Bakery plant													P	P	P			
Convenience store									P	P	P	P	P	P	P			
Convenience store, with gas											P	P	P	P	P			
Drinking establishment and nightclub										S		S	S	S	S			
Dry cleaning drop-off site									P		P	P	P	P				
Gas station												P	P	P	P			
Laundromat—Self Service							AS				P	P	P	P				
Minor repair shop												P	P	P	P			
Pet services, no outdoor activities										P	P	P	P					
Recreation, indoor, commercial											P	P	P					
Restaurant —Conventional Sit-down,									P	P	P	P	P	P				
Cafeterias, and							A		P	P	P	P	P	P				
Delicatessens							P		P	P	P	P	P	P				
Restaurant—Short-order; min. seating for 20										P	P	P	P	P				

Restaurant—Drive-in, drive-thru or walk-up; and short-order with seating for less than 20											S	S	P	P	P				
Retail sales											P		P	P					
Retail shops							AS				P	P	P	P	P				
Repair shop for small appliances											P	P	P	P					
Shopping center less than 20,000 s.f.												P	P	P	P				
Shopping center small, 20,000—50,000 s.f.												S	P	P					
Shopping center large, more than 50,000 s.f.													P	P					
Retail Commercial Outdoor Storage and Displays Allowed	AG1	RE	R1	R2	R3	R4	R5	RM	OP	C-1 DBD	C-2	C-3	C-4	I-1	I-2	PI	PR	CON	
Agricultural roadside stand	P												P	P					
Artisan production, small scale											S	S	S	P	S				
Artisan production, large scale												S	P	P					
Automotive paint/body shop													P	P	P				
Boat and water craft sales, service and light repair												P	P	P					
Farm equipment sales													P	P					
Major automotive repairs													P	P	P				

Manufactured home sales and/or RV sales													P	P	P				
Marinas								A						P	P				
Nursery with outdoor displays/storage													P	P	P				
Parking lot										S	S	S	P	P	P				
Pet services: indoor/outdoor													P	P	P				
Private club: indoor/outdoor													P	P	P				
Recreation, outdoor, commercial													P	P	P				
Recreational vehicle sales and accessory servicing													P	P	P				
Recycling center (outdoor)															P	P			
Rental of motor scooters, motorcycles, automobiles or any other self-propelled conveyance													P	P	P				
Retail sales, outdoor activities													P	P	P				
Retail services, outdoor activities													P	P	P				
Vehicle dealership, except RVs													P	P	P				
Vehicle sales, used													P	P	P				
Vehicle repair shop														P	P				
Non-retail or Service Commercial	AG1	RE	R1	R2	R3	R4	R5	RM	OP	C-1 DBD	C-2	C-3	C-4	I-1	I-2	PI	PR	CON	

Contractor storage yard														P	P	P			
Heavy equipment sales/repair														P	P	P			
Mini-warehouse/personal storage units														P	P	P			
Petroleum, bulk, storage and distribution															P	P			
Radio and television studios and offices									P	P	P	P	P	P	P	P			
Recreation vehicle repair, assembly or overhaul														P	P	P			
Septic tank storage/service															P	P			
Boat repair, overhaul and assembly														P	P	P			
Warehouse															P	P			
Wholesale distributor <50,000 sq. ft.														P	P	P			
Wholesale distributor 50,000+ sq. ft.															P	P			
Light Industry	AG1	RE	R1	R2	R3	R4	R5	RM	OP	C-1 DBD	C-2	C-3	C-4	I-1	I-2	PI	PR	CON	
Airports/aviation uses															C	C	C		
Food processing/packaging															P	P			
Freight/trucking terminal															P	P			
Light industrial park															P	P			
Manufacture of finished products															P	P	P		
Printing/publishing															P	P	P		

Propane gas														P	P	P			
Research and development facilities									S	S	S	P	P	P	P	P			
Heavy Industry	AG1	RE	R1	R2	R3	R4	R5	RM	OP	C-1 DBD	C-2	C-3	C-4	I-1	I-2	PI	PR	CON	
Auto/vehicle salvage															P				
Citrus processing plant	P														P				
Cold storage and frozen food lockers														P	P				
Communication towers and									S	S	S	S	S	S	S	S			
Antennas							A		S	S	S	S	S	S	S	S			
Concrete plant															P				
Crate and pallet plant															P				
Dairy	P													P	P				
Dry cleaning plant															P				
Industrial park															P				
Junkyard, general															P				
Junkyard for vehicles															P				
Laundry plant														P	P				
Manufacturing														P	P				
Mining	C														C				
Storage of sand/gravel /blocks														P	P				
Truck/vehicle repair for large vehicles/trucks													P	P	P				
Truck stop													P	P	P				

