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

				Cat	tego	ry/L	Jse											
Key to Table: P = Permitted Us	se; A =	= Ac			Use orov				Jse a	approv	al r	equ	irec	l; C	= (Con	ditio	onal
Single Family Detached and Auxiliary uses	AG1	RE	R1	R2	R3	R4	R5	RM	MX	C-1 DBD	C- 2	C- 3	C- 4	I- 1	l- 2	PI	PR	CON
Single family, std. construction	Р	P	Р	Р	P	P			P						I			
Single family, modular home	Р	Р	Р	Р	Р	Р			Р					mone open control of the control of				di uni de manuelle
Single family, manufactured home	P						description of the company of the co	P						полительно				
Agricultural uses with house	Р									Topos de la constitución de la c				and a second sec				tion of the state
Caretaker's Cottage															P	Р	Р	
Fruit stand	Р	Р																
Accessory Residential Unit	Р	Р	Р	Р	P	P			P									
Home Occupation/Home- based Business	P	Р	P	P	P	P	P	P	P					PACE STRANSPORT STRANSPORTS STRANSPORTS				risaan Decorate danis capata era decorate danis
Limited agricultural uses with house	P	P					production of the control of the con		irrone (includina de la calenta de la calent					navialation or control and con				P
Manufactured home park								P										Committee of the Commit
Private stable, one horse per acre, limited to two horses	P	P							TOTAL PRODUCTION CONTRACTOR CONTRA		the constitutions are a conference and conference a			Antoniorational designation of the second of				APPEA DANGARINANIA MANAGARIA MANAGAR
RV park					The state of the s			S							Water State of State			Company of the Compan

Personal Services	and descriptions of send on the second	Control or and the state of the	AND THE REST OF THE PERSON NAMED IN	scientification de contraction de la contraction del contraction de la contraction d			AS		P	Р	Р	Р	Р	Р			i deno cali carcado anticarca	
Professional Office						S	S		P	P	Р	Р	Р	Р		real-		The second secon
Retail Commercial, No Outdoor Storage or Activities	AG1	RE	R1	R2	R3	R4	R5	RM	MX	C-1 DBD	C- 2	C- 3	C- 4	- 1	l- 2	PI	PR	CON
Antique shops							arran construction and the second sec		Р	P	Р	Р	Р					
Bake shop							Transcriptor control of the control	***********	Р	Р	Р	Р	Р	Р	Р			
Bakery plant							Attended or an analysis of the state of the						Р	Р	Р		and control of property control of the control of t	ARTERIA DE LA CONTRACTORIO DE LA
Convenience store					manana di manana da manana				S	Р	Р	Р	Р	Р	Р		analana (mananananananananananananananananananan	TOTAL CONTRACTOR OF THE CONTRACTOR OF T
Convenience store, with gas			Account the first light and design and desig	Antonia de la composició de la composici			Material Control of the Control of t				Р	Р	Р	Р	Р	Charles our charles		Philipping and the state of the
Dry cleaning drop-off site					de primario de la companio del companio de la companio della compa				Р		Р	Р	Р	Р		Advisor of the second of the s		
Gas station						contractive contractive contractive of contractive of	o importante de la constante d					Р	Р	P	P	THE PROPERTY OF THE PROPERTY O	oth develor inherende integral	nounce in the second of the se
Laundromat—Self Service						Α	AS		Р		Р	Р	Р	Р			A Million American Agrange Company	
Medical Marijuana Dispensing Facility										S	S	Р	Р	Address and the same of the sa	in the softward with gravity and so that sometimes in the softward of the soft	control control and the control of t		
Minor repair shop						mercinal management and a second						Р	Р	Р	Р	Activities of the facilities o		
Pet services, no outdoor activities									S	Р	Р	Р	Р					
Pharmacy										S	S	Р	Р					
Recreation, indoor, commercial											Р	Р	Р					
Restaurant—Conventional Sit- down.									Р	Р	Р	Р	Р	Р				
Cafeterias				phonological productive constructive constru		Α	Α	strate annual an	Р	Р	Р	Р	Р	Р				

