

I. Universal use table

Table 18-19.2: Universal use table, lists all uses permitted in each zoning district within the city. In the event of a conflict between the use tables within each of the zoning district groups and Table 18-19.2, Table 18-19.2 shall prevail.

Table 18-19.2: Universal use table												
Key: P = Permitted, C = Permitted with conditions, S = Special use permit required, Blank = Prohibited												
Principal use	Additional standards	R-15	R-10	R-7	R-5	R-3	MD-10	MD-17	MH	UMX	RO	CBD
Civic and institutional												
Assembly	Section 18-126											
Civic club or lodge, private										P		P
Community center												
Building footprint up to 5,000 sq. ft.		S	S	S	S	S	S	S	S	C		P
Building footprint greater than 5,000 sq. ft.							S	S		C		P
With outdoor facilities		S	S	S	S	S	S	S	S	C		P
Entertainment and trade										C		P
Religious		C	C	C	C	C	C	C	C	C		P
Chemical dependency treatment facility										P		
Community garden	Section 18-134	C	C	C	C	C	C	C	C	C	C	C
Correctional facility	Section 18-137											
Daycare, adult or child	Section 18-138	C	C	C	C	C	C	C		C		C
Domestic violence shelter	Section 18-139	C	C	C	C	C	C	C		P	P	P
Dormitory, fraternity, or sorority house	Section 18-140						S	S		S		C
Government facilities excluding of rights-of-way	Section 18-148	C	C	C	C	C	C	C	C	P		P
Hospital	Section 18-153											

Table 18-19.2: Universal use table											
Key: P = Permitted, C = Permitted with conditions, S = Special use permit required, Blank = Prohibited											
Principal use	Additional standards	HDR	HDMU	HD	CB	RB	CS	O&I	LJ	IND	CEM
Civic and institutional											
Assembly	Section 18-126										
Civic club or lodge, private			S	S	P	P	P	P			
Community center					P	P	P	P			
Building footprint up to 5,000 sq. ft.		S	S	S							
Building footprint greater than 5,000 sq. ft.											
With outdoor facilities		S	S	S							
Entertainment and trade			C	S	P	P	P	P			
Religious		C	C	C	P	P	P	P	C		
Chemical dependency treatment facility					P			P			
Community garden	Section 18-134	C	C	C							
Correctional facility	Section 18-137									C	
Daycare, adult or child	Section 18-138		S	S	C	C	C	C	C		
Domestic violence shelter	Section 18-139	C	C	C	P	P	P	P			
Dormitory, fraternity, or sorority house	Section 18-140		S					C			
Government facilities excluding of rights-of-way	Section 18-148		C	C	P	P	P	P	P	P	
Hospital	Section 18-153							C			

Table 18-19.2: Universal use table

Key: P = Permitted, C = Permitted with conditions, S = Special use permit required, Blank = Prohibited

Principal use	Additional standards	R-15	R-10	R-7	R-5	R-3	MD-10	MD-17	MH	UMX	RO	CBD
Civic and institutional												
Library	Section 18-155	C	C	C	C	C	C	C	C	C		P
Nursing home												P
Public parks, playgrounds, boat ramps		P	P	P	P	P	P	P	P	P		P
Rehabilitation facility										P		
School	Section 18-167											
College or university										P		P
Primary and secondary		C	C	C	C	C	C	C		P		P
Trade, business, technical, and vocational										C		P
Commercial												
Alternative financial services	Section 18-123									S		C
Animal hospital, veterinary clinic												
No outdoor pens or runs										P		P
With outdoor pens or runs	Section 18-124											
Art gallery										P	P	P
Artisan food and beverage production	Section 18-125									C		C

Table 18-19.2: Universal use table

Key: P = Permitted, C = Permitted with conditions, S = Special use permit required, Blank = Prohibited

Principal use	Additional standards	HDR	HDMU	HD	CB	RB	CS	O&I	LJ	IND	CEM
Civic and institutional											
Library	Section 18-155		C	S	P	P	P	P			
Nursing home					P			P			
Public parks, playgrounds, boat ramps		P	P	P	P	P	P	P			
Rehabilitation facility					P			P			
School	Section 18-167										
College or university			C	S				P			
Primary and secondary		C	C	C	C	C		C			
Trade, business, technical, and vocational			C	C		P	P	P	P	P	
Commercial											
Alternative financial services	Section 18-123		S	S		C	C				
Animal hospital, veterinary clinic											
No outdoor pens or runs					P	P	P	P	P		
With outdoor pens or runs	Section 18-124				C	C	C	C	C	C	
Art gallery			P	P	P	P	P	P			
Artisan food and beverage production	Section 18-125		C	C	C	C	C		P		

Table 18-19.2: Universal use table												
Key: P = Permitted, C = Permitted with conditions, S = Special use permit required, Blank = Prohibited												
Principal use	Additional standards	R-15	R-10	R-7	R-5	R-3	MD-10	MD-17	MH	UMX	RO	CBD
Commercial												
Auction house	Section 18-128											P
Banks and financial institutions										P		P
Cemetery												
Commercial parking	Section 18-132	S	S	S	S	S	S	S				C
Commercial recreation, indoor												
Drop-in childcare										P		P
Electronic gaming establishment	Section 18-142											C
General, large: building footprint greater than 2,000 sq. ft.										P		P
General, small: building footprint up to and including 2,000 sq. ft.										P		P
Commercial recreation, outdoor	Section 18-133											
General, large: building footprint greater than 5,000 sq. ft.												
General, small: building footprint up to and including 5,000 sq. ft.										P		P

Table 18-19.2: Universal use table

Key: P = Permitted, C = Permitted with conditions, S = Special use permit required, Blank = Prohibited

Principal use	Additional standards	HDR	HDMU	HD	CB	RB	CS	O&I	LI	IND	CEM
Commercial											
Auction house	Section 18-128					C	C		P		
Banks and financial institutions			P	P	P	P	P	P			
Cemetery											P
Commercial parking	Section 18-132				C	C	C	C	C	C	
Commercial recreation, indoor											
Drop-in childcare					P	P	P	P	P		
Electronic gaming establishment	Section 18-142				C	C	C		P		
General, large: building footprint greater than 2,000 sq. ft.			P	P		P	P		P		
General, small: building footprint up to and including 2,000 sq. ft.			P	P	P	P	P		P		
Commercial recreation, outdoor	Section 18-133										
General, large: building footprint greater than 5,000 sq. ft.					P	P			P		
General, small: building footprint up to and including 5,000 sq. ft.					P	P			P		

Table 18-19.2: Universal use table

Key: P = Permitted, C = Permitted with conditions, S = Special use permit required, Blank = Prohibited												
Principal use	Additional standards	R-15	R-10	R-7	R-5	R-3	MD-10	MD-17	MH	UMX	RO	CBD
Commercial												
Commercial recreation, outdoor												
Golf course												
Golf driving range												
Zoo												
Crematory										P		P
Equipment repair	Section 18-143									P		C
Exterminating services										P		
Farmers' market	Section 18-145									C		P
Food catering services										P		P
Funeral home and mortuary										P		
General business services	Section 18-146									C	C	P
General personal services										P	P	P

Table 18-19.2: Universal use table

Key: P = Permitted, C = Permitted with conditions, S = Special use permit required, Blank = Prohibited

Principal use	Additional standards	HDR	HDMU	HD	CB	RB	CS	O&I	LI	IND	CEM
Commercial											
Commercial recreation, outdoor											
Golf course						C					
Golf driving range						C	C				
Zoo						S	S				
Crematory			P	P	P	P	P	P	P	P	P
Equipment repair	Section 18-143		C	C	P	P	P		C	P	
Exterminating services						P	P		P	P	
Farmers' market	Section 18-145				C	C	C				
Food catering services					P	P	P		P		
Funeral home and mortuary			P	P	P	P	P	P			P
General business services	Section 18-146		C	C	C	C	C	C	P	P	
General personal services			P	P	P	P	P	P			

Table 18-19.2: Universal use table

Key: P = Permitted, C = Permitted with conditions, S = Special use permit required, Blank = Prohibited

