CITY OF FREEPORT ZONING CHART	RESIDENTIAL					MIXED USE & NON-RESIDENTIAL						
	R1	R2	MH	W-R	MF	DT	C-1	C-2	C-3	W-1	IN	TC
Purpose and Description	single-family dwellings and of open spaces where low-density, detached single-family development on large lots is desired	single-family dwellings on medium-sized lots containing SF dwellings, cottages, townhomes, or a combination on existing small, narrow lots	HUD-code manufactured homes	waterfront areas occupied by or suitable for single-family dwellings and of open spaces where single-family development appears desirable	multiple-family development designed to encourage the provision of conveniently located, maintained multi-family housing.	established downtown w/ compact pedestrian-friendly scale; mix of residential and smaller-scale commercial uses, and urban character	neighborhood shopping facilities for retail "convenience goods" and furnishing of services to satisfy the needs of adjacent neighborhood.	wide range of retail/wholesale activities. Located along highways and vicinity of industrial areas.	Entertainment District. Industrial uses and adult-oriented business	suitable for mixed use development including residential, marina retail, office space, and tourism with natural relation to location along waterfront	wide range of commercial, manufacturing, and other industrial activities subject to limitations intended to protect nearby residential and commercial districts	2 blocks within Downtown which is designed to be the City Center. Historic pattern of development is desired
Permitted Uses	Single Family, Duplex, Park	Single Family, Duplex, Townhouse, Cottage, Park	Single Family, Duplex, Manufactured HUD homes, Park	Park	Multi-Family (3 or more families), Townhouse, Cottage, Condos, Park, Boarding House,	Park, Bus Station,College,Govt Svcs, Civic Uses, Medical Office, Hospital, Bar, Microbrewery, Indoor Entertainment, Other Outdoor Entertainment, Bank, Offices, Hotel/Motel, Boarding House, Dine In Restaurant, Pawnshop, Sales, Repair, Service-Oriented, Car Wash, Auto Supply Store, Retail Fuel Sales, Vehicles Sales/Rentals, Light Industrial	Nursery/Greenhouse,Cemetery,College,DayCare,Park,School,Dr Office, Hospital,Body Art,Bowling, Microbrewery,Indoor & Outdoor Entertainment, Offices,Hotel/Motel, Restaurant,Grocery,Retail, Auto Wash, Pkg,Vehicle Sales, Park	Kennel, Nursery, Greenhouse, Veterinary Clinic, Ag Svcs, Assisted Living, Park, Bus Station,Cemetery, College, Day Care, Govt Svcs, Park, School, Public Pool, Civic Uses, Dr Offices, Hospital, Bar, Utilities Minor, Microbrewery, Indoor Entertainment, Outdoor Entertainment, Bank, Offices, Hotel/Motel, Boarding House,Restaurant, Grocery, Pawnshop, Sales, Repair, Service-Oriented, Car Wash, Auto Supply Store, Retail Fuel Sales, Vehicles Sales/Rentals/Repair, Other Light Industrial, Bait Store, Bulk Storage, Lumberyard, Warehouse, Wholesale Trade	Kennel, Nursery, Greenhouse, Veterinary Clinic, Ag Svcs, Park, Bus Station,Cemetery, College, Govt Svcs, Civic Uses, Hospital, Bar, Utilities Minor & Major, Indoor Entertainment, Outdoor Entertainment, Bank, Campground, Hotel/Motel, Boarding House,Restaurant, Grocery, Pawnshop, Sales, Repair, Service-Oriented, Boat/RV Storage, Adult-Oriented, Warehouse, Car Wash, Auto Supply Store, Retail Fuel Sales, Vehicle & Boat Dock/Sales/Rentals/Repair,Industrial, Bait Store, Bulk Storage, Lumberyard, Warehouse, Marine Uses, Wholesale Trade	Nursery, Greenhouse, Govt Svcs, Park, Public Pool, Civic, Dr Office, Utilities Minor, Bar, Microbrewery/distillry, Other Indoor Entertainment, Athletic Field, Outdoor Entertainment, Office, Currency Exchange, Campground, Hotel, Motel, Boarding House, Restaurant, Grocery Store, Pawnshop, All Sales Service & Repair Oriented Uses, ,Boat or RV Outdoor Storage, Auto Supply Store, Pkg Lot, Fuel Sales, Bait Store, Boat Rental/Charter/retail/sales /repair/dock, Marine Svc Station, Research Lab,	Kennel, Nursery, Greenhouse, Veterinary Clinic, Ag Svcs, Park, Bus Station,Cemetery, College, Govt Pkg Lot/Svcs, Civic Uses, Hospital, Bar, Utilities Minor & Major, Indorr & Outdoor Entertainment, Athletic Field, Bank, Campground, Hotel/Motel, Boarding House,Restaurant, Grocery, Pawnshop, Sales, Repair, Service-Oriented, Boat/RV Storage, Warehouse, Car Wash, Auto Supply Store, Retail Fuel Sales, Vehicle & Boat Dock/Sales/Rentals /Repair,Industrial, Bait Store, Bulk Storage, Lumberyard, Warehouse, Marine Uses, Wholesale Trade	Park, Bus Station,College,Govt Svcs, Civic Uses, Medical Office, Hospital, Bar, Microbrewery, Indoor Entertainment, Other Outdoor Entertainment, Bank, Offices, Hotel/Motel, Boarding House, Dine In Restaurant, Pawnshop, Sales, Repair, Service-Oriented, Car Wash, Auto Supply Store, Retail Fuel Sales, Vehicles Sales /Rentals, Light Industrial