Delicatessens						Α	Р		P	Р	Р	Р	P	Р	A STATE OF THE STA			
Restaurant—Short-order; min. seating for 20									S	Р	P	Р	P	P		The second control of		rations of property control production in the same
Restaurant—Drive-in, drive- thru or walk-up; and short- order with seating for less than 20									MA PERSONAL PROCESSION OF THE	S	S	P	P	P	And the second control of the second control			
Retail sales										P		Р	Р			sidential agreement and another security	management of the contract of	
Retail shops	The second second second second second				manus constantes personales mentres		AS		P	P	P	Р	P	Р		Access to the contract of the		arter devadende
Repair shop for small appliances									P	Р	P	P	P		mandani dela del recontra del contra del con			
Shopping center less than 20,000 s.f.								der former der der der der der der der der der d	executar executarios contratorios contratorios de contratorios		P	Р	P	Р	or advantage on the first of the control of the con			
Shopping center small, 20,000—50,000 s.f.	Mandrido (minutación de mandrido para de minutación de minutación de mandrido para de minutación de	THE RESIDENCE OF THE PROPERTY					management and a second and a s		entre de la composition de la respectação de la composição de la composiçã		S	P	Р	And the second of the second o	erector medicine in tentralistica, con camero largo			
Shopping center large, more than 50,000 s.f.									nordane			Р	Р	and definition for Anna Anna and Anna Anna Anna Anna Anna		The state of the s		
Retail Commercial Outdoor Storage and Displays Allowed	AG1	RE	R1	R2	R3	R4	R5	RM	M	C-1 DBD	C- 2	C- 3	C- 4	I- 1	l- 2	PI	PR	cc
Agricultural roadside stand	Р				manera de la constanta de la c	Annual state of the property of the party of			The thirt of the control of the cont				Р	P				
Artisan production, small scale		Continues description lateratures.					SS-SV		S	S	S	S	Р	S		Control of the Contro		
Artisan production, large scale												S	Р	Р		reduted and characteristics and contract		
Automotive paint/body shop						entral processor and the proce							Р	P	Р	and continued an		
Boat and water craft sales, service and light repair						TRACE AND CONTRACTOR OF THE PROPERTY OF THE PR					Control of the contro	Р	P	P		TOTAL CARD CARD CARD CARD CARD CARD CARD CARD	Tri control gualente restriction de control	

Farm equipment sales	(A) (in a) (in a) de (in a) (i			nousensare name automate			1	Р	Р		
Major automotive repairs		AND		and a second control of the second control o	medical control of the control of th	and the second s		Р	Р	P	
Manufactured home sales and/or RV sales								P	Р	P	
Marinas	A	Α			Total and the second second second			Р	Р		
Nursery with outdoor displays/storage							P	P	Р		
Parking lot - Stand alone				S	S	S	Р	Р	P		
Pet services: indoor/outdoor					PROTECTION OF THE PROTECTION O		Р	Р	Р		Annual Control of Cont
Private club: indoor/outdoor							Р	Р	Р		
Recreation, outdoor, commercial							Р	Р	Р		in the contract of the contrac
Recreational vehicle sales and accessory servicing							Р	Р	Р		
Recycling center (outdoor)			To a control of the c						Р	Р	rational interaction in a control of the control of
Rental of motor scooters, motorcycles, automobiles or any other self-propelled conveyance			Andrew Service				Р	Р	P		
Retail sales, outdoor activities			manusas (manusassassassassassassassassassassassassas				Р	Р	Р		
Retail services, outdoor activities		complete Secondario prime; manufactures consciones	окольно предоликального потперательного подажения подаже				Р	Р	Р		
Vehicle dealership, except RVs			The second secon				Р	Р	Р		
Vehicle sales, used	PROFIT () -	- Constitution of					Р	P	Р		w*************************************