Principal use	Additional standards	R-15	R-10	R-7	R-5	R-3	MD-10	MD-17	IMH	UMX	RO	CBD
Commercial												
General retail	Section 18-147											
Large: building footprint 40,001 sq. ft. or larger												P
Medium: building footprint 5,001 sq. ft. - 40,000 sq. ft.										P		P
Small: building footprint up to 5,000 sq. ft.										P	C	P
Heavy equipment sales, rentals, services												
Home maintenance services	Section 18-152									C		
Kennel, commercial	Section 18-154											
Laboratory												
Laundry service										P		P
Lodging	Section 18-157											
Bed and breakfast		C	C	C	C	C	C	C		C		C
Campground									C			

Table 18-19.2: Universal use table

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Principal use	Additional standards	HDR	HDMU	HD	CB	RB	CS	O&I	LI	IND	CEM
Commercial											
General retail	Section 18-147										
Large: building footprint 40,001 sq. ft. or larger					C	C	C				
Medium: building footprint 5,001 sq. ft. - 40,000 sq. ft.					P	P	P				
Small: building footprint up to 5,000 sq. ft.			P		P	P	P		P		
Heavy equipment sales, rentals, services						P	P		P	P	
Home maintenance services	Section 18-152		C	C	P	P	P		P		
Kennel, commercial	Section 18-154				C	C	C		P		
Laboratory						P	P	P	P	P	
Laundry service					P	P	P				
Lodging	Section 18-157										
Bed and breakfast		C	C	C							
Campground											

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Key: P = Permitted, C = Permitted with conditions, S = Special use permit required, Blank = Prohibited

Principal use	Additional standards	R-15	R-10	R-7	R-5	R-3	MD-10	MD-17	MH	UMX	RO	CBD
Commercial												
Lodging	Section 18-157											
Homestay		C	C	C	C	C	C	C		C	C	C
Hotel/motel										P		P
Whole house		C	C	C	C	C	C	C		C		C
Marina	Section 18-157									S		P
Movie theater												P
Nightclub	Section 18-161									C		P
Offices										P	P	P
Recreation facility, neighborhood		P	P	P	P	P	P	P	P	P		P
Recreation facility, private	Section 18-165	S	S	S	S	S	S	S	S	P		P
Restaurant	Section 18-166									P		P
Sexually oriented business	Section 18-169											
Spas and health clubs	Section 18-171									P		P
Studio, performing art, fine art, dance, martial arts										P	P	P

Table 18-19.2: Universal use table

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Principal use	Additional standards	HDR	HDMU	HD	CB	RB	CS	O&I	LJ	IND	CEM
Commercial											
Lodging	Section 18-157										
Homestay		C	C	C	C	C	C	C			
Hotel/motel					P	P	P	P			
Whole house		C	C	C	C	C	C	C			
Marina	Section 18-158				P	P	P	P	P	P	
Movie theater						P	P				
Nightclub	Section 18-161				C	P	P	P	C		
Offices		P	P	P	P	P	P	P	P	P	
Recreation facility, neighborhood											
Recreation facility, private	Section 18-165				P	P	P	P			
Restaurant	Section 18-166		C	C	P	P	P	P	C		
Sexually oriented business	Section 18-169								C	C	
Spas and health clubs	Section 18-171		S	S	P	P	P	P			
Studio, performing art, fine art, dance, martial arts			P	P	P	P	P	P			

Table 18-19.2: Universal use table												
Key: P = Permitted, C = Permitted with conditions, S = Special use permit required, Blank = Prohibited												
Principal use	Additional standards	R-15	R-10	R-7	R-5	R-3	MD-10	MD-17	MH	UMX	RO	CBD
Commercial												
Truck stop	Section 18-172											
Urban farm	Section 18-174	S	S	S	S	S				C		
Vehicle renting	Section 18-175									C		C
Vehicle repair and service	Section 18-176											
Major												
Minor												
Vehicle sales/leasing	Section 18-177									C		C
Vehicle towing	Section 18-178											C
Vehicle wash	Section 18-179											C
Water transportation												P
Industrial												
Airport	Section 18-122											
Boat building and repair												
Brewery or distillery	Section 18-129											
Micro										C		C
Small/regional										C		C
Manufacturing												
Building materials or product sales												

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Key: P = Permitted, C = Permitted with conditions, S = Special use permit required, Blank = Prohibited											
Principal use	Additional standards	HDR	HDMU	HD	CB	RB	CS	O&I	LI	IND	CEM
Commercial											
Truck stop	Section 18-172					C	C		C	C	
Urban farm	Section 18-174				C	C	C			C	
Vehicle renting	Section 18-175					C	P			C	
Vehicle repair and service	Section 18-176										
Major						C	C				
Minor					C	C	C		P		
Vehicle sales/leasing	Section 18-177					C	C		C		
Vehicle towing	Section 18-178								C	C	
Vehicle wash	Section 18-179					C	C				
Water transportation					P	P	P	P	P	P	
Industrial											
Airport	Section 18-122									C	C
Boat building and repair									P	P	
Brewery or distillery	Section 18-129										
Micro					C	C	C		P	P	
Small/regional						C	C		P	P	
Manufacturing							C		P	P	
Building materials or product sales						P	P		P	P	

Table 18-19.2: Universal use table												
Key: P = Permitted, C = Permitted with conditions, S = Special use permit required, Blank = Prohibited												
Principal use	Additional standards	R-15	R-10	R-7	R-5	R-3	MD-10	MD-17	MH	UMX	RO	CBD
Industrial												
Bus and taxi services										P		P
Contractor storage yard	Section 18-136											
Distribution facilities												
Dry cleaning												
Express and parcel delivery services												P
Freight and intermodal terminals												
Fuel storage facility												
Heavy manufacturing, general												
Heliports/helipads	Section 18-151											
Laundry services, industrial												
Light manufacturing, general	Section 18-156									C		
Manufactured homes sales												
Metal coating, engraving and allied services												
Mills, sawing or planing												
Motion picture production and distribution	Section 18-159									C		

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Key: P = Permitted, C = Permitted with conditions, S = Special use permit required, Blank = Prohibited											
Principal use	Additional standards	HDR	HDMU	HD	CB	RB	CS	O&I	LJ	IND	CEM
Industrial											
Bus and taxi services						P	P		P	P	
Contractor storage yard	Section 18-136					C	C		C	P	
Distribution facilities									P	P	
Dry cleaning									P	P	
Express and parcel delivery services									P	P	
Freight and intermodal terminals									P	P	
Fuel storage facility										P	
Heavy manufacturing, general										P	
Heliports/helipads	Section 18-151								C	C	
Laundry services, industrial							P		P	P	
Light manufacturing, general	Section 18-156								P	P	
Manufactured homes sales									P	P	
Metal coating, engraving and allied services									P	P	
Mills, sawing or planing									P	P	
Motion picture production and distribution	Section 18-159						C		P	P	

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Key: P = Permitted, C = Permitted with conditions, S = Special use permit required, Blank = Prohibited

Principal use	Additional standards	R-15	R-10	R-7	R-5	R-3	MD-10	MD-17	MH	UMX	RO	CBD
Industrial												
Moving company	Section 18-160											
Nurseries and greenhouses	Section 18-162											
Including retail sales												
Not including retail sales												
Outdoor storage	Section 18-163											
Petroleum and natural gas related industries												
Railroad facilities	Section 18-164											
Freight												
Passenger												C
Self-storage facilities	Section 18-168											
Indoor												
Outdoor												
Shipping container storage and sales												
Solar farm	Section 18-170											

Table 18-19.2: Universal use table

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Principal use	Additional standards	HDR	HDMU	HD	CB	RB	CS	O&I	LJ	IND	CEM
Industrial											
Moving company	Section 18-160					C	P		P	P	
Nurseries and greenhouses	Section 18-162										
Including retail sales					C	P	P		P		
Not including retail sales							P		P	P	
Outdoor storage	Section 18-163						C		C	P	
Petroleum and natural gas related industries										P	
Railroad facilities	Section 18-164										
Freight							C		P	P	
Passenger					C	C	C	C	P	P	
Self-storage facilities	Section 18-168										
Indoor							C		C	C	
Outdoor							C		C	C	
Shipping container storage and sales									P	P	
Solar farm	Section 18-170								C	C	

