



**Agenda
Planning & Zoning Commission
4403 State Highway 3
Dickinson, TX 77539**

**The presiding member and a quorum of the Planning & Zoning Commission
will be present at the physical location shown above.
Tuesday, March 17, 2026 at 6:30 PM**

1. CALL TO ORDER AND CERTIFICATION OF A QUORUM

2. INVOCATION AND PLEDGE OF ALLEGIANCE

3. ANNOUNCEMENTS AND PRESENTATIONS

3.A Board Comments

3.B Building Official Update

4. PUBLIC COMMENTS

Members of the public are invited to give comments at this time, lasting not longer than 3 minutes. Comments may be general in nature or may address a specific agenda item, and should be directed at the entire Commission, not individual members of the Commission or staff. Any speaker making personal attacks or using vulgar or profane language shall forfeit his/her remaining time and shall be seated. In compliance with the Texas Open Meetings Act, the Commission may not deliberate.

5. CONSENT AGENDA

The following items are considered routine and will be enacted by one motion. There will not be a separate discussion on these items unless a Commission member requests, in which event the item will be removed from the consent agenda and discussed after the consent agenda.

5.A Consideration and possible action to approve the Minutes for the Workshop Planning and Zoning Commission Meeting held on February 11, 2026.

5.B Consideration and possible action to approve the Minutes for the Planning and Zoning Commission Meeting held on February 17, 2026.

6. OLD BUSINESS

7. NEW BUSINESS

7.A Discussion and possible action to recommend amendments to the City's Unified Development Code and/or zoning map.

8. **FUTURE AGENDA ITEMS**

9. **ADJOURNMENT**

CERTIFICATE OF NOTICE

This is to certify that the above Notice of Meeting was posted on the bulletin board of City Hall of the City of Dickinson, Texas, on or before the 10th day of March 2026 at 4:00 P.M. as well as the City's public internet webpage, www.dickinsontexas.gov and was posted in accordance with the Texas Open Meetings Act, Chapter 551, Government Code.

Claude Oliver

Claude Oliver, City Secretary



NOTE: In compliance with the Americans with Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. Requests for special accommodations or interpretive services must be made at least 48 hours prior to this meeting. Please contact the City Secretary's Office at 281-337-6217 or by email at agenda@dickinsontexas.gov.

Dickinson Planning & Zoning Commission
Agenda Item Data Sheet
3.A

MEETING DATE: March 17, 2026

TOPIC:	Board Comments
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BACKGROUND:

RECOMMENDATION:

ATTACHMENTS:

FUNDING ISSUES:

FINANCE VERIFICATION OF FUNDING:

SUBMITTING STAFF MEMBERS: Almira O'Kelley	CITY MANAGER APPROVAL:
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ACTIONS TAKEN		
APPROVAL	READINGS PASSED	OTHER
NO		

**Dickinson Planning & Zoning Commission
Agenda Item Data Sheet
3.B**

MEETING DATE: March 17, 2026

TOPIC:	Building Official Update
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BACKGROUND:

RECOMMENDATION:

ATTACHMENTS:

FUNDING ISSUES:

FINANCE VERIFICATION OF FUNDING:

SUBMITTING STAFF MEMBERS: Almira O'Kelley	CITY MANAGER APPROVAL:
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ACTIONS TAKEN		
APPROVAL	READINGS PASSED	OTHER
NO		

Dickinson Planning & Zoning Commission
Agenda Item Data Sheet
5.A

MEETING DATE: March 17, 2026

TOPIC:	Consideration and possible action to approve the Minutes for the Workshop Planning and Zoning Commission Meeting held on February 11, 2026.
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BACKGROUND:

RECOMMENDATION:

ATTACHMENTS:	<ul style="list-style-type: none"> • PZ 02-11-26 Minutes.pdf
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FUNDING ISSUES:

FINANCE VERIFICATION OF FUNDING:

SUBMITTING STAFF MEMBERS: Almira O'Kelley	CITY MANAGER APPROVAL:
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ACTIONS TAKEN		
APPROVAL	READINGS PASSED	OTHER
NO		



MINUTES
City of Dickinson
PLANNING & ZONING COMMISSION

February 11, 2026

The Planning and Zoning Commission met in a duly called and announced special meeting on **Wednesday, February 11, 2026, at 6:30 PM**, 4403 State Highway 3 Dickinson, TX 77539. The presiding member and a quorum of the Planning and Zoning Commission were present at the physical location shown above. The meeting was held for the purpose of considering the following items:

ITEM 1.) CALL TO ORDER AND CERTIFICATION OF A QUORUM

Deborah Fortner called the meeting to order at 6:34 PM.

Commission members present were as follows: Deborah Fortner, Phillip Lipoma, William Brown, John Harris. Bruce Henderson arrived at 6:46 PM.

ITEM 2.) INVOCATION AND PLEDGE OF ALLEGIANCE

Fortner – Invocation

Lipoma – Pledge of Allegiance

ITEM 3.) PUBLIC COMMENTS

Members of the public are invited to give comments at this time, lasting not longer than 3 minutes. Comments may be general in nature or may address a specific agenda item, and should be directed at the entire Commission, not individual members of the Commission or staff. Any speaker making personal attacks or using vulgar or profane language shall forfeit his/her remaining time and shall be seated. In compliance with the Texas Open Meetings Act, the Commission may not deliberate. – **No public comments**

ITEM 4.) NEW BUSINESS

4.A Discussion and possible action to recommend amendments to the City’s Unified Development Code and/or zoning map

- The zoning map was reviewed, specifically parcels on the other side of 517, with one lot at 4115 Goar Avenue identified as residential. Discussion included whether to split the lot for potential zoning changes.
- Commissioners reviewed ownership and history, noting that Jackie Mackey previously owned property there, which had been sold. Recommendations included splitting certain large lots by 300 feet and maintaining Neighborhood Conservation (NC) zoning for appropriate areas, with General Residential (GR) applied elsewhere.
- Discussion included areas near Plantation Bend, with all lots butting up to Plantation Bend recommended for Neighborhood Conservation (NC) zoning due to uniform lot sizes. Large lots along the bayou were reviewed, with considerations for future subdivisions and maintaining neighborhood consistency. Commissioners agreed that all lots above a designated line should

be Neighborhood Conservation (NC), while unique large lots could remain General Residential (GR) or Rural and Estate (RE) as appropriate.