Vehicle repair shop					white of all and an analysis and				E Transcondination				Р	Р			rations dedicate attraction	
Non-retail or Service Commercial	AG1	RE	R1	R2	R3	R4	R5	RM	MX	C-1 DBD	-	C- 3	C- 4		I- 2	PI	PR	CON
Contractor storage yard							TO ANTHONY			facility (maccini-halling) are reflections			Р	Р	P			
Heavy equipment sales/repair		entresentition entre the same server		Accordance or control		open management and a second	Corpor Socialista Control Cont			BANKS (AND STATE OF THE STATE O	order described as the description of		P	P	P	access proposacional reprintment access	entre est est est est est est est est est es	
Mini-warehouse/personal storage units													Р	P	P			
Petroleum, bulk, storage and distribution								And the state of t						P	P		And the second s	
Radio and television studios and offices									P	Р	Р	Р	Р	P	Р		deprivate and deprivation and the control of the co	remines - electronic maneral care careful republication (specimen
Recreation vehicle repair, assembly or overhaul									derater (provinces in temperoperoperoperoperoperoperoperoperopero				Р	P	Р		manusur mananan na	
Septic tank storage/service									TO DO TO THE TOTAL PROPERTY OF THE TOTAL PRO					Р	Р			
Boat repair, overhaul and assembly		TOTAL PROPERTY AND ADMINISTRATION OF THE PROPERTY A	The section of the se		menjaa jouwana menamana-anan manjadadadadadadahana				Vennos - Constitutivament entrophytical entr				P	Р	Р		Territoria (MATTER CANTON) (MA	
Warehouse									And Annual Annua					Р	Р			
Wholesale distributor <50,000 sq. ft.												the property of the first the second in the character of the property of the p	P	Р	Р	delicated in the latest control of the control of the latest contr		
Wholesale distributor 50,000+ sq. ft.			Self-debat discount desaute automate automate agrapa di constitución de la constitución d			CONTROL OF						the control of the co	AND THE RESERVE OF THE PROPERTY OF THE PROPERT	Р	P	en garrino de la companya del companya de la companya del companya de la companya del la companya de la company		
Alcoholic Beverage Establishments	AG1	RE	R1	R2	R3	R4	R5	RM	MX	C-1 DBD	C- 2	C- 3	C- 4	- 1	l- 2	PI	PR	CON
Small Scale Drinking Establishment (See Sec. 21- 96(f)1.i.a.)						PROJECT CONTRACTOR OF THE PROJECT CONTRACTOR				P		P	P	P	Р	The state of the s		

