



park																			
Private stable, one horse per acre, limited to two horses	P	P																	
RV park								S											
Servants Quarters	P	P	P																
Multiple Family Residential																			
Multi-unit Residential Building						P	P	P		P	P		P						
Zero Lot Line House						P	S												
Dormitory							P	P		P								P	
Duplex, twin house						P	P			P									
Garden Apartment, atrium house						P													
Patio house						P	P			P									
Rooming House/Boarding House							S	S											
Townhouse						P	P			P	P								
Group Care Facilities																			
Adult family care home, Family day care home, Family foster home		P	P	P	P	P		P	S										
Special needs facility					S	S	P		P		P	P						P	
Child care facility					S	S	AS		S	S	P	P						P	
Adult day care center					S	S	AS		P		P	P						P	
Assisted living facility					S	P	P		P		P	P						P	
Foster care facility					S	S	P		P		P	P						P	
Group home facility					S	S	P		P		P	P						P	
Hospice residential unit					S	S	P		P		P	P						P	
Nursing Home							P		P										
Transitional Housing							S												
Lodging																			
Bed and breakfast	P	P	P	P	P	P			P	P	P	P	P	P	P				
Hotel/motel							S		S	P		P	P	P					
RV campground								S						P	P				

Offices/Services															
Business office					S					P	P	P	P	P	P
Clubs, community/fraternal										P	P	P	P	P	
Crematorium													P	P	P
Funeral home/mortuary										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	S				P	P	P	P	P	P
Retail Commercial, No Outdoor Storage or Activities															
Antique shops										P	P	P	P	P	
Bake shop										P	P	P	P	P	P
Bakery plant													P	P	P
Convenience store										S	P	P	P	P	P
Convenience store, with gas												P	P	P	P
Dry cleaning drop-off site										P		P	P	P	
Gas station													P	P	P
Laundromat—Self Service					A	AS				P		P	P	P	
Medical Marijuana Dispensing Facility											S	S	P	P	
Minor repair shop													P	P	P
Pet services, no outdoor activities										S	P	P	P	P	
Pharmacy											S	S	P	P	
Recreation, indoor, commercial													P	P	P
Restaurant—Conventional Sit-down.										P	P	P	P	P	P
Cafeterias					A	A				P	P	P	P	P	P
Delicatessens					A	P				P	P	P	P	P	P
Restaurant—Short-order; min. seating for 20										S	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	P				
Repair shop for small appliances								P	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																	
Agricultural roadside stand	P												P	P			
Artisan production, small scale								S	P	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	A						P	P				
Mobile Food Vending								S	P	S	P	P	P	P	P	P	P
Nursery with outdoor displays/storage											P	P	P				
Parking lot - Stand alone		S	S	S	S	S		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														
Contractor storage yard										P	P	P		
Heavy equipment sales/repair										P	P	P		
Personal Storage Units						AS		S		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	
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										P	P	P		





University/college, small scale								S					P	P	P	P	P		
University/college, large scale													P	P	P	P	P		

(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; Ord. No. O-18-61, § 1(Exh. A), 10-22-18; Ord. No. O-19-15, § 1, 4-22-19; Ord. No. O-19-43, § 1(Exh. A), 11-12-19; Ord. No. O-24-04, 01.22.2024; Ord. O-24-03, 01.22.24)

Sec. 21-33. - Zoning district descriptions.

This section contains a description of each of the zoning districts established by the City and identifies: 1) the future land use classification or classifications that district is established to implement; 2) the intended purpose of each zoning district; and, 3) specific provisions that apply within a particular zoning district. In all districts the following applies:

1. Permitted uses are designated by the letter "P" in the table of land uses in section 21-32(A).
2. Uses permitted but requiring a special use approval are designated by the letter "S" in the table of land uses, section 21-32(A). The development approval process for special use approvals is found in Article VII, Division 7.
3. Uses requiring the highest level of review and usually granted with stringent conditions are known as conditional uses. These types of uses are designated by the letter "C" in the table of land uses, section 21-32. The development approval process for site development plans is found in Article VII, Division 6.
4. Accessory uses and structures are those that are customarily incidental and subordinate to permitted principal uses and structures; provided, however, that no accessory structures shall be located on property other than that on which the principal structure is located. Section 21-211 contains detailed guidance and regulations for permitted accessory uses.
5. Development standards for uses in all zoning districts are detailed in the table of development standards, section 21-32. Specifically, standards are established for maximum density; minimum lot size; minimum lot width; minimum lot depth; minimum floor area; floor area ratio (as applicable); setbacks; maximum lot coverage; and maximum building height. Additional development regulations are found throughout Article III, "Development Design and Improvement Standards."

(Ord. No. O-00-09, Art. 2 (2.02.03), 4-24-00; Ord. No. O-00-28, § 1(c), 10-2-00)

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 Mixed Use Hub, Regional Mixed Use Hub, Neighborhood Mixed Use Hub, Traditional Neighborhood Area, and Neighborhood Support 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 minimum and maximum residential density for parcels located within the MX zoning district shall be in accordance with Table 21-42A, density requirements.
  2. The maximum floor area ratio for commercial uses shall be as set forth in Table 21-42B.
  3. Permitted development densities/intensities for parcels developed with commercial and residential uses shall be as set forth in Table 21-42C.
- d. Building form standards. All development within the MX zoning district shall follow the building form standards as set forth in Table 21-42D.
1. Accessory structures and swimming pools may be permitted in the front yard provided a minimum one hundred (100) foot setback from the front lot line is met.
  2. The total structure square footage of all accessory structures must be less than the total square footage of the principal structure.
  3. Accessory structures must comply with provisions located in section 21-102 of this Code.
  4. Swimming pools must comply with provision located in section 21-103 of this Code.
- 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 21-42D.
- 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. Primary 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 off-street 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 or collector street:

1. *Permitted signage.* All permanent signs shall either be wall signs or ground signs consisting of monument type signs.
2. *Sign height, structure, 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. The monument sign structure shall not exceed 80 square feet in area.
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 21-42D 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 21-42D on adjoining properties.