- Commissioners discussed lot sizes, confirming that Rural and Estate (RE) lots require a minimum of one acre, and most bayou-adjacent parcels meet this requirement. RE zoning was noted to allow conventional detached homes or manufactured home subdivisions but no commercial uses, patio homes, or multiplexes. It was agreed that RE designation for these lots provides flexibility while preserving estate-like characteristics.
- The group discussed potential development scenarios, including subdivisions, Bed and Breakfast operations, and access issues. Commissioners emphasized that any future development would still require approval, even if rezoning is not needed. The importance of maintaining some larger estate lots for the community's character was acknowledged, balancing flexibility with potential market value constraints.
- Specific parcels along the bayou were reviewed with a compromise recommendation: draw a 300-foot line from the bayou, designate parcels along the water as Rural and Estate (RE), and retain everything above as General Residential (GR). Commissioners discussed potential access issues but agreed they were manageable.
- Bed and Breakfast uses were confirmed as allowed in all residential zones. Commissioners noted that the bayou-adjacent properties are large enough to accommodate such uses practically, though no specific changes to zoning were required.
- Moving to Auto-Centric Commercial (AC) zoning, there was clarification regarding parcels along 517 and Country Club Road. Auto-Centric Commercial (AC) areas do not allow residential uses, and buffer yards (Type C, 20–26 feet with fences or berms) are required when backing up to residential zones. Commissioners recommend extending Auto-Centric Commercial (AC) designation along commercial frontage, while interior areas could remain General Residential (GR) or Urban Transition (UT), depending on adjacent lot sizes and deed restrictions.
- Parcels previously labeled as Urban Transition (UT) were evaluated; some were recommended for Commercial zoning consistent with deed restrictions, particularly for frontage along major corridors. Non-buildable retention areas south of 4107 Leslie Way were excluded from zoning changes.
- Commissioners reviewed smaller surrounding lots east and south of Auto-Centric Commercial (AC) parcels, concluding that General Residential (GR) is appropriate due to irregular lot sizes and current development patterns. Areas such as Bayou Bend, Captains Dr, and Mariners Mooring subdivisions were confirmed as General Residential (GR), preserving flexibility despite irregular lot sizes.
- Commissioners confirmed that all zoning adjustments discussed that evening covered from 517 to Country Club Road, marking that as the stopping point for the meeting. Future meetings were planned to review:
 - Areas east of Country Club Road to the city limits south of 517
 - Areas north of 517 extending to the railroad tracks and east
 - Properties south of the bayou, primarily Rural and Estate (RE), with minimal changes expected
- Commissioners confirmed their recommendations:
 - Neighborhood Conservation (NC): Subdivisions with uniform lot sizes north of Alabama Avenue, Plantation Bend, and select other areas.

- General Residential (GR): Interior lots, irregular subdivisions, and areas providing flexibility for future development.
- Rural and Estate (RE): Bayou-front estate lots within 300 feet of the water.
- Auto-Centric Commercial (AC)/Commercial: Parcels with frontage along major corridors and corner lots, extended to match existing commercial properties.
- Urban Transition (UT): Adjusted as appropriate to General Residential (GR) or Commercial depending on deed restrictions.
- Retention/non-buildable areas: Excluded from zoning changes.
- Commissioners confirmed zoning boundaries using Google Maps and verified that all adjustments were consistent with surrounding development patterns, lot sizes, and future land use goals.

Summary of Key Zoning Recommendations

<u>Zoning Type</u>	<u>Recommended Areas</u>	<u>Notes</u>
General Residential (GR)	Uniform lots, subdivisions	Flexibility for future development
Neighborhood Conservation (NC)	Smaller uniform lots, lots facing Plantation Bend	Maintains neighborhood character
Rural Estate (RE)	Large lots near Bayou, minimum 1-acre	Allows estate homes, small-scale agricultural or Bed & Breakfast activities

ITEM 5.) **FUTURE AGENDA ITEMS**
Country Club east to the City Limits.

ITEM 6.) **ADJOURNMENT**
Deborah Fortner motioned to Adjourn, and John Harris seconded the motion.

VOTE:
5 AYES (Bruce Henderson, Deborah Fortner, Phillip Lipoma, William Brown, John Harris)
0 NAYS
MOTION PASSED

PASSED APPROVED, AND ADOPTED this _____.

PLANNING & ZONING COMMISSION,
Chairperson

ATTEST:

Travis Moore,
COMMUNITY DEVELOPMENT MANAGER/
CHIEF BUILDING OFFICIAL

Dickinson Planning & Zoning Commission
Agenda Item Data Sheet
5.B

MEETING DATE: March 17, 2026

TOPIC:	Consideration and possible action to approve the Minutes for the Planning and Zoning Commission Meeting held on February 17, 2026.
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BACKGROUND:

RECOMMENDATION:

ATTACHMENTS:	<ul style="list-style-type: none"> • PZ 02-17-26 Minutes.pdf
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FUNDING ISSUES:

FINANCE VERIFICATION OF FUNDING:

SUBMITTING STAFF MEMBERS: Almira O'Kelley	CITY MANAGER APPROVAL:
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ACTIONS TAKEN		
APPROVAL	READINGS PASSED	OTHER
NO		



MINUTES
City of Dickinson
PLANNING & ZONING COMMISSION

February 17, 2026

The Planning and Zoning Commission met in a duly called and announced meeting on **Tuesday, February 17, 2026, at 6:30 PM**, 4403 State Highway 3 Dickinson, TX 77539. The presiding member and a quorum of the Planning and Zoning Commission were present at the physical location shown above. The meeting was held for the purpose of considering the following items:

ITEM 1.) CALL TO ORDER AND CERTIFICATION OF A QUORUM

Commission members present were as follows: Marjorie Morgan, Deborah Fortner, Phillip Lipoma, William Brown, John Harris.

Meeting began at 6:33 PM

ITEM 2.) INVOCATION AND PLEDGE OF ALLEGIANCE

Fortner – Invocation

Harris – Pledge of Allegiance

ITEM 3.) ANNOUNCEMENTS AND PRESENTATIONS

3.A Board Comments: **No comments**

3.B Building Official Update: **No updates**

ITEM 4.) PUBLIC COMMENTS

Members of the public are invited to give comments at this time, lasting not longer than 3 minutes. Comments may be general in nature or may address a specific agenda item, and should be directed at the entire Commission, not individual members of the Commission or staff. Any speaker making personal attacks or using vulgar or profane language shall forfeit his/her remaining time and shall be seated. In compliance with the Texas Open Meetings Act, the Commission may not deliberate. --**No public comments**

ITEM 5.) CONSENT AGENDA

The following items are considered routine and will be enacted by one motion. There will not be a separate discussion on these items unless a Commission member requests, in which event the item will be removed from the consent agenda and discussed after the consent agenda.