Small Scale Drinking Establishment (See Sec. 21-									The Control of Control	S		S	S	S	S	erotrosterates des Markatheres		
96(f)1.i.b.)				established to fall carbon de carbon		entre de la constitue de la co			any many annual and an annual and an annual and an		en made salaka) managata da	A STATE OF THE STA		And the state of t		entered to be to the property of the second	and the second of the second o	
Large Scale Drinking Establishment/Nightclub (See Sec. 21-96(f)2.i.a.)			El Martinista la la partine promono consequencia materia e promono polocido.							S		S	S	S	S			
Bottle Clubs and Banquet Halls (See Sec. 21-96(f)3.i.a.)	Colorum de desarration and an antique consequence and antique and an antique and antique and an antique and antique and an antique and an antique and an antique and antique and antique and antique and antique and antique antique and antique and antique and antique antique and antique antique antique and antique anti					maken makasaninan makan ma				Р		P	P	P	P	eranional constitution and productional constitution materials		
Bottle Clubs and Banquet Halls (See Sec. 21-96(f)3.i.b.)	NEED PROFESSOREANING STANDARD	Mileston apparation and a particular consumer								S	THE PROPERTY OF THE PROPERTY O	S	S	S	s			
Package Stores		The state of the s								S	S	Р	P	Р	Р			
Light Industry	AG1	RE	R1	R2	R3	R4	R5	RM	W. W	C-1 DBD	1	C- 3	C- 4	- 1		PI	PR	CON
Airports/aviation uses		300000000000000000000000000000000000000												С	С	С		
Food processing/packaging											TOTAL CONTRACTOR OF THE PARTY O			Р	Р	and the second control of the second control		
Freight/trucking terminal							contraction of the contraction o		and the second of the second o			Constitution of the consti		Р	Р			
Light industrial park						Tarana de la constanta de la c			aryanda vananganana vanangan					Р	Р	in the carthering the carter of the cartering of the cart		And it ample and i
Manufacture of finished products									Administration of the control of the	Mariante de construir de la construir de con			P	Р	P		manufactoristics instituted and a second	
Printing/publishing									and the second				Р	P	Р		The state of the s	
Propane gas				And the second and the second									Р	Р	Р			
Research and development facilities		AND TANKS CALL AND ADDRESS OF THE PROPERTY OF	The state of the s						S	S	S	P	P	P	Р	Р		
Heavy Industry	AG1	RE	R1	R2	R3	R4	R5	RM	МХ	C-1 DBD	1	C-	C- 4	- 1		ΡI	PR	CON

Auto/vehicle salvage	No explored discharge data del reservo	CHICAGO CONTRACTOR CON			in all find payors in plant and company backers.	ORANI MENENA ARAN PRINCIPALINA (S.A.)	altolacidacinacinacinacinacinacinacinacinacinacin	decode on the control of the control				and the second s	and the second of the second of the second	Selectivity of the contrast of		P		is surfurance some some	
Citrus processing plant	Р								POPUL VINENTALITALITALITALITALITALITALITALITALITALI	name and appropriate the second				The second secon	Writeria venus raticolaticales	Р	- Carlotte and Car		
Cold storage and frozen food lockers		MATERIAL PROPERTY OF THE PROPE	elektrika interviewa da interv				Station and Market Association and the common and t					Wern makka a conference de deservaciones de marcello de deservaciones de d			P	Р			
Communication towers									S		S	S	S	S	S	S	S	600000 province and a second of the second	
Antennas						Α	Α		А		S	S	S	S	S	S	S	ACTION OF THE PROPERTY OF THE	
Concrete plant		auto de la constitución de la co			and the second s		enciation and depropriate control of control					(Academic City and Care and Ca				P	contact account of the contact of th	acception of an absolute interest interest	manufacture of the development of the state
Crate and pallet plant										And the second s						Р	ACADO COMPANIA CONTRACTOR CONTRAC	and the second s	CHACLE INCOME AND STREET CONTRACTOR
Dairy	P	Annual Control of the	NACO PROGRAMMAN INCIDENTAL PROGRAMMAN INCIDE			anne de la companya d	Science Statement Community Communit					The state of the s	A to the strategy demands in the strategy of t		P	P	Total Company of the		- Annual Control of Co
Dry cleaning plant								***************************************	The second secon				and the same of th			P			
Industrial park	to title fundamentalism and an exception to the				nanded characteristration and an annual annual and an annual annu	designation of the second			e (dille			Control of the Contro	Company or an annual or an annual or an annual or an	Substitute en estate en la constanta de la con		Р		Aliante protestation and the control of the control	
Junkyard, general		And a second sec										NAMES OF TAXABLE PARTY.			and the state of t	P			
Junkyard for vehicles		Address Address of the Address of th	Automorphism and an experimental section of the sec			manus de man			ontoortoortoortoortoortoortoortoortoorto							Р			
Laundry plant									annual careament on the second and		ter to the delice the delice.				P	Р			
Manufacturing		The state of the s				and the state of t			minare on monare monare on					delicitati (Adioquiptardescondinida de	Р	Р			
Mining	С								en production de la constant de la c	and the second s						С	and the state of t		
Storage of sand/gravel/blocks									nano manana mana	Comment of the commen		Annual and the state of the sta			Р	Р		Annual (manual facility)	
Truck/vehicle repair for large vehicles/trucks							model and the second se					To the state of th		P	P	Р	Troubles (productional conditional conditi	Annual an	
Truck stop			All charges and a second and a				The state of the s		Manage and the second	Personal description of the second		arter price processes		Р	Р	P		to the color	
Public Service Facilities	AG1	RE	R1	R2	R3	R4	R5	RM	MX		-1 BD	C- 2	C-	C- 4	- 1		ΡI	PR	COI