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Key: P = Permitted, C = Permitted with conditions, S = Special use permit required, Blank = Prohibited												
Principal use	Additional standards	R-15	R-10	R-7	R-5	R-3	MD-10	MD-17	MH	UMX	RO	CBD
Industrial												
Utility and public facility	Section 18-173											
Major										S	S	C
Minor		C	C	C	C	C	C	C	C	C	P	C
Warehouses and distribution centers	Section 18-180									C		
Welding repair												
Wholesale business	Section 18-181											
Wind energy conversion system, commercial	Section 18-182											
Wireless telecommunication facility	Section 18-183	C	C	C	C	C	C	C	C	C	C	S
Residential												
Assisted living residence	Section 18-127	C	C	C	C	C	C	C		S	S	P
Continuum of care community	Section 18-135				C	C	C	C		P		
Dwelling unit	Section 18-141											
Attached: duplex				P	P	P	C	C		P	P	
Attached: multiple							P	P		P		P
Attached: townhouse					C	C	P	P		P		P

Table 18-19.2: Universal use table

Table 18-19.2: Universal use table											
Key: P = Permitted, C = Permitted with conditions, S = Special use permit required, Blank = Prohibited											
Principal use	Additional standards	HDR	HDMU	HD	CB	RB	CS	O&I	LI	IND	CEM
Industrial											
Utility and public facility	Section 18-173										
Major			S	S		C	P	C	P	P	
Minor		C	C	C	P	P	P	C	P	P	
Warehouses and distribution centers	Section 18-180						C		P	P	
Welding repair									P	P	
Wholesale business	Section 18-181						C		P	P	
Wind energy conversion system, commercial	Section 18-182						S		S	S	
Wireless telecommunication facility	Section 18-183	C	C	C	C	C	C	C	C	C	
Residential											
Assisted living residence	Section 18-127		S	S				C			
Continuum of care community	Section 18-135				C			C			
Dwelling unit	Section 18-141										
Attached: duplex		P	P	P							
Attached: multiple		S	C	C							
Attached: townhouse		S	C	C							

Table 18-19.2: Universal use table												
Key: P = Permitted, C = Permitted with conditions, S = Special use permit required, Blank = Prohibited												
Principal use	Additional standards	R-15	R-10	R-7	R-5	R-3	MD-10	MD-17	MH	UMX	RO	CBD
Residential												
Dwelling unit	Section 18-141											
Attached: triplex, quadrplex				C	C	C	P	P		P	P	P
Commercial district mixed use	Section 18-131											
Detached: single		P	P	P	P	P	C	C		P	P	
Manufactured home									P			
Family care home	Section 18-144	C	C	C	C	C	C	C	C	C	C	C
Group home residential	Section 18-149				S	S	S	S		S	S	S
Group home supportive	Section 18-150											
Large							C	C		C	C	C
Medium		C	C	C	C	C	C	C	C	C	C	C
Small		C	C	C	C	C	C	C	C	C	C	C

Table 18-19.2: Universal use table											
Key: P = Permitted, C = Permitted with conditions, S = Special use permit required, Blank = Prohibited											
Principal use	Additional standards	HDR	HDMU	HD	CB	RB	CS	O&I	LJ	IND	CEM
Residential											
Dwelling unit	Section 18-141										
Attached: triplex, quadraplex		C	C	C							
Commercial district mixed use	Section 18-131				C	C		C			
Detached: single		P	P	P							
Manufactured home											
Family care home	Section 18-144	C	C	C				C			
Group home residential	Section 18-149	S	S	S	S	S	S	S			
Group home supportive	Section 18-150										
Large			S	S	C			C			
Medium		C	C	C	C			C			
Small		C	C	C	C			C			

(Ord. No. O-2022-41, §1, 6-7-2022)

ARTICLE 2. DIVISION 2.

RESIDENTIAL DISTRICTS

Section 18-26: Purpose statements

A. R-15, Moderate-density single-dwelling district

The R-15 district is intended to accommodate existing single-dwelling neighborhoods on moderate sized lots, yielding a gross density of less than three units per acre. Use of the R-15 district should be limited to infill sites in already developed locations.

B. R-10, Medium-density single-dwelling district

The R-10 district is intended to accommodate single-dwelling development at a gross density of about four units per acre. To retain the character of existing neighborhoods and ensure their continued viability, this district permits a variety of residential types at a scale compatible with the established residential surroundings. R-10 frequently serves as a transition between nonresidential or higher-density neighborhoods and lower-density single-dwelling neighborhoods.

C. R-7, Medium-density single-dwelling district

The R-7 district is intended to accommodate compact, walkable neighborhoods proximate and connected to urban services and compatible uses. Relatively small-lot single-dwelling development is permitted in this district at a gross density of about six units per acre. This district permits a variety of residential types at a scale compatible with established surroundings. This district may be used within or as an edge around nonresidential and mixed-use developments.

D. R-5, Medium-density mixed residential district

The R-5 district is intended to accommodate compact, walkable neighborhoods proximate and connected to urban services and compatible uses. This district permits a variety of residential types at a scale compatible with established surroundings. The intent of the district is to allow infill units to be seamlessly integrated within the predominant neighborhood fabric. The district is well suited for infill and mixed-density residential developments. This district should be applied where compatible with the existing urban character, near nodes offering daily services, and either close to transit lines or in conjunction with cohesive mixed-use areas.

E. R-3, Medium-high-density mixed residential district

The R-3 district is intended to accommodate small-lot single dwelling residential uses in or adjoining a mix of residential types, mixed-use, and commercial developments in which compact walkable patterns are desired. This district supports the continued viability of neighborhoods within the 1945 Corporate Limits, where there exists a historic development pattern of small lots with limited setbacks, limited off-street parking, and a vibrant architectural character. This district is created to support reinvestment in mature parts of the city by allowing a variety of compatible housing forms in a dense development pattern consistent with the established character.

F. MD-10, Medium-density multiple-dwelling residential district

The MD-10 district is intended to provide moderate multiple dwelling density living environments near services, as well as transitional residential development between lower-intensity residential neighborhoods and nonresidential activity areas. The district can be used for mid-rise buildings compatible with their surroundings with direct connectivity to nearby services.

G. MD-17, High-density multiple-dwelling residential district

The MD-17 district is intended to be applied within the urban core of the city and other areas with a full range of amenities and commercial services. MD-17 zoning is intended to provide a mix of densities and housing forms in a compact urban environment through redevelopment, infill on relatively small sites, and within mixed-use areas. Higher development intensity at appropriate locations is encouraged to support transit use, minimize traffic congestion, and provide a range of housing types.

H. MH, Manufactured housing district

The MH district is intended to provide for planned communities of manufactured housing units, either on individual lots or within a mobile home park. A limited range of support services are also permitted in these areas to ensure a convenient living environment.

Section 18-27: Residential use table

The following uses are permitted as principal uses in the residential districts if required applicable conditions and approvals are met.

Uses not listed in this table are prohibited in these districts, pursuant to Section 18-19: Uses. For permitted accessory uses and temporary uses, refer to article 3 of this chapter.