Public Service Facilities	AG1	RE	R1	R2	R3	R4	R5	RM	OP	C-1 DBD	C-2	C-3	C-4	I-1	I-2	PI	PR	CON
Public buildings and grounds/public facilities									P	P	P	P	P	P	P	P	P	P
Power substation/utility buildings	S	S	S	S	S	S	S	S	P	S	P	P	P	P	P	P	P	P
Education and Cultural Facilities/Institutional Uses/Recreation Uses/Conservation Uses	AG1	RE	R1	R2	R3	R4	R5	RM	OP	C-1 DBD	C-2	C-3	C-4	I-1	I-2	PI	PR	CON
Cemetery	S	S	S	S	S	S						P	P			P	P	
Church/religious meeting place		S	S	S	S	S	P	S	P	P	P	P	P	P	P	P	P	
Golf course	P	P	P	P	P	P		P				P	P	P	P	P	P	
Hospital												P	P			P		
Private school (Preschool—12)	P	P	P	P	P	P	S	P	P	P	P	P	P	P	P	P	P	
Park/open space	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public school (K—12)	P	P	P	P	P	P	S	P	P	P	P	P	P	P	P	P	P	
Recreation, indoor, public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Recreation, outdoor, public	P	P	P	P	P	P	S	P	P	P	P	P	P	P	P	P	P	P
Social centers/museums		S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	
Vocational/technical school									P			P	P	P	P	P		
University/college, small scale									P			P	P	P	P	P		
University/college, large scale									P			P	P	P	P	P		

Table 21-32(B)

Table of Residential Development Standards

Note— Requirements set forth in the text for each zoning district, found in sections 21-34 through 21-41, take priority over those in this table.

	AG-1	RE	R-1	R-2	R-3	R-3 Townhouse	R-3 Condo	R-4	R-5	RM
Future Land Use Designation	Agri; Res-Low	Res-Low	Res-Low	Res-Low; Res-Med	Res-Low; Res-Med	Res-Low; Res-Med	Res-Low; Res-Med	Res-High	See note 1	Res-Low; Res-Med
Maximum Density	1du/5ac	1	3	5	10	10	10	15	See note 1	8
Minimum Living Area (s.f.)	900	1,300	1,000	900	Detached and Duplexes 900/unit Attached 400/unit	400	400	400	See note 1	500
Minimum Lot Area (s.f.)	5-acres	1-acre	10,000	6,000	5,000			5,000	See note 1	3,200
Minimum Lot Width (feet)	250	125	85	60	50	20		50	See note 1	40
Minimum Lot Depth (feet)	400	125	110	100	100	100		100	See note 1	80
Front Setback (feet)	40	40	30	25	25	20	20	25	See note 1	10
Rear Setback (feet)	50	40	25	20	20	0	20	20	See note 1	5

Side Setback (feet)	30	20	5	5	5	0	0	7½	See note 1	5
Corner Lot Side-Street Setback	30	30	25	20	20	15	15	20	See note 1	10
Maximum Building Height (feet)	45	35	35	35	45	45	45	60	See note 1	35
Maximum Impervious Surface Ratio		50%	60%	60%	60%	60%	60%		See note 1	60% Park 80% Lot

Table Notes:

1. See section 21-40 for R-5 development standards.

Table 21-32(C)

Table of Commercial, Industrial, and Institutional Development Standards

Note— Requirements set forth in the text for each zoning district, found in sections 21-42 through 21-51, take priority over those in this table.