Table 21-42A - Maximum Commercial Floor Area Ratios

Future Land Use Designation of Parcel		Required Minimum Density	Maximum Permitted Density
Neighborhood Support		5.0 units per acre	15.0 units per acre
Traditional Neighborhood Area		4.0 units per acre	20.0 units per acre
Neighborhood Mixed Use Hub		5.0 units per acre	20.0 units per acre
Regional Mixed Use Hub		7.0 units per acre	25.0 units per acre
Primary Mixed Use Hub	Greater than 2,640 feet from Transit Route	4.0 units per acre	30.0 units per acre
	Less than 2,640 feet from Transit Route		50.0 units per acre

Table 21-42B - Maximum Commercial Floor Area Ratios

Future Land Use Designation of Parcel	Maximum Floor Area Ratio
Neighborhood Support	Maximum 0.25
Traditional Neighborhood Area	Maximum 0.15
Neighborhood Mixed Use Hub	0 to 3.0 acres: Maximum 0.75
	Greater than 3.0 acres: Maximum 0.50
Regional Mixed Use Hub	0 to 5.0 acres: Maximum 0.75

Future Land Use Designation of Parcel	Maximum Floor Area Ratio
	Greater than 5.0 acres: Maximum 0.50
Primary Mixed Use Hub	Maximum 1.50

**Table 21-42C - Mixed Use Development Intensities**

Maximum Residential Density	Maximum Commercial Square Footage
0.0 to 4.0 units per gross acre	100% of Permitted Floor Area Ratio
4.01 to 10.0 units per gross acre	80% of Permitted Floor Area Ratio
10.01 to 15.0 units per gross acre	60% of Permitted Floor Area Ratio
15.01 to 25.0 units per gross acre	40% of Permitted Floor Area Ratio
25.01 to 50.0 units per gross acre	20% of Permitted Floor Area Ratio

**Table 21-42D - MX Zoning District Development Standards**

Lot and Building Standard	Requirement	
Single-family	Minimum 5,000 square feet	
Multi-family	Minimum 6,000 square feet	
Lot or Parcel Area	Townhouses	Minimum 1,500 square feet
	Commercial	Minimum 7,500 square feet
Lot or Parcel Width	Single-family	Minimum 50 feet
	Multi-family	Minimum 50 feet
	Townhouses	Minimum 20 feet
Commercial	Minimum 60 feet	
Living Area for Residential Units	Attached and Mixed Use: Minimum 400 square feet	

Lot and Building Standard	Requirement	
Front Yard Setback (all building types)		Detached: Minimum 750 square feet
		Local Street: 15 feet
	Minimum	Collector Street: 20 feet
		Arterial Street: 25 feet
		Single-family, Townhouses, or Multi-family Residential Building: 25 feet
	Maximum	Local Street: 45 feet
		Collector Street: 65 feet
		Commercial or Mixed Use Building: 75 feet
	Single-family	Minimum 5 feet
	Multi-family	Minimum 5 feet
Side Yard Setback	Townhouses	Minimum 0 feet; 8 feet from project perimeter
	Commercial	Minimum 8 feet with reductions permitted to 3 feet for up to 33% of the side building elevation.
Street Side Yard Setback	Minimum	Local Street: 10 feet
		Collector Street: 15 feet
		Arterial Street: 25 feet
		Local Street: 30 feet
	Maximum	Collector Street: 55 feet
		Arterial Street: 55 feet
Rear Yard Setback	Single-family	Minimum 20 feet
	Multi-family, Townhouses, Commercial,	Minimum 15 feet

Lot and Building Standard	Requirement		
	or Mixed Use		
Highwater Setback (all building types)	Minimum	40 feet	
Building Height (Above Finished Grade)	Maximum 4 Floors up to 56 feet		
Impervious Surface Area	Non-waterfront Parcels	Maximum 80%	
	Waterfront Parcels	Maximum 50%	
	Total Lot Coverage	Lots up to 1 acre in area	Maximum 10% of lot area up to 1,500 square feet
		Lots greater than 1 acre in area	Maximum 2,000 square feet
		Side	Minimum 3 feet
	Setbacks	Rear	Minimum 3 feet
		Highwater Mark	Minimum 25 feet
Accessory Buildings	Structure Height	Maximum 2 floors or 26 feet of total building height	
		Single-family	Minimum 5 feet
	Structure Separation	Multi-family, Townhouses, Commercial, or Mixed Use	Minimum 15 feet
	Accessory Residential Unit		Minimum 400 square foot living area
		Side	Minimum 3 feet
	Setbacks	Rear	Minimum 3 feet
Swimming Pools		Highwater Mark	Minimum 25 feet
	Structure Separation		Minimum 5 feet

(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;  
Ord. No. O-21-57, 09-14-21; Ord. O-23-60, 12.11.23)