Public buildings and grounds/public facilities									P	P	Р	Р	P	Р	Р	P	P	P
Power substation/utility buildings	S	S	S	S	S	S	S	S	S	S	P	Р	P	Р	Р	P	P	P
Education and Cultural Facilities/Institutional Uses/Recreation Uses/Conservation Uses	AG1	RE	R1	R2	R3	R4	R5	RM	MX	C-1 DBD	C- 2	C- 3	C- 4	mendalan mananan mendalan mend	I- 2	PI	PR	CON
Cemetery	S	S	S	S	S	S	outrain formation and the second and	740000				Р	Р			Р	Р	angles
Church/religious meeting place		S	S	S	S	S	Р	S	S	P	P	P	P	Р	Р	Р	Р	
Golf course	Р	Р	P	P	P	S		Р		tradition in the state of the s		P	Р	P	P	Р	Р	
Hospital		2000		-		money construction of the						Р	Р			Р		
Private school (Preschool—12)	P	P	Р	Р	P	S	S	Р	Р	P	Р	P	Р	Р	Р	Р	Р	
Park/open space	P	P	Р	P	P	P	Р	Р	Р	P	Р	Р	Р	Р	Р	Р	Р	Р
Public school (K—12)	Р	P	Р	Р	P	S	S	Р	Р	Р	Р	Р	Р	Р	P	Р	Р	
Recreation, indoor, public	P	P	P	P	P	P	Р	Р	Р	P	Р	Р	Р	Р	Р	Р	Р	
Recreation, outdoor, public	P	P	P	P	P	Р	S	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р
Social centers/museums		S	S	S	S	S	S	S	Р	P	Р	Р	Р	Р	Р	Р	Р	
Vocational/technical school	And the second s				Paralleliano de la constante d							Р	Р	Р	Р	Р		
University/college, small scale			And the second s					****	S			Р	Р	Р	Р	Р		
University/college, large scale	An incompany of the contract o											Р	Р	Р	Р	Р		

Table 21-32(B) 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.

	MX	C-1	C-2	C-3	C-4	I-1	I-2	PI	PR	CN
Maximum Density	See Note 1	See Note 2		36 in CAC						1du/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 1	See Note 2		400	The state of the s					500
Minimum Lot Area (s.f.)	See Note 1	See Note 2	5,000	5,000	7,500	7,500	20,000	5,000		
Minimum Lot Width (feet)	See Note 1	See Note 2	50	50	75	50	100	50		75
Minimum Lot Depth (feet)	See Note 1	See Note 2	100	100	100	125	100	100	The state of the s	
Front Setback (feet)	See Note 1	See Note 2	25	25	25	25	35	25		40
Rear Setback (feet)	See Note 1	See Note 2	10	10	10	25	25	10		40
Side Setback (feet)	See Note 1	See Note 2	5	5	5	5	15	5		20
Corner Lot Street- Side Setback	See Note 1	See Note 2	20	20	20	20	30	20		35
Maximum Building Height (feet)	See Note 1	See Note 2	35	65	35	85	85	45		35

Maximum Lot Coverage	See Note 1	See Note 2	80%	80%	80%	50%	50%	80%	10%	1%
Maximum Impervious Surface Ratio	See Note 1	See Note 2	80%	80%	80%	75%	75%	65%	50%	5%