Table 18-27: Use table for residential districts										
Key: P = Permitted, C = Permitted with conditions, S = Special use permit required, Blank = Prohibited										
Principal use	Additional standards	R-15	R-10	R-7	R-5	R-3	MD-10	MD-17	MH	
Civic and institutional										
Assembly	Section 18-126									
Community center										
Building footprint up to 5,000 sq. ft.		S	S	S	S	S	S	S	S	S
Building footprint greater than 5,000 sq. ft.							S	S		
With outdoor facilities		S	S	S	S	S	S	S	S	S
Religious		C	C	C	C	C	C	C	C	C
Community garden	Section 18-134	C	C	C	C	C	C	C	C	C
Daycare, adult or child	Section 18-138	C	C	C	C	C	C	C		
Domestic violence shelter	Section 18-139	C	C	C	C	C	C	C	C	
Dormitory, fraternity, or sorority house	Section 18-140						S	S		
Government facility excluding of rights-of-way	Section 18-148	C	C	C	C	C	C	C	C	C
Library	Section 18-155	C	C	C	C	C	C	C	C	C
Public parks, playgrounds, boat ramps		P	P	P	P	P	P	P	P	P
School	Section 18-167									
Primary and secondary		C	C	C	C	C	C	C	C	C

Table 18-27: Use table for residential districts										
Key: P = Permitted, C = Permitted with conditions, S = Special use permit required, Blank = Prohibited										
Principal use	Additional standards	R-15	R-10	R-7	R-5	R-3	MD-10	MD-17	MH	
Commercial										
Commercial parking	Section 18-132	S	S	S	S	S	S	S		
Lodging	Section 18-157									
Bed and breakfast		C	C	C	C	C	C	C		
Campground										C
Homestay		C	C	C	C	C	C	C		
Whole-house		C	C	C	C	C	C	C		
Recreation facility, neighborhood		P	P	P	P	P	P	P	P	P
Recreation facility, private	Section 18-165	S	S	S	S	S	S	S	S	S
Urban farm	Section 18-174	S	S	S	S	S				
Industrial										
Utility and public facility	Section 18-173									
Minor		C	C	C	C	C	C	C	C	C
Wireless telecommunication facility	Section 18-183	C	C	C	C	C	C	C	C	C

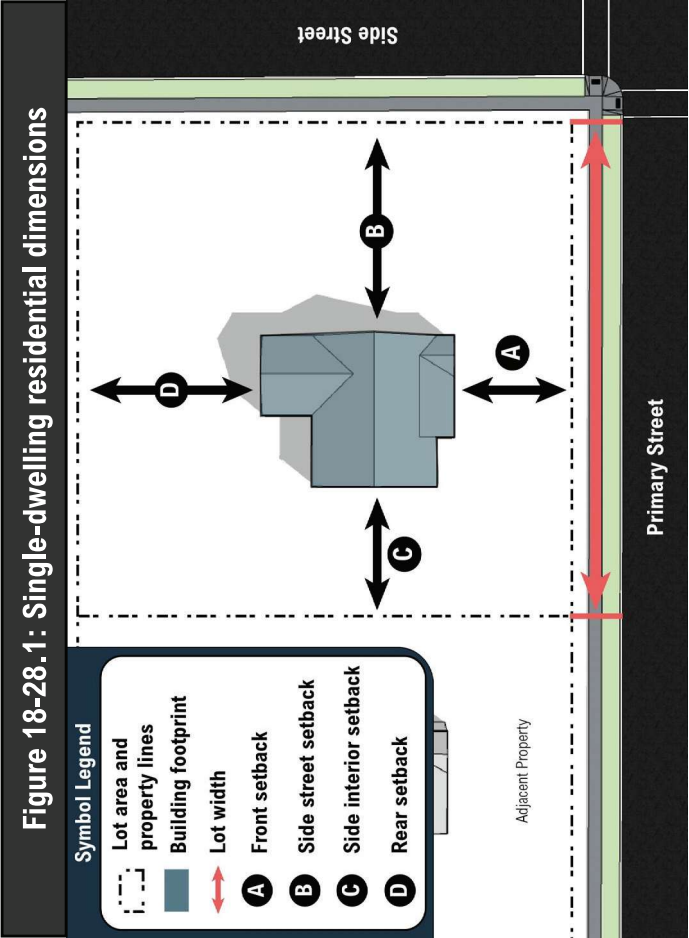
Table 18-27: Use table for residential districts										
Key: P = Permitted, C = Permitted with conditions, S = Special use permit required, Blank = Prohibited										
Principal use	Additional standards	R-15	R-10	R-7	R-5	R-3	MD-10	MD-17	MH	
Residential										
Assisted living residence	Section 18-127	C	C	C	C	C	C	C		
Continuum of care community	Section 18-135				C	C	C	C		
Dwelling unit	Section 18-141									
Attached: duplex				P	P	P	P	P		
Attached: multiple							P	P		
Attached: townhouse					C	C	P	P		
Attached: triplex, quadraplex				C	C	C	P	P		
Detached: single		P	P	P	P	P	C	C		
Manufactured home										P
Family care home	Section 18-144	C	C	C	C	C	C	C	C	C
Group home residential	Section 18-149				S	S	S	S		
Group home supportive	Section 18-150									
Large							C	C		
Medium		C	C	C	C	C	C	C	C	C
Small		C	C	C	C	C	C	C	C	C

(Ord. No. O-2022-41, §2, 6-7-2022)

Section 18-28: Dimensional standards

All lots and buildings, including new lots, shall meet the requirements of Table 18-28.1: Single-dwelling dimensional standards, Table 18-28.2: Multiple-dwelling dimensional standards, or Table 18-28.3: Manufactured housing dimensional standards, as applicable.

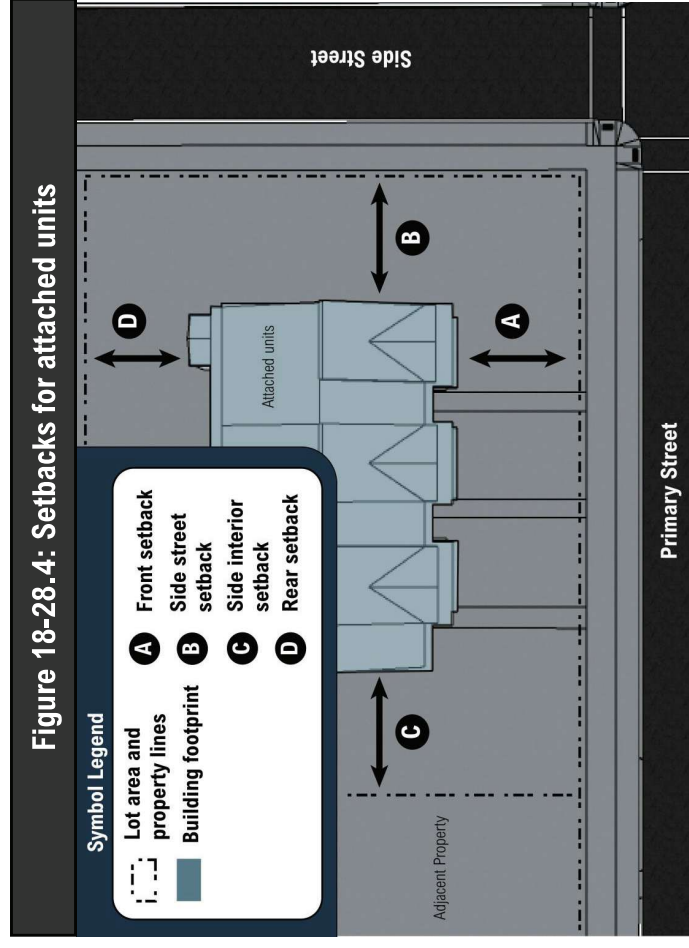
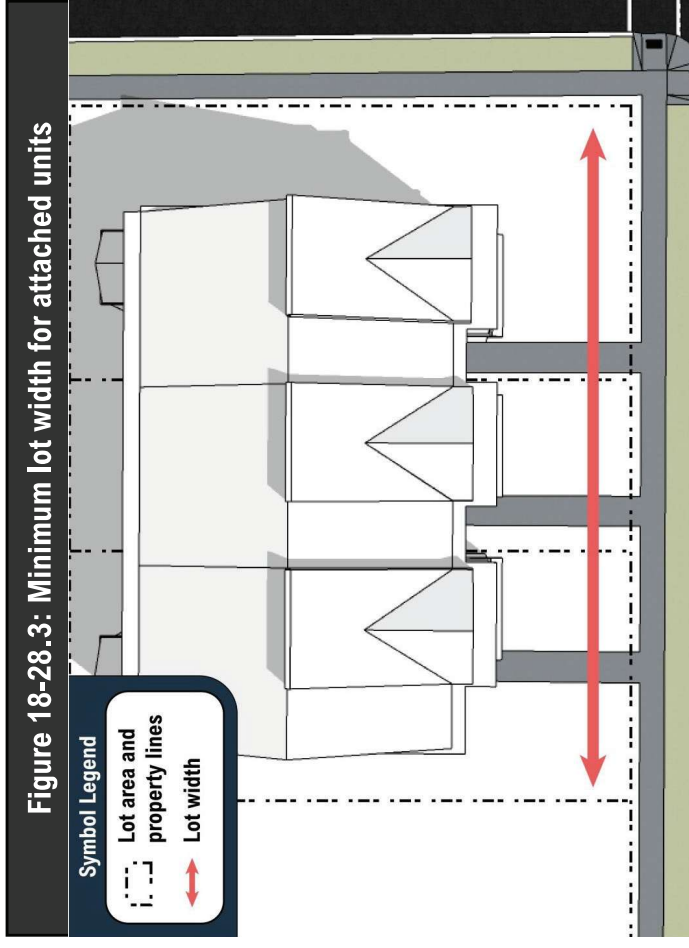
Table 18-28.1: Single-dwelling dimensional standards					
	R-15	R-10	R-7	R-5	R-3
Lot requirements					
Minimum lot area (square feet)					
Detached	15,000	10,000	7,000	5,000	None
Duplex (total lot area)			9,800	7,000	4,000
Triplex, quadraplex (per unit)			3,500	3,500	2,000
Townhouse (per unit)				3,500	2,000
Minimum lot width (feet)	80	70	50	50	33
Minimum open space (percent of parent lot area for development of 5 or more lots)	10	10	10	10	10
Minimum setbacks(feet)					
Front	20	15	10	10	10
Side street	15	15	10	10	5
Side interior	10	10	8½	7	5
Rear	25	25	20	15	15
Building size					
Maximum height (feet)	35	35	35	35	35
Maximum building footprint (percent of total lot area)	50	50	50	None	None