Max Bld Coverage	50%	50%	40%	50%	65%	100%	75%	80%	100%	75%	85%	100%
Min. Living Area SF	1300 sq ft.	1000 sq ft	1000 sq ft	1300 sq ft	1500 sq ft							
Max Height	35 ft	35	35	40	45	50	45	80	30	100	80	50
Min. Lot Area sq ft	6,250 sq ft	5000 sq ft	6250 sq ft	4200 sq ft	6250 sq ft	2,500 sq ft	2,500 sq ft	5,000 sq ft.	10,000 sq ft.	2,500 sq ft	10,000 sq ft.	2,500 sq ft
Min Width	60	50	50	30	50	25	25	50	100	25	100	25
Side Setback	7.5	5	5	5	12		10	10	10	10	20	10
Rear Setback	6	5	5	10	10	10	15	15	25	10	35	10
Front Setback	25	25	25	25	25	0	25	25	15	25	25	0
Side Street Setback	15	10	15	10	20	0-10	15	15	10	10	20	0-10
Specific Use Permit from Planning & Zoning	Day Care,Public Assembly, School	Day Care,Public Assembly, School	Public Assembly,	Day Care,Public Assembly, School	Public Assembly, Assisted Living	Public Assembly,	Public Assembly,Social Service,Funeral Home,	Public Assembly,Social Service, Funeral Home,Package Liquor	Public Assembly, Correctional Facility,Social Service, Boat Launch, Marine Fuel, Heavy Industrial, Truck Terminal,	Public Assembly, Bowling, Vehicle Sales, Boat Launch, Marine Fuel, Oil Field Storage, Seafood Handling &	Public Assembly, Correctional Facility,Social Service, Boat Launch, Marine Fuel, Heavy Industrial, Truck Terminal,	Public Assembly,
Temporary Uses Only	Special Event, Const Office, Const Dumpster, Model Home, Portable Storage,	Special Event, Const Office, Const Dumpster, Model Home, Portable Storage,	Const Office, Const Dumpster, Model Home, Portable Storage,	Special Event, Const Office, Const Dumpster, Model Home, Portable Storage,	Special Event, Const Office, Const Dumpster, Model Home, Portable Storage,	Farmer's Market, Seasonal Sales, Special Event, Const Office, Const Dumpster, Portable Storage,	Farmer's Market, Seasonal Sales, Special Event, Const Office, Const Dumpster, Portable Storage,	Farmer's Market, Seasonal Sales, Special Event, Const Office, Const Dumpster, Portable Storage,	Asphalt/Concrete Plant, Const Office, Const Dumpster, Const Yard, Portable Storage,	Const Office, Const Dumpster, Portable Storage,	Special Event, Asphalt/Concrete Plant, Const Office /Dumpster/ Yard, Portable Storage,	Farmer's Market, Seasonal Sales, Special Event, Const Office, Const Dumpster, Portable Storage,
Outdoor Storage - Materials	not allowed	not allowed	not allowed	not allowed	not allowed	not allowed	not allowed	allowed screened on all weather surface	not allowed	allowed screened on all weather surface	allowed screened on all weather surface	not allowed
Off Street Parking	Min 1 Car Garage	Min 1 Car Garage	see 155.600	Min 1 Car Garage	see 155.600	EXEMPT	see 155.600	see 155.600	see 155.600	see 155.600	see 155.600	EXEMPT
Limited Uses	STR,Home Occ, Acces. Dwelling Unit - 400sq ft min up to 50% of principal bldg. Owner must reside on property, only 1 meter.	STR,Home Occ, Manuf. Housing, Acces. Dwelling Unit - 400sq ft min up to 50% of principal bldg. Owner must reside on property, only 1 meter.	Mobile Homes Prohibited.		Home Occupations,	Downtown Loft (Ground-floor residential is prohibited.) STR,	RV Park,	RV Park, Package Liquor	RV Park, Package Liquor	Provide/Maintain Public Access to Waterfront, RV Park, Package Liquor	Salvage Yard -must be enclosed by 6 ft wall/fence, RV Park, Package Liquor, Salvage Yard,	Downtown Loft (Ground-floor residential is prohibited.) STR,
Accessory Building	no closer than 10 feet to any structure	no closer than 10 feet to any structure										
Max Height	18 ft.	18 ft.										
Side Setback	7.5	5										
Rear Setback	5 ft	5 ft										
Front Setback	not allowed	not allowed										