5.A Consideration and possible action to approve the Minutes for the Workshop Planning and Zoning Commission Meeting held on January 21, 2026.

John Harris motioned to Approve, and William Brown seconded.

VOTE:

5 AYES (Marjorie Morgan, Deborah Fortner, Phillip Lipoma, William Brown, John Harris)
0 NAYS
MOTION PASSED

ITEM 6.) OLD BUSINESS

ITEM 7.) NEW BUSINESS

- 7.A Consideration and possible action concerning a request for a **Plat / Subdivision Waiver for Tropical Gardens, Block 6 Partial Replat Administrative/Minor Plat**, from Subsec. 18 -38.6. Waiver requirement of the City of Dickinson's Unified Development Code - with such waiver allowing a lot width of 75 feet for lots 1, 2, and 3, and a lot width of 43.18 feet for lot 4, for a proposed multi-lot development for approx. 1.34 acres, parcel **375913** located at the corner of **Gum Dr and E FM 517**, and legally described as ABST 36 PAGE 3 PT OF LTS 1-3 & ALL OF 4 & 5 (1-1) BLK 6 TROPICAL GARDENS.

John Harris motioned to Approve, and Phillip Lipoma seconded.

VOTE:

5 AYES (Marjorie Morgan, Deborah Fortner, Phillip Lipoma, William Brown, John Harris)
0 NAYS
MOTION PASSED

- 7.B Conduct a public hearing concerning a request to **approve Tropical Gardens, Block 6 Partial Replat Administrative/Minor Plat**, being approx. 1.34 acres, for parcel **375913** located at the corner of **Gum Dr and E FM 517**, and legally described as ABST 36 PAGE 3 PT OF LTS 1-3 & ALL OF 4 & 5 (1-1) BLK 6 TROPICAL GARDENS.

Staff Presentation – begin at 6:45PM

- Moore reminded the Board that this application had previously been presented for a zoning change. The property was formerly zoned Auto-Centric Commercial (AC), and the applicant requested rezoning to Neighborhood Conservation (NC). That request was approved, completing the first step of the development process.
- With zoning approval in place, the applicant is now permitted to construct the proposed development, which consists of single-family homes. The second step in the process requires the applicant to replat the lots. As part of the replat, the applicant is requesting a waiver for lot widths that are narrower than those permitted by the Unified Development Code (UDC).
- Moore explained that the UDC authorizes the Administrator to grant waivers for certain requirements, including:
 - Street names
 - Street signs and lighting
 - Lot depth
 - Easements
 - Water systems
 - Sanitary sewer systems

- However, the Administrator does not have authority to grant waivers for lot width requirements. Therefore, the request must be considered and acted upon by the Board.
- Under the Neighborhood Conservation District standards, lot width must be consistent with the average width of platted lots along the same block face.
- Moore reviewed the original plat of the Tropical Gardens subdivision and identified the relevant block face as extending from 517 (address reference) to the end of the block at the adjacent boundary. Based on the platted lots along this block face, the calculated average lot width is 85 feet. He also presented an overview image of the subject property, noting that the right-of-way in the area is unusually wide. It was explained that TXDOT had previously annexed additional land in this location, which contributes to the apparent misalignment.
- The proposed replat includes:
 - Three (3) lots with a proposed width of 75 feet
 - One (1) lot with a proposed width of approximately 43.18 feet
- These proposed widths are less than the required 85-foot average, necessitating the requested waiver
- Moore further explained that, pursuant to state law, if a plat requires a waiver and the property has carried a residential zoning classification within the past five years, the request must be considered at a public hearing. As this property meets those criteria, the waiver request is subject to public hearing and Board approval.

Applicants Presentation

- Mr. Chris Harrison stated his address.
- Mr. Harrison spoke regarding Lot No. 4, where Moore is requesting to move the setback line to 30 feet from Gum Dr. Mr. Harrison indicated that he agrees with this request and noted that the matter had been discussed previously.
- Mr. Harrison further stated that the property is currently divided into five lots; however, two of the lots are inaccessible. Access to those lots is only available via FM 517, where a guardrail located at the bridge prevents entry.
- He explained that this access issue is the reason for the request to rezone the property to residential and replat it into four lots.
- Mr. Harrison also noted that prior to purchasing the property, he received approval from the City to replat the property into four lots, which was granted by the previous staff member in that department.

Public Comments – no public comments

Applicants Rebuttal – no applicant rebuttal

Adjourn Public Hearing – end at 6:46PM

- 7.C Consideration and possible action concerning a request to **approve Tropical Gardens, Block 6 Partial Replat Administrative/Minor Plat**, being approx. 1.34 acres, for parcel **375913** located at the corner of **Gum Dr and E FM 517**, and legally described as **ABST 36 PAGE 3 PT OF LTS 1-3 & ALL OF 4 & 5 (1-1) BLK 6 TROPICAL GARDENS**.

Staff recommended approval of the request.

Commission Discussion

- Fortner asked for clarification regarding the 30-foot front setback requirement for lot 4 associated with the waiver.
- Moore confirmed that with the 30-foot front setback for lot 4 condition in place, the plat meets all applicable regulations. Therefore, the plat is eligible for approval subject to the waiver condition.
- It was clarified that the 30-foot setback requirement was included as part of the motion.

Marjorie Morgan motioned to Approve, and William Brown seconded.

VOTE:

5 AYES (Marjorie Morgan, Deborah Fortner, Phillip Lipoma, William Brown, John Harris)

0 NAYS

MOTION PASSED

ITEM 8.) FUTURE AGENDA ITEMS

Workshop requested for Monday March 16th at 6:30PM

ITEM 9.) ADJOURNMENT

Marjorie Morgan motioned to Adjourn, and William Brown seconded the motion.

VOTE:

5 AYES (Marjorie Morgan, Deborah Fortner, Phillip Lipoma, William Brown, John Harris)

0 NAYS

MOTION PASSED

PASSED APPROVED, AND ADOPTED this _____.