A. Single-dwelling residential

The following dimensional standards apply to new development, new lots, and conversion of existing buildings in single-dwelling residential districts. Applicable district-specific standards shall also apply (see figures 18-28.1: Single-dwelling residential dimensional and 18-28.2 Single-dwelling residential dimensions).

1. In the R-7, R-5, and R-3 districts, where duplex, triplex, quadruplex, or townhouse uses are permitted, the minimum lot width may be measured from the parent lot lines (see Figure 18-28.3: Minimum lot width for attached units). Setbacks for such attached units shall be applied to the overall building and not to each individual unit (see Figure 18-28.4: Setbacks for attached units).
2. In the R-5 and R-3 districts, the front and rear setbacks shall be those established in Table 18-28.1: Single-dwelling dimensional standards, or they may be reduced to within five feet of the average established setback on the same block face.
3. The maximum allowable height for piling-supported buildings located in the coastal high hazard areas, V-zones, and ocean hazard areas, as defined by the North Carolina Coastal Resources Commission, shall be 44 feet.
4. Alternative lot layouts may be approved subject to the provisions of Article 5, Division 8, Site Development Requirements.
5. For properties that are located within the city's 1945 corporate limits, the minimum side yard setbacks shall be equal to ten (10) percent of the average width of the lot, or the otherwise noted minimum interior side yard required, whichever is less.



B. Multiple-dwelling residential

The following dimensional standards apply in the multiple-dwelling residential districts (see figures 18-28.5 Multiple-dwelling residential dimensions and 18-28.6 Multiple-dwelling residential example).

Table 18-28.2: Multiple-dwelling dimensional standards		
	MD-10	MD-17
Lot requirements		
Maximum density (units/acre)	10	17
Minimum open space (percent of total lot area)	20	20
Minimum setbacks (feet)		
Front	10	10
Side street	10	10
Side interior	5	5
Rear	15	15
Building size		
Maximum height (feet)	96	96
Maximum building footprint (percent of total lot area)	50	70

1. Density may be increased to 36 units per acre if at least 10 percent of the total number of residential units are designated as workforce housing, as defined in this chapter, for a period of at least 15 years.
2. For lots subject to frontage standards per article 5, division 6 of this chapter, the frontage standards shall apply.
3. For projects with multiple buildings, workforce housing units must be dispersed throughout the development and not concentrated in one building.

Section 18-28

Figure 18-28.5: Multiple-dwelling residential dimensions

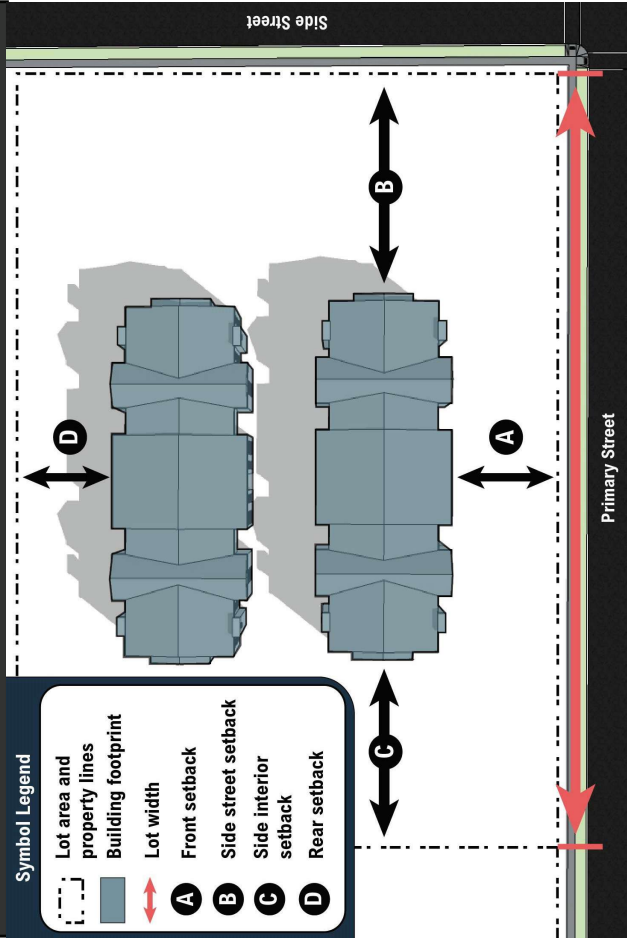
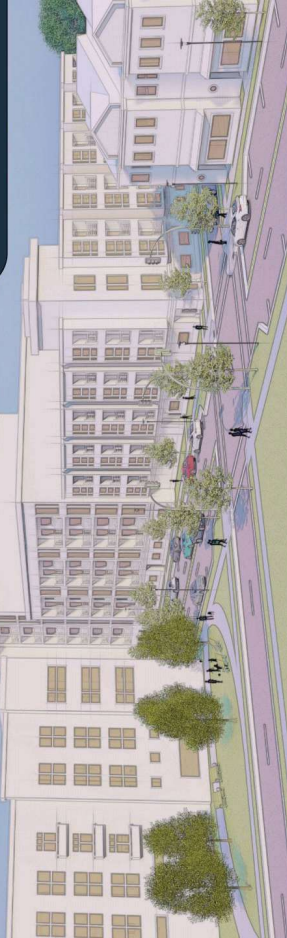


Figure 18-28.6: Multiple-dwelling residential example

This illustration shows an example of multiple-dwelling residential district development. In this example, the range of the scale of development permitted with these zoning districts is shown with a transition from smaller attached dwelling units on the right to the maximum 96 foot building height on the far left. A portion of open space is required to provide recreational areas for residents and to enhance the aesthetic and environmental quality of the neighborhoods.

Transitional design elements such as changes in building height or inclusion of open space are encouraged where development is adjacent to lesser in intensity, density, or building height to gradually transition towards different development patterns while maintaining compatibility.