Table Notes:

- 1. See section 21-42 for MX development standards.
- 2. 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 = six (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 (I-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; Ord. No. O-17-06, § 3, 5-22-17; Ord. No. O-17-21, §§ 1, 2, 7-10-17; Ord. No. O-17-27, §§ 1, 2, 7-10-17; Ord. No. O-17-33, § 1, 10-23-17; Ord. No. O-17-40, § 1, 10-23-17; Ord. No. O-18-01, § 3, 1-22-18)

Sec. 21-42. - MX, Mixed use.

- (a) [Purpose.] The purpose of the MX, Mixed use zoning district is to provide areas for a mixture of low intensity commercial uses and moderate density residential uses. Ideally, MX will be mapped as a transitional district between those areas which are predominately residential in character and those areas which are predominately commercial in character.
- (b) Land use classifications. The MX zoning district may be assigned to properties designated as primary activity center, regional activity center, neighborhood activity center, and commercial on the city's future land use map.
 - Specific permitted uses, accessory uses, special uses, and conditional uses for the MX zoning district are contained in Table 21-32(a) of this code.
- (c) Permitted development intensity.
 - (1) Permitted development densities for residential uses shall be a minimum of five (5) dwelling units per acre up to a maximum of fifteen (15) dwelling units per acre within areas mapped as primary activity center, regional activity center, and neighborhood activity center on the future land use map and a maximum of seven (7) dwelling units per acre within areas mapped as commercial on the future land use map.
 - (2) The maximum floor area ratio for commercial uses shall be as set forth in Table 21-42A.

Table 21-42A, Maximum Com	nmercial Floor Area Ratios
Inside Central Urban Core	Maximum 1.5
Inside Regional Activity Center or	0 to 3.0 acres: Maximum 0.75
Neighborhood Activity Center	Greater than 3.0 acres: 0.50
All other Areas	Maximum 0.25

(3) Permitted development densities/intensities for parcels developed with commercial and residential uses shall be as set forth in Table 21-42B.

Table 21-42B, Mixed	Use Development Intensities
Maximum Residential Density	Maximum Commercial Square Footage
0.0 to 5.0 units per gross acre	100% of Permitted Floor Area Ratio
5.01 to 7.5 units per gross acre	80% of Permitted Floor Area Ratio
7.51 to 10.0 units per gross acre	60% of Permitted Floor Area Ratio

6 of Permitted Floor Area Ratio
of Permitted Floor Area Ratio
2/1

(d) Building form standards. All development within the MX zoning district shall follow the building form standards as set forth in Table 21-42C.

	Table 21-42C, MX Zo	ning District Development Standards	
Lot and Building Standard	Requirement		
	Existing Parcels Created on or before May 22, 2017—Minimum 5,000 square		
	Single-family Parcels Cr	eated after May 22, 2017—Minimum 6,000 square feet	
Lot or Parcel Area	Multifamily or Commer square feet	cial Parcels Created after May 22, 2017—Minimum 7,500	
Lot or Parcel Width	Residential—Minimum	50 feet	
Lot of Farcer Width	Non-residential—Minim	num 60 feet	
	Attached and Mixed Use	e: Minimum 400 square feet	
Living Area for Residential Units	Detached: Minimum 750 square feet		
	Accessory Residential U	nit: 225 square feet	
		Local Street: 15 feet	
Front Building Setback	Minimum	Collector Street: 20 feet	
		Arterial Street: 25 feet	
	Maximum	Single-family or Multifamily Residential Building: 25 feet	