PLANNING & ZONING COMMISSION,
Chairperson

ATTEST:

Travis Moore,
COMMUNITY DEVELOPMENT MANAGER/
CHIEF BUILDING OFFICIAL

Dickinson Planning & Zoning Commission
Agenda Item Data Sheet
7.A

MEETING DATE: March 17, 2026

TOPIC:	Discussion and possible action to recommend amendments to the City's Unified Development Code and/or zoning map.
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BACKGROUND:

RECOMMENDATION:

ATTACHMENTS:	<ul style="list-style-type: none">• Official Zoning Map (Adopted 5-13-2014).pdf• Dickinson Zoning Map March 2024 Draft.pdf• Dickinson Zoning Map June 2024 Draft.pdf• Dickinson Zoning Map July 2024 Draft.pdf• Use Standards Dickinson_UDC_08.14.24.pdf• Consolidated Use Table Dickinson_UDC_08.14.24.pdf• Auto-Centric Commercial Zoning District Dickinson_UDC_08.14.24.pdf• Auto-Centric Commercial AC Uses Summary.pdf• Business Park Zoning District Dickinson_UDC_08.14.24.pdf• Downtown Zoning District Dickinson_UDC_08.14.24.pdf• Downtown DT Uses Summary.pdf• General Residential Zoning District Dickinson_UDC_08.14.24.pdf• General Residential GR Uses Summary.pdf• Industrial Zoning District Dickinson_UDC_08.14.24.pdf• Industrial IN Uses Summary.pdf• Mixed-Use Zoning District Dickinson_UDC_08.14.24.pdf• Mixed-Use MU Uses Summary.pdf• Neighborhood Conservation Zoning District Dickinson_UDC_08.14.24.pdf• Neighborhood Conservation NC Uses Summary.pdf• Planned Development Zoning District Dickinson_UDC_08.14.24.pdf• Planned Development PD Uses Summary.pdf• Rural and Estate Zoning District Dickinson_UDC_08.14.24.pdf• Rural and Estate RE Uses Summary.pdf• Small-Scale Commercial Zoning District Dickinson_UDC_08.14.24.pdf• Small-Scale Commercial SC Uses Summary.pdf• Urban Transition Zoning District Dickinson_UDC_08.14.24.pdf• Urban Transition UT Uses Summary.pdf
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FUNDING ISSUES:

FINANCE VERIFICATION OF FUNDING:

SUBMITTING STAFF MEMBERS: Almira O'Kelley	CITY MANAGER APPROVAL:
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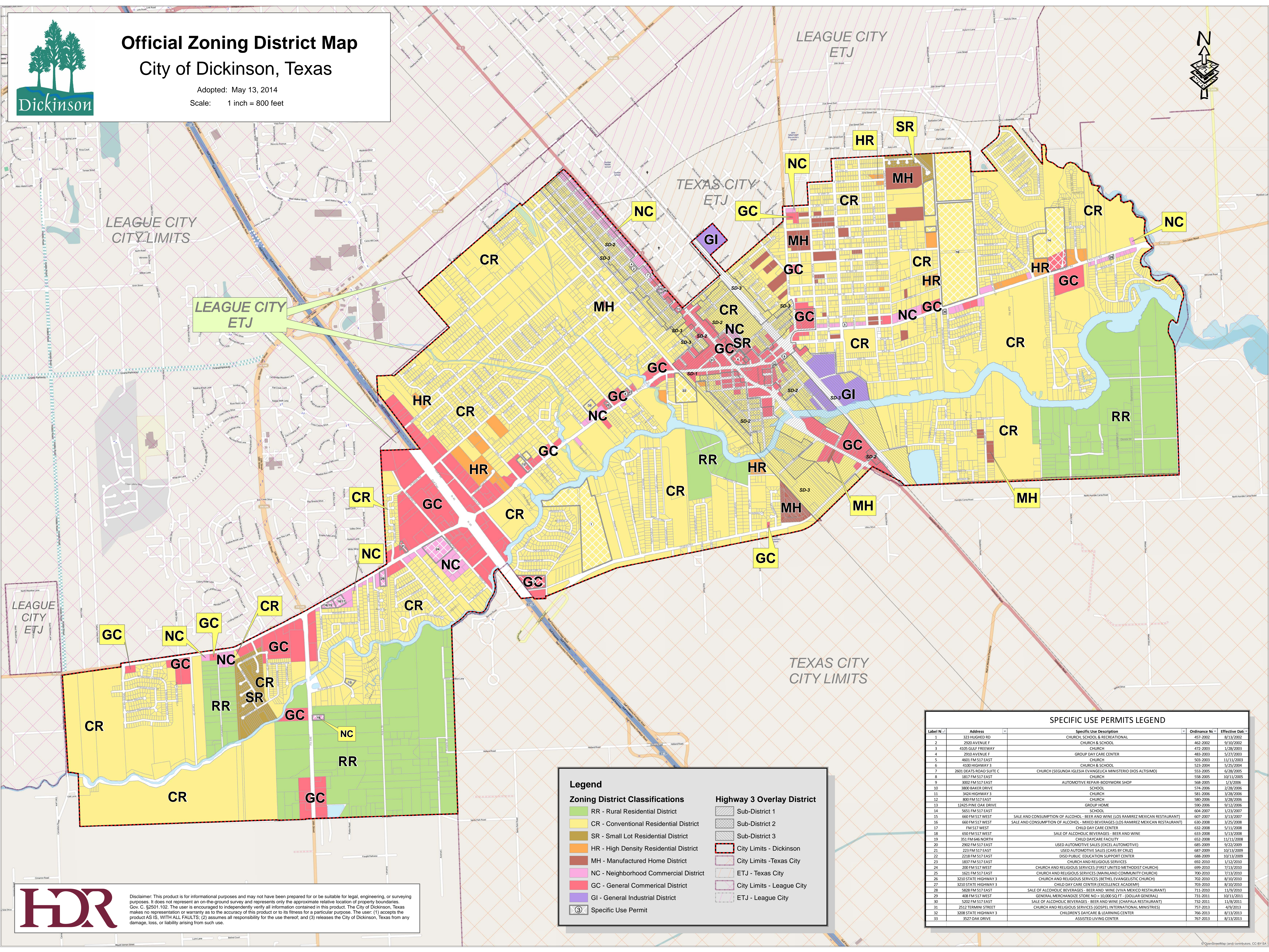
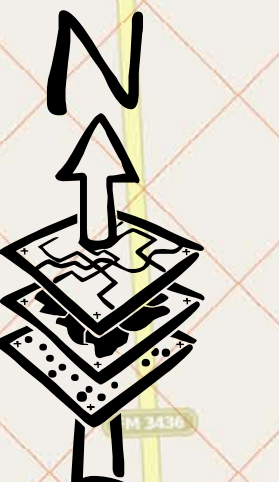
ACTIONS TAKEN		
APPROVAL NO	READINGS PASSED	OTHER