	OP	C-1	C-2	C-3	C-4	I-1	I-2	PI	PR	CN
Maximum Density		See Note 2		36 in CAC						1 du/5ac
Floor Area Ratio	See Note 1	See Note 2	See Note 3	See Note 3	See Note 3	See Note 4	See Note 4	0.9	0.35	
Minimum Living Area (s.f.)		See Note 2		400						500
Minimum Lot Area (s.f.)	7,500	See Note 2	5,000	5,000	7,500	7,500	20,000	5,000		

Minimum Lot Width (feet)	<u>60</u>	See Note 2	50	50	75	50	100	50		75
Minimum Lot Depth (feet)	100	See Note 2	100	100	100	125	100	100		
Front Setback (feet)	25	See Note 2	25	25	25	25	35	25		40
Rear Setback (feet)	20	See Note 2	10	10	10	25	25	10		40
Side Setback (feet)	7½	See Note 2	5	5	5	5	15	5		20
Corner Lot Street-Side Setback	20	See Note 2	20	20	20	20	30	20		35
Maximum Building Height (feet)	<u>60</u>	See Note 2	35	<u>65</u>	35	85	85	45		35
Maximum Lot Coverage		See Note 2	80%	80%	80%	50%	50%	80%	10%	1%
Maximum Impervious Surface Ratio	70%	See Note 2	80%	80%	80%	75%	75%	65%	50%	5%

Table Notes:

- The floor area ratios (FAR) for those parcels located within the office professional (OP) zoning district shall be as follows:
 Parcels less than one (1) acre in area = seventy-five one hundredths (0.75).
 Parcels between one (1) acre and five (5) acres in area = one (1.0).
 Parcels greater than five (5) acres = one and thirty-five one hundredths (1.35).
- See Section 21-43 for C-1 development standards.

3. The floor area ratios for those parcels located within the neighborhood commercial (C-2), highway commercial (C-3), and general commercial (C-4) zoning districts shall be as follows:

Parcels less than one (1) acre in area = seventy-five one hundredths (0.75).

Parcels between one (1) acre and five (5) acres in area = sixty-five one hundredths (0.65).

Parcels greater than five (5) acres = fifty-five one hundredths (0.55).

Parcels located in a community activity center less than five (5) acres = 6.0.

Parcels located in a community activity center greater than five (5) acres = sixty-five one hundredths (0.65).

4. The floor area ratios for parcels located in the light industrial (I-1) and heavy industrial (1-2) zoning districts shall be as follows:

Parcels not located within business park center (BPC) future land use = five tenths (0.5).

Parcels located within a business park center (BPC) future land use that are used for purposes other than offices = three tenths (0.3).

Parcels located within a business park center (BPC) future land use that are used for offices = five tenths (0.5).

5. Where a utility or drainage easement is greater than the required building setback, the utility easement line shall serve as the setback line for the structure.

(Ord. No. O-00-09, Art. 2 (2.02.02), 4-24-00; Ord. No. O-00-19, § 1, 7-10-00; Ord. No. O-00-28, § 1A, 10-2-00; Ord. No. O-01-18, § 1, 4-9-01; Ord. No. O-01-55, § 1, 10-8-01; O-01-59, Exh. A, 10-22-01; Ord. No. O-04-05, § 1(Exh. A), 2-9-04; Ord. No. O-06-96, § 1(Exh. A), 10-9-06; Ord. No. O-08-42, § 1(Exh. A), 5-12-08; Ord. No. O-10-35, § 5(Exh. A), 9-13-10; Ord. No. O-10-36, § 1(Exh. A), 9-13-10; Ord. No. O-12-08, § 3.B(Exh. C), 3-12-12; Ord. No. O-12-20, § 1, 5-29-12; Ord. No. O-13-28, § 1(Exh. A), 10-14-13; Ord. No. O-14-04, § 1(Exh. A), 4-14-14; Ord. No. O-15-19, § 1(Exh. A), 5-11-15; Ord. No. O-15-18-R, § 1, 8-24-15)

Sec. 21-45. - C-3 Highway commercial.

- (a) Future land use classification: Commercial—Retail.
- (b) The C-3 highway business district is intended to apply to arterial streets and trafficways where business establishments primarily not of a neighborhood or community service type may properly be located to serve large sections of the City. Such businesses generally require considerable ground area, do not cater directly to pedestrians and need a conspicuous and accessible location convenient for motorists.
- (c) Additional development standards:
- (1) Development site shall be large enough to accommodate all required parking, stormwater management and other standards and facilities.

(Ord. No. O-00-09, Art. 2 (2.02.03.12), 4-24-00; Ord. No. O-08-42, § 5, 5-12-08)