		Commercial or Mixed Use Building	Local Street: 45 feet
			or Arterial Street: 65 feet Arterial Street: 75 feet
Side Building	Minimum 8 feet with reduce building elevation.	ctions permitted to 3 feet	for up to 33% of the side
Setback	Accessory Residential Unit-		
Street Side Building Setback		Local Street: 10 feet	
	Minimum	Collector Street: 15 feet	
		Arterial Street: 25 feet	
	Maximum	Local Street: 30 feet	
		Collector Street: 55 feet	
		Arterial Street: 55 feet	
	Single-family Residential	Minimum 20 feet	
	Accessory Residential Unit	Minimum 5 feet	
		From interior lot line—Minimum 15 feet	
Rear Building Setback	Multifamily, Commercial, or Mixed Use	From alley	New Construction— Minimum 50 feet
			Existing Construction— Minimum 15 feet
Building Height (Above Finished	Local Street: Maximum 3 Floors up to 42 feet Collector Street or Arterial Street: Maximum 4 Floors up to 56 feet		
Grade)			up to 56 feet
Impervious	Non-waterfront Parcels	on-waterfront Parcels Maximum 80%	

Surface Area	Waterfront Parcels	Maximum 50%

(e) Other requirements.

- (1) See Article III of this code for landscaping, parking, site access, stormwater, and utility connection requirements.
- (2) Where the required building setback is less than the required landscape buffer width, the landscape buffer may be reduced to the width of the minimum building setback for that portion of the buffer adjacent to the building.
- (3) Any new development or redevelopment that consists of an expansion of more than ten (10) percent in a building's leasable square footage or seating capacity, or a change in use from one (1) general use category in Table 21-32(A) to another general use category in Table 21-32(A) shall require the review and approval of a site plan as set forth by the City's site plan review procedures contained in Article VII of this code.
- (4) Any development creating three (3) or more lots of record shall require a subdivision plat meeting the standards found in Article III of this code.
- (f) Pre-existing development.
 - (1) Any building permitted on or prior to July 10, 2017, shall be considered a legal conforming structure if the minimum front, side, and rear setbacks for the building are met. Existing construction shall not be subject to the maximum setback requirements contained in Table 21-42C.
- (g) Special parking provisions. To facilitate redevelopment of older, urban-scale lots found in the City's central urban core, as delineated on the adopted future land use map, the following special parking provisions shall be applied to parcels located within the central urban core:
 - (1) Reduced parking space and drive aisle dimensions. The minimum size of standard parking spaces may be reduced to nine (9) feet wide by eighteen (18) feet deep with minimum eighteen-foot wide, two-way, or minimum ten-foot wide, one-way drive aisles under the following circumstances:
 - a. The parcel width is less than seventy-five (75) feet.
 - b. The parcel area is less than seven thousand five hundred (7,500) square feet.
 - (2) On-street parking. Where on-street parking currently exists within three hundred fifty (350) feet, the amount of required on-site parking may be reduced by twenty (20) percent.
 - (3) Parking in rear. Where a parcel abuts a paved alley, placement of required on-site parking is required to be placed within the rear yard area. Access to the parking area should be from the alley; however, secondary access from the street may be permitted.
- (h) Special landscaping requirements. To facilitate redevelopment of older, urban-scale lots found in the City's central urban core, as delineated on the adopted future land use map, the following special landscaping provisions shall be applied to those uses required to provide landscaping within the central urban core:
 - (1) For parcels less than ten thousand (10,000) square feet in area or less than seventy-five (75) feet in width, all buffer yards required by Article III, Division 7 of this code may be reduced to a minimum width of five (5) feet to facilitate placement of buildings, stormwater retention, and offstreet parking.