Official Zoning District Map

City of Dickinson, Texas

Adopted: May 13, 2014
Scale: 1 inch = 800 feet



Legend

Zoning District Classifications

- RR - Rural Residential District
- CR - Conventional Residential District
- SR - Small Lot Residential District
- HR - High Density Residential District
- MH - Manufactured Home District
- NC - Neighborhood Commercial District
- GC - General Commercial District
- GI - General Industrial District
- ③ - Specific Use Permit

Highway 3 Overlay District

- Sub-District 1
- Sub-District 2
- Sub-District 3
- City Limits - Dickinson
- ETJ - Texas City
- City Limits - League City
- ETJ - League City

SPECIFIC USE PERMITS LEGEND

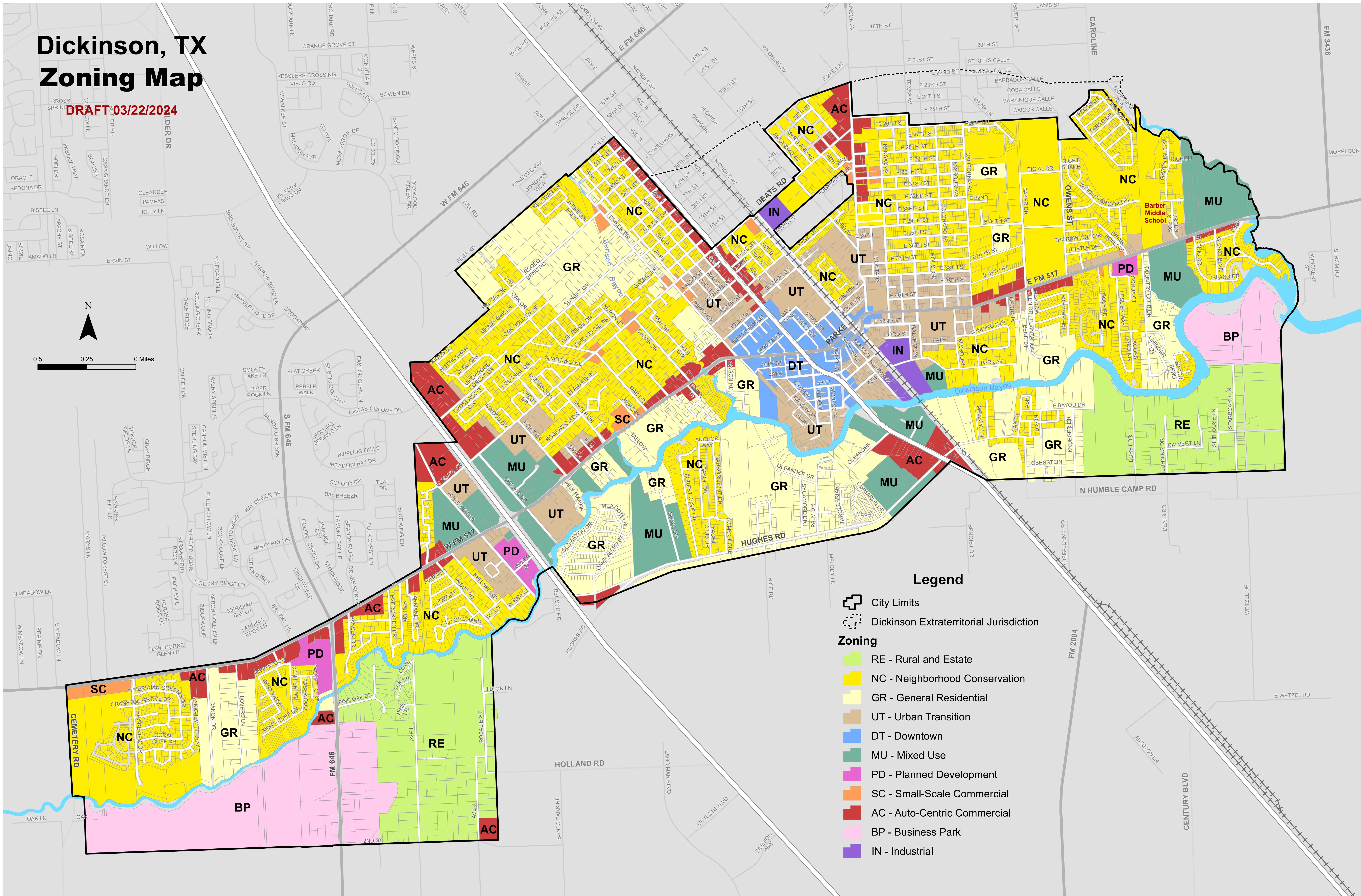
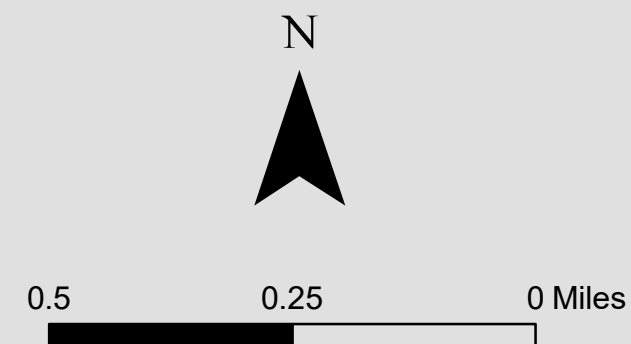
Label N	Address	Specific Use Description	Ordinance N	Effective Date
1	323 HUGHED RD	CHURCH, SCHOOL & RECREATIONAL	457-2002	8/13/2002
2	2920 AVENUE F	CHURCH & SCHOOL	462-2002	9/10/2002
3	4105 GULF FREEWAY	CHURCH	472-2003	1/29/2003
4	2910 AVENUE F	GROUP DAY CARE CENTER	483-2003	3/27/2003
5	4601 FM 517 EAST	CHURCH	503-2003	11/11/2003
6	4100 HIGHWAY 3	CHURCH & SCHOOL	523-2004	5/25/2004
7	2601 DEATS ROAD SUITE C	CHURCH (SEGUNDA IGLESIA EVANGELICA MINISTERIO DIOS ALTISIMO)	553-2005	6/28/2005
8	1817 FM 517 EAST	CHURCH	558-2005	10/11/2005
9	3002 FM 517 EAST	AUTOMOTIVE REPAIR-BODYWORK SHOP	568-2005	1/3/2006
10	3800 BAKER DRIVE	SCHOOL	574-2006	2/28/2006
11	3424 HIGHWAY 3	CHURCH	581-2006	3/28/2006
12	800 FM 517 EAST	CHURCH	580-2006	3/29/2006
13	12425 PINE OAK DRIVE	GROUP HOME	590-2006	9/12/2006
14	5651 FM 517 EAST	SCHOOL	604-2007	1/23/2007
15	660 FM 517 WEST	SALE AND CONSUMPTION OF ALCOHOL - BEER AND WINE (LOS RAMIREZ MEXICAN RESTAURANT)	607-2007	3/13/2007
16	660 FM 517 WEST	SALE AND CONSUMPTION OF ALCOHOL - MIXED BEVERAGES (LOS RAMIREZ MEXICAN RESTAURANT)	630-2008	3/25/2008
17	FM 517 WEST	CHILD DAY CARE CENTER	633-2008	5/11/2008
18	650 FM 517 WEST	SALE OF ALCOHOLIC BEVERAGES - BEER AND WINE	633-2008	5/13/2008
19	351 FM 646 NORTH	CHILD DAYCARE FACILITY	652-2008	11/11/2008
20	2902 FM 517 EAST	USED AUTOMOTIVE SALES (EXCEL AUTOMOTIVE)	685-2009	9/22/2009
21	223 FM 517 EAST	USED AUTOMOTIVE SALES (CARS BY CHRIS)	687-2009	10/13/2009
22	2218 FM 517 EAST	DISD PUBLIC EDUCATION SUPPORT CENTER	688-2009	10/13/2009
23	1837 FM 517 EAST	CHURCH AND RELIGIOUS SERVICES	692-2010	1/13/2010
24	200 FM 517 WEST	CHURCH AND RELIGIOUS SERVICES (FIRST UNITED METHODIST CHURCH)	699-2010	7/13/2010
25	1621 FM 517 EAST	CHURCH AND RELIGIOUS SERVICES (MAINLAND COMMUNITY CHURCH)	700-2010	7/13/2010
26	3210 STATE HIGHWAY 3	CHURCH AND RELIGIOUS SERVICES (BETH EL EVANGELISTIC CHURCH)	703-2010	8/10/2010
27	3210 STATE HIGHWAY 3	CHILD DAY CARE CENTER (EXCELLENCE ACADEMY)	703-2010	8/10/2010
28	5828 FM 517 EAST	SALE OF ALCOHOLIC BEVERAGES - BEER AND WINE (VIVA MEXICO RESTAURANT)	713-2010	11/9/2010
29	408 FM 517 WEST	GENERAL MERCHANDISE STORE NO > 10,000 SQ FT - (DOLLAR GENERAL)	731-2011	10/12/2011
30	5202 FM 517 EAST	SALE OF ALCOHOLIC BEVERAGES - BEER AND WINE (CHAPALA RESTAURANT)	732-2011	11/9/2011
31	2512 TERNING STREET	CHURCH AND RELIGIOUS SERVICES (GOSPEL INTERNATIONAL MINISTRIES)	757-2013	4/9/2013
32	3208 STATE HIGHWAY 3	CHILDREN'S DAYCARE & LEARNING CENTER	766-2013	8/13/2013
33	3527 OAK DRIVE	ASSISTED LIVING CENTER	767-2013	8/13/2013