C. Manufactured housing district

Development and new lots in the MH district shall conform to the following standards. Relevant district-specific standards shall also apply (see figures 18-28.7 Manufactured housing district dimensions and 18-28.8 Manufactured housing district example).

Table 18-28.3: Manufactured housing dimensional standards		
Lot requirements	Individual lots	Mobile home park
Minimum lot area (square feet)		
Manufactured homes	4,000	1 acre
Nonresidential use	10,000	10,000
Minimum lot width (feet)	33	100
Maximum density (units/acre)	11	11
Minimum open space (percent of total lot area)	10	15
Building placement		
Minimum setbacks (feet)		
Front	10	10
Side street	10	10
Side interior	10	10
Rear	10	10
Minimum spacing (feet)		
Between mobile homes	20	20
Between mobile home and another structure or building	15	15
Maximum height		
Maximum height (feet)	35	35
Maximum building footprint (percent of total lot area)	50	

Figure 18-28.7: Manufactured housing district dimensions

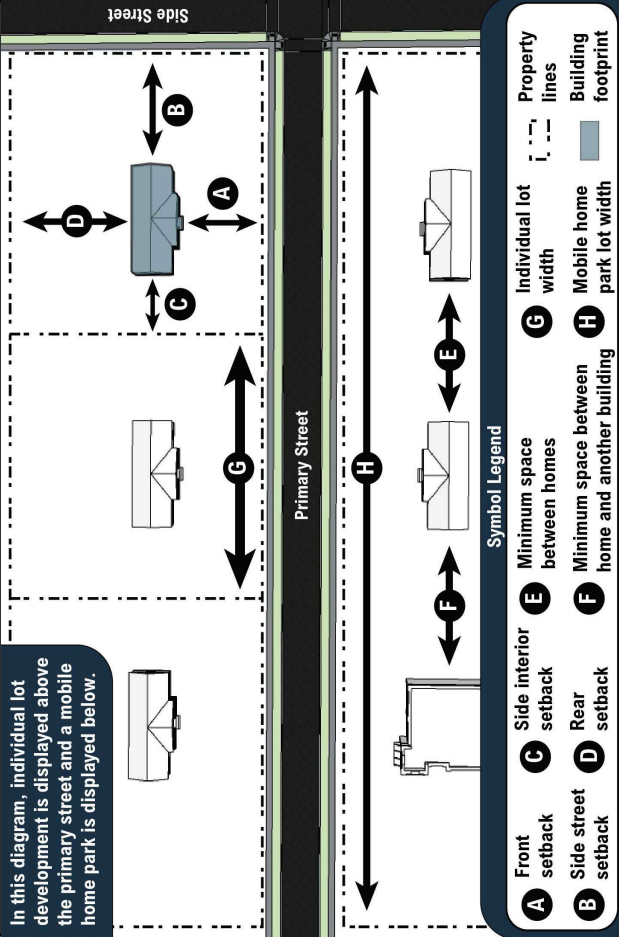
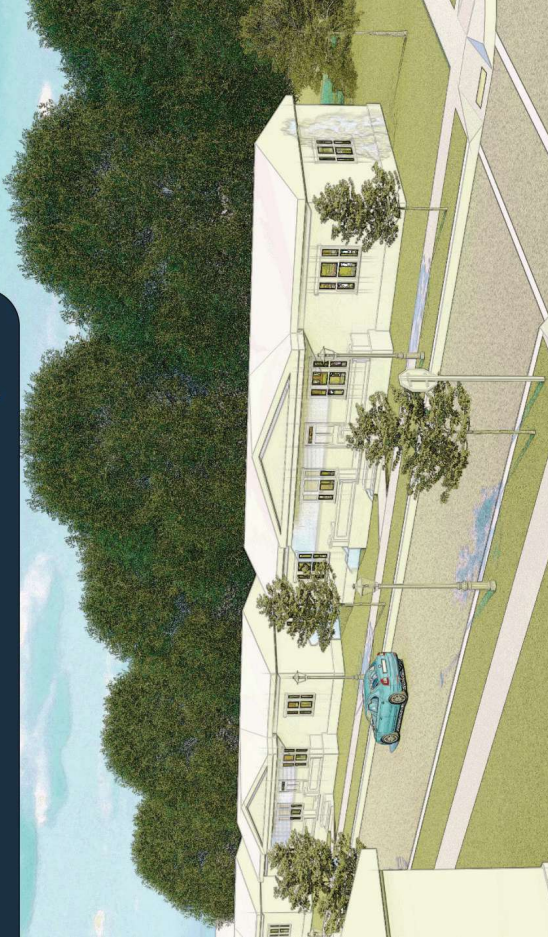


Figure 18-28.8: Manufactured housing district example

This image is for illustrative purposes and provides a general visualization of the character of the manufactured housing district.



(Ord. No. O-2022-41, §§3, 4, 6-7-2022)

Section 18-29: District-specific standards

A. Multiple-dwelling districts

All multiple-dwelling developments shall comply with the following.

Along certain streets, applicable frontage standards shall also be applied.

1. Site design standards
 - a. Pedestrian paths shall be provided within the development between dwelling units and destinations, including, but not limited to, parking, adjoining streets, mailboxes, waste disposal, adjoining public sidewalks or greenways, and on-site amenities such as recreation areas.
 - b. Berms shall not be placed between a building and a street.
 - c. Parking, loading, and service areas shall not be permitted within 35 feet of the corner of a street intersection. This standard may be waived by the technical review committee if the site is an adaptive reuse of a building at least 50 years old (see Figure 18-29.1 MD parking, loading, and service areas).
2. Building design standards
 - a. Primary building entrances shall be oriented towards a street or a designated public space (e.g. common courtyard, plaza, green, etc.).

- b. All buildings shall be designed to incorporate two or more architectural design elements to enhance visual appeal of the building and the neighborhood. Architectural elements may include but are not limited to the following (See Figure 18-29.2: Architectural elements example):
 - i. Brick patterns;
 - ii. Cornices;
 - iii. Columns;



- iv. Recessed, covered, or arched entrances;
 - v. Porches or balconies;
 - vi. Building projections;
 - vii. Facade offsets; or
 - viii. A variation of the roofline height.
- c. All buildings shall contain architectural treatments for delineating the base, middle, and top of the building. Architectural treatments may include, but are not limited to the following (see Figure 18-29.3: MD building design standards):
 - i. An awning or ground floor entrance cover;
 - ii. Building projections such as cornices, porches, and balconies; A change in building materials or colors; or

- iii. A change in building materials or colors; or
- iv. An enclosed or unenclosed habitable roof space.
- d. Building wall materials shall consist of concrete masonry units with stucco (e.g., reinforced concrete parged with stucco), fiber cement siding, wood, or natural brick or stone.
- e. Shed, flat, and mono-pitch roofs shall be concealed with parapets when a roofline is visible from a street frontage.
- f. Garages and accessory structures, including dumpster enclosures, shall not be located between a building and a street, and shall be subordinate in height and building footprint to the principal building(s) on the site, and consist of the same roof forms, materials, and colors.

B. Manufactured housing district

- 1. Site design standards
 - a. All manufactured homes on individual lots shall have access to a public street.
 - b. Within a manufactured housing park, the following shall apply:
 - i. Setbacks shall be measured from the perimeter of the parent lot and the parent lot shall not be subdivided.
 - ii. At least 3,000 square feet of area per manufactured home shall be provided.

2. Design standards

Manufactured homes shall be installed on a permanent foundation or skirting such that the crawl space, wheels and other transporting devices beneath the unit are fully enclosed.

(Ord. No. 0-2022-41, §5, 6-7-2022)

Sections 18-30 - 18-40 Reserved.

Figure 18-29.2: Architectural elements example

This example is for illustrative purposes only to exhibit various architectural elements that may be utilized in building design. Also featured in this example, the base, middle, and top of the building are delineated with a change in building materials, color, and projections at each level.