- (2) For parcels less than seven thousand five hundred (7,500) square feet in area or less than sixty (60) feet in width, all buffer yards required by Article III, Division 7 of this code may be reduced to facilitate placement of buildings, stormwater retention, and off-street parking as follows:
 - a. The front yard buffer yard may be reduced to a minimum width of three (3) feet along with elimination of the requirement to plant over-story trees.
 - b. The side buffer yard may be reduced to a minimum width of three (3) feet along with elimination of the requirement to install plantings provided a minimum six (6)-foot opaque fence is installed. The requirement for the fence shall not extend forward of the front building line of the principal structure.
- (i) Special sign requirements. Due to the unique nature of the MX zoning district, where residential and commercial uses may be located within close proximity of each other, the following special sign requirements shall apply to all properties fronting a local street:
 - (1) Permitted signage. All permanent signs shall either be wall signs or ground signs consisting of monument type signs.
 - (2) Sign height and setbacks. Monument signs shall have a maximum permitted height of eight (8) feet and shall be setback a minimum of three (3) feet from any property line or public sidewalk located outside of the right-of-way.
 - (3) Sign area. The maximum sign area for individual parcels shall be as indicated in the table below. Signage may be distributed between the front and side street elevations of the parcel only. Signs located on the interior side and rear elevations shall not be permitted; however, businesses with rear access from an alley may be permitted an additional identification sign not to exceed sixteen (16) square feet in area and six (6) feet in height.

Sign Type Formula		Maximum Permitted Signage
Wall	1.25 sf / linear foot of building frontage	75 square feet
Monument	0.5 sf / linear foot of lot frontage	64 square feet

- (4) Electronic message center signs. The use of electronic message centers for the display of changeable copy may be permitted. Messages displayed by the electronic message center shall change no more frequently than once every twenty (20) seconds. The electronic message center shall not exceed twenty-five (25) percent of the copy area of the sign structure in which it is installed; however, in no case shall an electronic message center sign exceed sixteen (16) square feet in area. No electronic message center shall be permitted unless it is part of another legally approved sign structure. No electronic message center sign shall operate between the hours of 8:00 p.m. (9:00 p.m. during daylight savings time) and 8:00 a.m.
- (5) Portable signs. Except for a single sandwich board/easel/A-frame type sign up to eight (8) square feet in area, the use of portable ground signs, including commercial and decorative flags and balloons, shall not be permitted. Portable sandwich board/easel/A-frame signs shall be removed from the front yard area of the parcel at the conclusion of business each day. No permit is required for the sandwich board/easel/A-frame type sign.

The use of a building-mounted grand opening or special event banner shall be permitted provided the size of the banner does not exceed thirty-two (32) square feet and is not displayed

for a period greater than sixty (60) days. A permit for these types of banners may be issued up to twice per calendar year.

All other provisions from the City's sign requirements contained in Article IV of this Code, which are not in conflict with these special requirements, shall apply.

(j) The Development Special Magistrate is authorized to hear requests to vary building form standards contained in Table 21-42C and criteria relating to parking reductions contained in section 21-42(g). In addition to the criteria contained in Article VII of this Code for the granting of variances, the Development Special Magistrate may take into consideration impacts of the location of a building in meeting the requirements contained in Table 21-42C on adjoining properties.

(Ord. No. O-00-09, Art. 2 (2.02.03.09), 4-24-00; Ord. No. O-08-42, § 2, 5-12-08; Ord. No. O-17-21, § 3, 7-10-17)

Sec. 21-43. - C-1 commercial-downtown.

- (a) Permissible future land use classification: Primary activity center.
- (b) The purpose of the C-1, commercial-downtown zoning district is to provide for residential, office, commercial, institutional, and cultural uses in the City's central business district (CBD). Within the C-1 zoning district, the following development intensity standards shall apply to individual parcels:

Commercial and Institutional Floor Area Ratio (FAR)		
Parcel Size	Maximum Floor Area Ratio	
0.50 acres or less	6.0	
More than 0.50 acres	3.0	

Residential Density		
Density Tier	Parcel Size	Maximum Permitted Density
1	Up to 0.35 acres	200 units per gross acre
2	0.36 acres to 0.50 acres	150 units per gross acre
3	0.51 acres to 0.75 acres	100 units per gross acre
4	0.76 acres to 1.00 acre	50 units per gross acre