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. 25561.102. The user is encouraged to independently verify all information contained in this product. The City of Dickinson, Texas makes no representation or warranty as to the accuracy of this product or its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Dickinson, Texas from any damage, loss, or liability arising from such use.

Dickinson, TX Zoning Map

DRAFT 03/22/2024

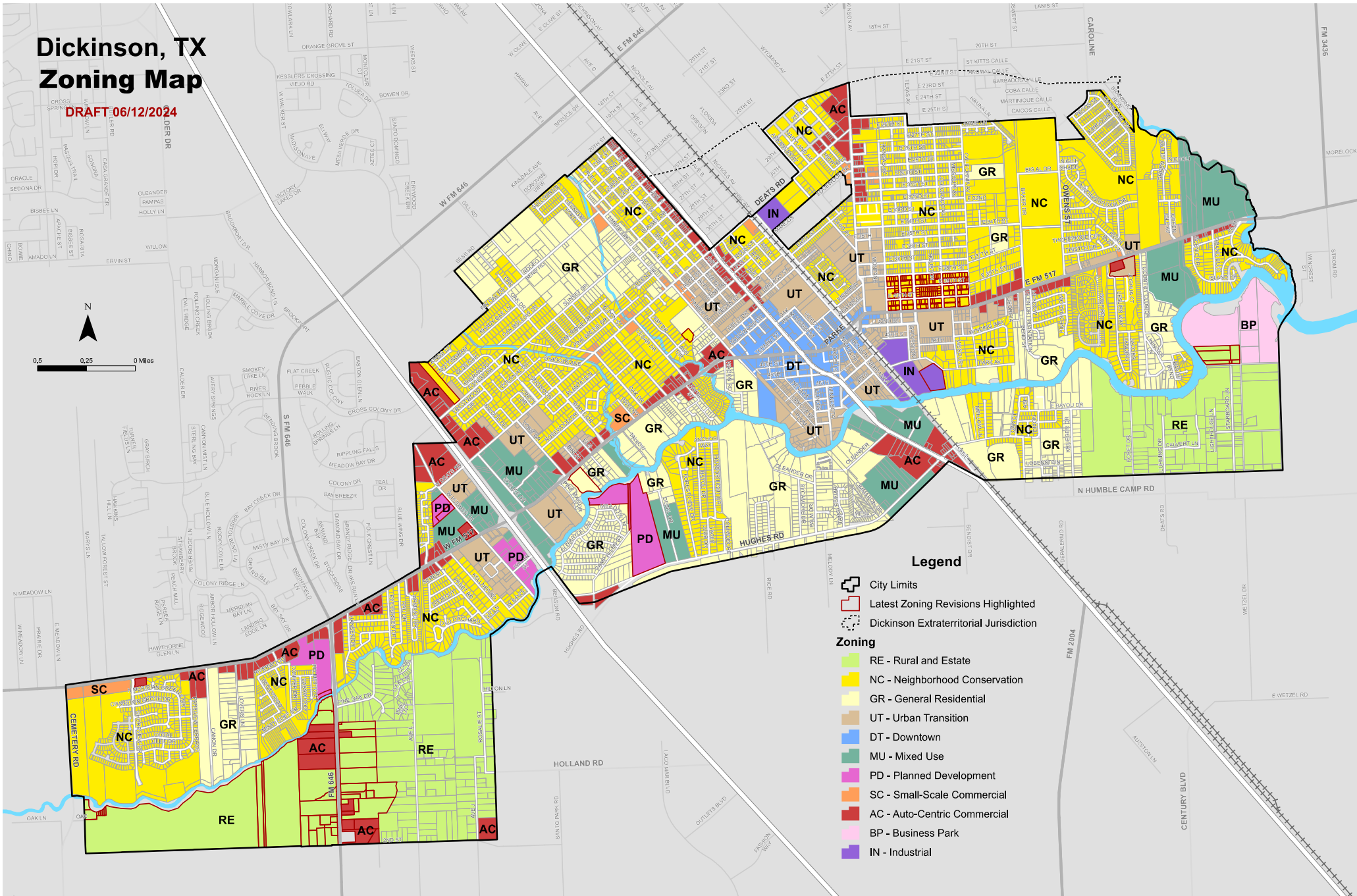
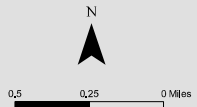