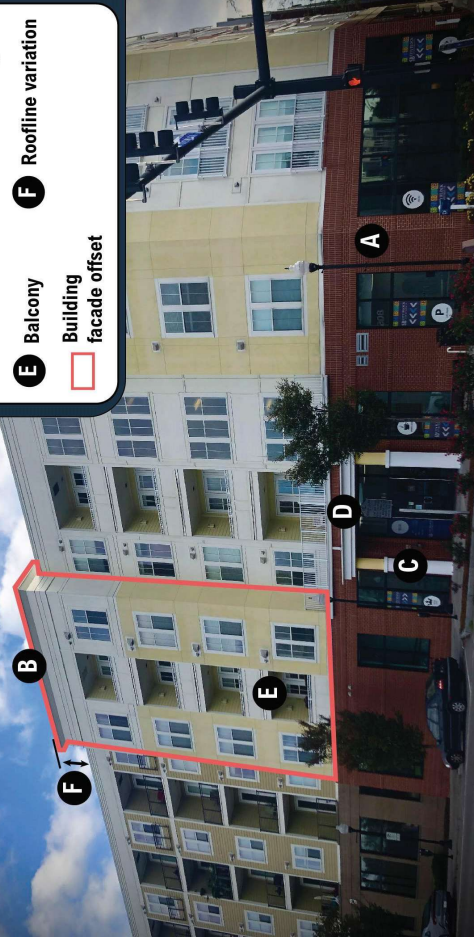
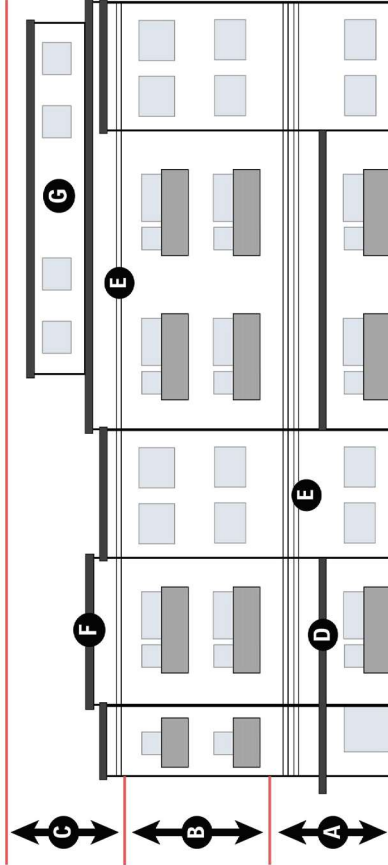


Figure 18-29.3: MD building design standards

Symbol Legend

- | | | |
|--|--|---|
| A Base/ground floor of building | D Awning or ground floor entrance cover | G Enclosed or unenclosed habitable roof space |
| B Middle of building | E Building projection | Delinations between the base, middle, and top of the building may also include a change in building materials or color. A roofline variation may also be used to delineate the top of the building from the middle. |
| C Top of building | F Roof cornice | |



ARTICLE 2. DIVISION 3.

MIXED-USE DISTRICTS

Section 18-41: Purpose statements

A. UMX, Urban mixed-use district

The urban mixed-use district is intended to assure an appropriate development pattern is maintained within the 1945 Corporate Limits through five main objectives:

1. Enhance and preserve existing urban development patterns by encouraging compatible infill and redevelopment;
2. Effect quality design and a variety of built forms of lasting value that result in a pedestrian scale;
3. Provide a mix of housing options;
4. Promote and enhance transit options, particularly those that are pedestrian-oriented, while reducing demand for automobile trips; and
5. Encourage a mix of uses to foster a sense of community.

District regulations include design elements intended to enhance the urban form, increase neighborhood safety, add flexibility for small, urban lots, and complement the historic built environment. The historic urban development pattern frequently includes a fine-grain mix of uses on multiple lots within close proximity to one another. The mix of uses is achieved through many smaller, independent lots working together in a greater context. The UMX district is also intended to help implement goals of placemaking, bicycle, and pedestrian connectivity, and a strong urban form. This district is not intended to be applied to separate use historic districts. UMX is not intended to be applied outside of the 1945 Corporate Limits.

B. RO, Residential office district

The RO district is intended to allow for the conversion of existing single-dwelling homes to offices and other compatible low-intensity uses along portions of Oleander Drive. This district facilitates redevelopment options that will retain and enhance area character, minimize impacts on adjacent residential uses, encourage the adaptive reuse of existing residential buildings, encourage new development to be of a residential scale and proportion, ensure compatibility of building and site design in the district, protect trees, require interconnectivity, including bicycle and pedestrian connections, and control access to minimize the impacts of redevelopment on Oleander Drive. This zoning district is only intended for lots fronting Oleander Drive generally between Pine Grove Drive and 51st Street.

C. CBD, Central business district

The CBD is intended to create and maintain a high-density commercial, office, service, and residential area meeting city, county, and regional needs. It encourages the full utilization of public services and contributes to the economic base of the city. The CBD is intended to be a walkable, living, working, learning, and mixed-use community. The intent of the CBD standards is to achieve the following:

1. Recognize, preserve, and respect historic resources;
2. Promote the economic viability of the district;
3. Preserve the cohesive character of the downtown area with compatible, sympathetic development; and
4. Provide an enhanced pedestrian experience.

Section 18-42: Mixed-use use table

The following uses are permitted as principal uses in the mixed-use districts if required applicable conditions and approvals are met.

Uses not listed in this table are prohibited in these districts, pursuant to Section 18-19: Uses. For permitted accessory uses and temporary uses, refer to article 3 of this chapter.

Table 18-42: Use table for mixed-use districts					
Key: P = Permitted, C = Permitted with conditions, S = Special use permit required, Blank = Prohibited					
Principal use		Additional standards	UMX	RO	CBD
Civic and institutional					
Assembly		Section 18-126			
Civic club or lodge, private			P		P
Community center					
Building footprint up to 5,000 sq. ft.			C		P
Building footprint greater than 5,000 sq. ft.			C		P
With outdoor facilities			C		P
Entertainment and trade			C		P
Religious			C		P
Chemical dependency treatment facility			P		
Community garden		Section 18-134	C	C	C
Daycare, adult or child		Section 18-138	C		C
Domestic violence shelter		Section 18-139	P	P	P
Dormitory, fraternity, or sorority house		Section 18-140	S		C
Government facility excluding of rights-of-way			P		P
Library		Section 18-155	C		P

Table 18-42: Use table for mixed-use districts					
Key: P = Permitted, C = Permitted with conditions, S = Special use permit required, Blank = Prohibited					
Principal use	Additional standards	UMX	RO	CBD	
Civic and institutional					
Nursing home					P
Public parks, playgrounds, boat ramps		P			P
Rehabilitation facility		P			
School	Section 18-167				
College or university		P			P
Primary and secondary		P			P
Trade, business, technical, and vocational		C			P
Commercial					
Alternative financial services	Section 18-123	S			C
Animal hospital, veterinary clinic					
No outdoor pens or runs		P			P
Art gallery		P	P		P
Artisan food and beverage production	Section 18-125	C			C
Auction house					P
Banks and financial institutions		P			P

Table 18-42: Use table for mixed-use districts				
Key: P = Permitted, C = Permitted with conditions, S = Special use permit required, Blank = Prohibited				
Principal use	Additional standards	UMX	RO	CBD
Commercial				
Commercial parking	Section 18-132			C
Commercial recreation, indoor				
Drop-in childcare		P		P
Electronic gaming establishment	Section 18-142			C
General, large: building footprint greater than 2,000 sq. ft.		P		P
General, small: building footprint up to and including 2,000 sq. ft.		P		P
Commercial recreation, outdoor				
General, small: building footprint up to and including 5,000 sq. ft.		P		P
Crematory		P		P
Equipment repair	Section 18-143	P		C
Exterminating services		P		
Farmers' market		C		P
Food catering services		P		P
Funeral home and mortuary				P