Legend

- City Limits
- Dickinson Extraterritorial Jurisdiction
- Zoning**
- RE - Rural and Estate
- NC - Neighborhood Conservation
- GR - General Residential
- UT - Urban Transition
- DT - Downtown
- MU - Mixed Use
- PD - Planned Development
- SC - Small-Scale Commercial
- AC - Auto-Centric Commercial
- BP - Business Park
- IN - Industrial

Dickinson, TX Zoning Map

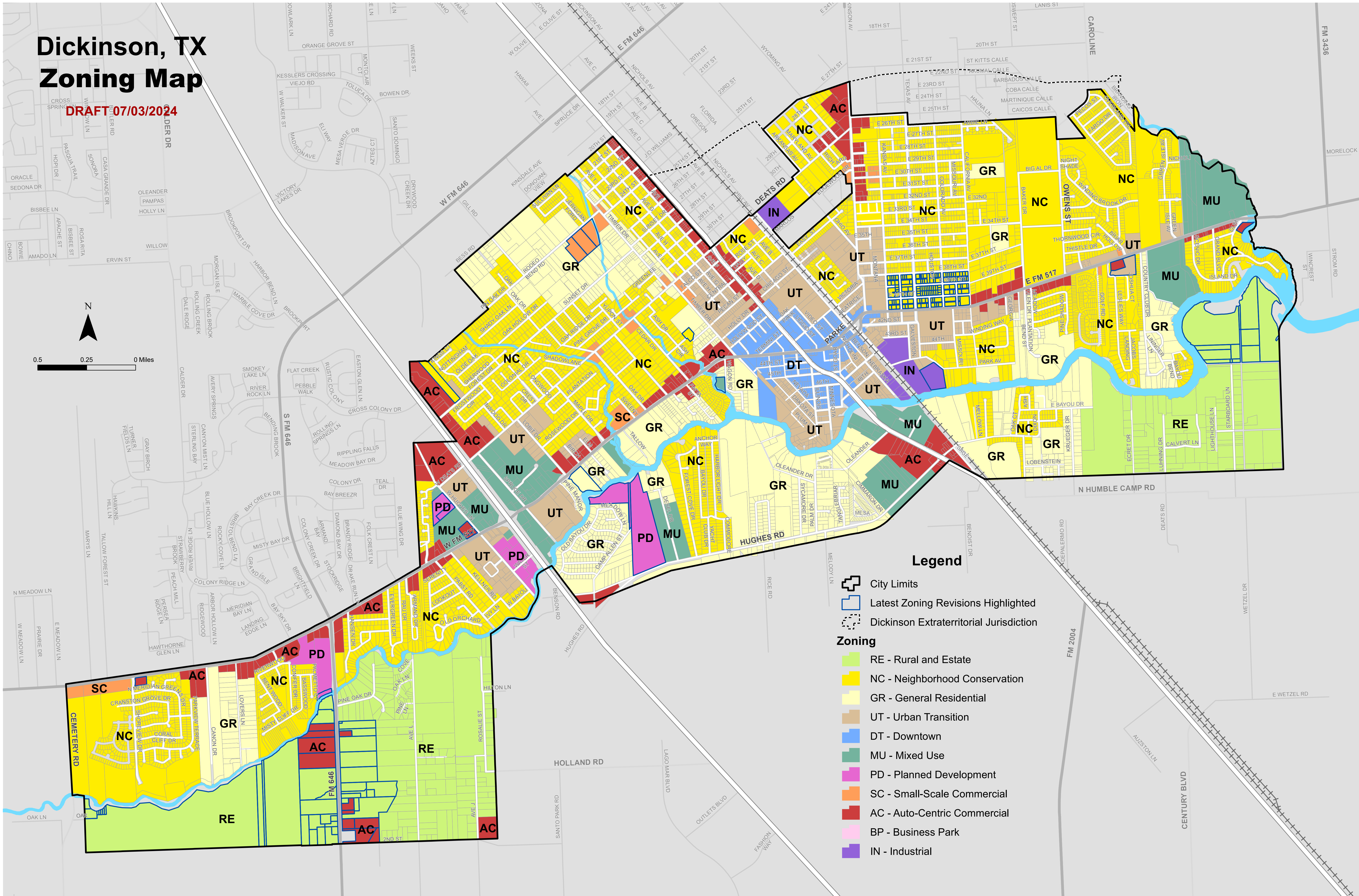
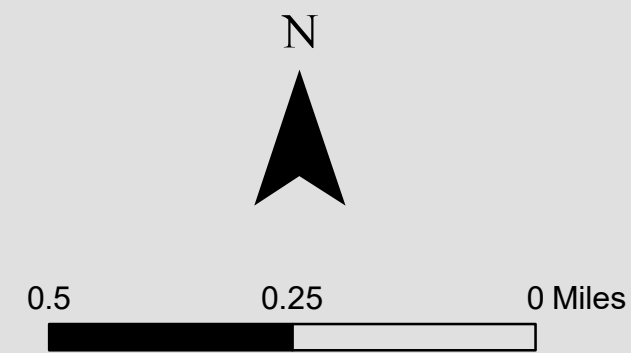
DRAFT 06/12/2024