Table 18-42: Use table for mixed-use districts					
Key: P = Permitted, C = Permitted with conditions, S = Special use permit required, Blank = Prohibited					
Principal use		Additional standards	UMX	RO	CBD
Commercial					
Commercial business services		Section 18-146	C	C	P
Commercial personal services			P	P	P
General retail		Section 18-147			
Large: building footprint 40,001 sq. ft. or larger					P
Medium: building footprint 5,001 sq. ft. - 40,000 sq. ft.			P		P
Small: building footprint up to and including 5,000 sq. ft.			P	C	P
Home maintenance services		Section 18-152	C		
Laboratory					P
Laundry service			P		P
Lodging		Section 18-157			
Bed and breakfast			C		C
Homestay			C	C	C
Hotel/motel			P		P
Whole house			C		C

Table 18-42: Use table for mixed-use districts					
Key: P = Permitted, C = Permitted with conditions, S = Special use permit required, Blank = Prohibited					
Principal use	Additional standards	UMX	RO	CBD	
Commercial					
Marina	Section 18-158	S			P
Movie theater					P
Nightclub	Section 18-161	C			P
Offices		P	P		P
Recreation facility, neighborhood		P			P
Recreation facility, private		P			P
Restaurant		P			P
Spas and health clubs		P			P
Studio, performing art, fine art, dance, martial arts		P	P		P
Urban farm	Section 18-174	C			
Vehicle renting	Section 18-175	C			C
Vehicle sales/leasing	Section 18-177	C			C
Vehicle towing	Section 18-178				C
Vehicle wash	Section 18-179				C
Water transportation					P

Table 18-42: Use table for mixed-use districts

Key: P = Permitted, C = Permitted with conditions, S = Special use permit required, Blank = Prohibited

Principal use	Additional standards	UMX	RO	CBD
Industrial				
Brewery or distillery	Section 18-129			
Micro		C		C
Small/regional		C		C
Bus and taxi service		P		P
Express and parcel delivery services				P
Light manufacturing, general	Section 18-156	C		
Motion picture production and distribution	Section 18-159	C		
Railroad facilities, passenger	Section 18-164			C
Utility and public facility	Section 18-173			
Major		S	S	C
Minor		C	P	C
Warehouse and distribution centers	Section 18-180	C		
Wireless telecommunication facility	Section 18-183	C	C	S

Table 18-42: Use table for mixed-use districts				
Key: P = Permitted, C = Permitted with conditions, S = Special use permit required, Blank = Prohibited				
Principal use	Additional standards	UMX	RO	CBD
Residential				
Assisted living residence	Section 18-127	S	S	P
Continuum of care community	Section 18-135	P		
Dwelling unit	Section 18-141			
Attached: duplex		P	P	
Attached: multiple		P		P
Attached: townhouse		P		P
Attached: triplex, quadplex		P	P	P
Detached: single		P	P	
Family care home	Section 18-144	C	C	C
Group home residential	Section 18-149	S	S	S
Group home supportive	Section 18-150			
Large		C	C	C
Medium		C	C	C
Small		C	C	C

(Ord. No. O-2022-41, §6, 6-7-2022)

Section 18-43: Dimensional standards

A. Urban mixed-use district

Development and new lots in the UMX district shall conform to the standards prescribed in Table 18-43.1. Relevant district-specific standards shall also apply (see figures 18-43.1 UMX district dimensions and 18-43.2 UMX district example).

Table 18-43.1: Urban mixed-use district dimensional standards

	Single dwelling	Single-use building	Vertically-integrated mixed-use building
Lot requirements			
Maximum density (units/acre)	15	25	None
Minimum lot width (feet)	33	33	33
Minimum lot area (feet)	4,000	10,000	n/a
Building placement			
Setbacks (feet)			
Front (maximum)	10	10	10
Side		None required	
Rear		None required	
Minimum setbacks (feet) when abutting single-dwelling residential			
Side	5	5	5
Rear	5	5	5
Building size			
Maximum height (feet)	45	45	45
Maximum building footprint		None	

Figure 18-43.1: UMX district dimensions

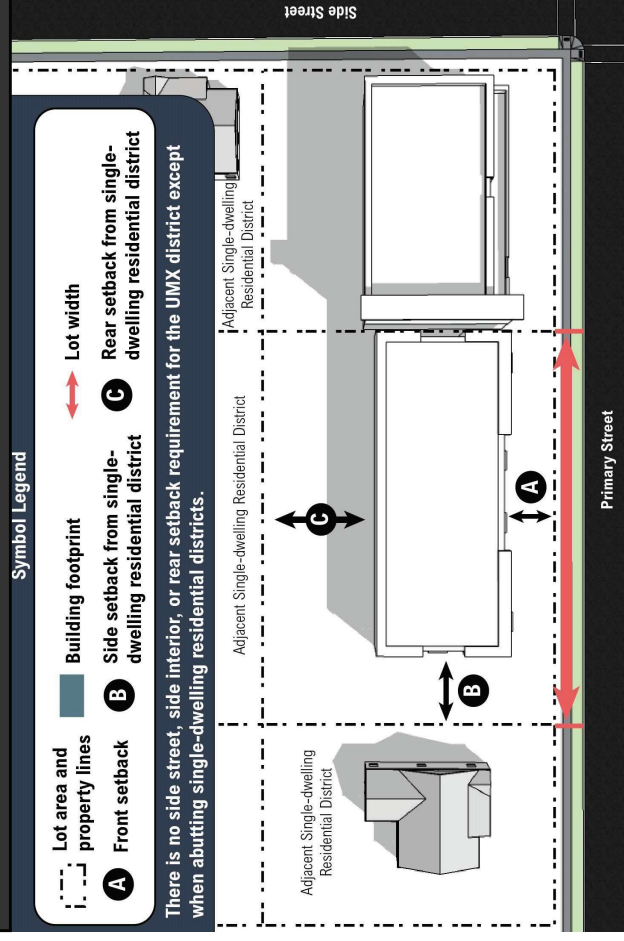


Figure 18-43.2: UMX district example

This image is for illustrative purposes and provides a general visualization of the character of the UMX district. Building placement and lot dimensions may vary by use and surrounding context to maintain compatibility with the surrounding development pattern. The UMX district also allows a maximum height of 45 feet. These dimensional standards are intended to enhance urban form. A mix of building forms and uses are encouraged to provide a vibrant community fabric.



Figure 18-43.3: Primary frontage streets - UMX



1. If a site is developed with at least one vertically-integrated mixed-use building, the vertically integrated mixed-use building standards shall be applied.
2. If a site is developed with only single-use building(s), including only commercial or only multiple dwelling uses in a single building, the single-use building standards shall be applied.
3. If a site is developed with only single-dwelling uses, the single dwelling standards shall be applied.
4. The required setbacks adjacent to single-dwelling residential zoning are not applicable when the UMX district is separated from the single-dwelling district by a street or alley.
5. Strict adherence to the 10-foot maximum setback may be waived by the technical review committee where an existing easement or natural feature exists, where conflicts with sight distance triangles exist, or where the predominant setback of the block face exceeds 10 feet. If the predominant setback of the block face exceeds 10 feet, the proposed building shall align to within five feet of the predominant setback.
6. Sites with one or more of the following characteristics shall designate all corresponding street frontages as a “primary frontage.”
 - a. Any identified street type shown in Figure 18-43.3: Primary frontage streets—UMX;
 - b. A block face along which the majority of buildings are oriented toward that block (see Figure 18-43.4: Primary frontage street example —UMX).

B. Residential office district

Development and new lots in the RO district shall conform to the standards prescribed in Table 18-43.3. Relevant district-specific standards shall also apply (see figures 18-43.5: RO district dimensions and 18-43.6: RO district example)

Table 18-43.3: Residential office district dimensional standards	
	RO
Lot requirements	
Maximum residential density (units/acre)	6
Minimum lot area (square feet)	15,000
Minimum lot width (feet)	80
Maximum lot width (feet)	160
Setbacks (feet)	
Front (maximum)	Within 5 feet of predominant setback on blockface
Side street (minimum)	15
Side interior (minimum)	10
Rear (minimum)	25
Setback for parking areas from all property lines (minimum, feet)	5
Building size	
Maximum height (feet)	35 feet and two stories