- Legend**
- City Limits
 - Latest Zoning Revisions Highlighted
 - Dickinson Extraterritorial Jurisdiction
 - Zoning**
 - RE - Rural and Estate
 - NC - Neighborhood Conservation
 - GR - General Residential
 - UT - Urban Transition
 - DT - Downtown
 - MU - Mixed Use
 - PD - Planned Development
 - SC - Small-Scale Commercial
 - AC - Auto-Centric Commercial
 - BP - Business Park
 - IN - Industrial

Dickinson, TX Zoning Map

DRAFT 07/03/2024



Legend

- City Limits
- Latest Zoning Revisions Highlighted
- Dickinson Extraterritorial Jurisdiction

Zoning

- RE - Rural and Estate
- NC - Neighborhood Conservation
- GR - General Residential
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ARTICLE III. USE STANDARDS

Contents:

- Sec. 18-11. Use Categories
- Sec. 18-12. Consolidated Use Table
- Sec. 18-13. Limited Use Standards
- Sec. 18-14. Conditional Use Standards
- Sec. 18-15. Accessory Use Standards
- Sec. 18-16. Temporary Use Standards
- Sec. 18-17. Telecommunication Towers

Sec. 18-11. Use Categories

Subsec. 18-11.1. General

- (a) **Approach to Categorizing Uses.** The Use Categories found in the use table in Sec. 18-12., *Consolidated Use Table*, are described in this Section. Uses may be further defined in Sec. 18-50., *Definitions*. Any proposed use not specifically set forth in this Section is prohibited, unless the Administrator determines, based on the criteria in Sec. 18-12.b, *New and Unlisted Uses*, that the proposed use is similar to a permitted, limited, or conditional use.
- (b) **Basis for Classifications.** Use Categories classify land uses based on common functional or physical characteristics. Characteristics include the type and amount of activity, how goods or services are sold or delivered, and likely impact on surrounding properties and site conditions. The Use Categories provide a systemic basis for assigning land uses to appropriate zoning districts and for consistently regulating similar uses in regard to parking and other requirements in this UDC.
- (c) **Developments with Multiple Primary Uses.** Developments with multiple primary uses shall conform to the following provisions:
 - (1) When all primary uses of a development fall within the same Use Category, such as a furniture store, a pet supply store, and a hair salon, the entire development is assigned to that Use Category.
 - (2) When the primary uses of a development fall within different Use Categories, each primary use is classified in the applicable Use Category and each use is subject to all applicable regulations

for that Use Category. For example, where a use has a limited use standard applied in the use table (such as a minimum site acreage), the standard applies even when that use is part of a development with multiple primary uses that may not be subject to that limitation.

- (d) **Characteristics.** The “Characteristics” subsection of each Use Category table below describes the common characteristics of each primary use.
- (e) **Primary Uses.** The "Primary Uses" portion of each Use Category table lists primary uses common to that Use Category. The names of these sample uses are generic and are based on common meanings, not on what a use may call itself. For example, a use that calls itself "Wholesale Warehouse," but sells mostly to retail consumers, is included in the Retail Repair, Sales, and Service category rather than the Wholesale Trade category.
- (f) **Accessory Uses.** Accessory uses are generally allowed by right in conjunction with a primary use. However, specific accessory uses with parenthetical cross-references in the Use Category tables are permitted subject to additional standards in Sec. [18-15.](#), *Accessory Use Standards*.

Subsec. 18-11.2. Residential Use Categories

The following tables set forth the primary uses and accessory uses included in each residential use category:

(a) Household Living.

Table 18-11.2.-1, Household Living Use Category	
<i>Characteristics: Residential occupancy of a dwelling unit by a household on a month-to-month or longer basis in structures with self-contained dwelling units, including kitchens.</i>	
Primary Uses	Accessory Uses
<ul style="list-style-type: none"> ▪ Conventional Detached Home ▪ Patio Home ▪ Conventional Attached Home ▪ Duplex ▪ Live-Work Unit ▪ Multiplex ▪ Townhouse ▪ Apartment ▪ Upper Story Residential ▪ Manufactured Home Park or Subdivision ▪ Other uses meeting the characteristics of the Household Living Use Category 	<ul style="list-style-type: none"> ▪ Accessory Dwelling Unit ▪ Dock or Pier (noncommercial) ▪ Garage (private) or Shed (Sec. 18-15.) ▪ Greenhouse or Nursery (noncommercial) ▪ Guest House ▪ Home Occupation (Sec. 18-15.) ▪ Leasing Office for Apartments or Manufactured Home Parks ▪ Minor Utilities ▪ Pool House ▪ Private Community Center ▪ Refuse Containers for Apartments and Manufactured Home Parks ▪ Solar Panels ▪ Stable (private) ▪ Swimming Pool ▪ Vehicle Chargers ▪ Other Miscellaneous Household Amenities

(b) Group Living.

Table 18-11.2.-2, Group Living Use Category	
Characteristics: Residential occupancy of a structure by a group of people that does not meet the definition of Household Living. Tenancy is usually arranged on a monthly or longer basis. Generally, Group Living structures have a common eating area for residents, and the residents may receive care or training. Caregivers may or may not reside on site.	
Primary Uses	Accessory Uses
<ul style="list-style-type: none"> ▪ Assisted Living Facility or Nursing Home ▪ Boarding or Rooming House ▪ Community Home for Persons with Disabilities ▪ Dormitory ▪ Group Home ▪ Other uses meeting the characteristics of the Group Living Use Category 	<ul style="list-style-type: none"> ▪ Associated Office ▪ Facilities for Treatment of Sickness, Injuries, or Surgical care ▪ Food Preparation and Dining Facility ▪ Garden ▪ Greenhouse or Nursery (noncommercial) ▪ Minor Utilities ▪ Pool House ▪ Private Community Center ▪ Swimming Pool ▪ Recreational Facility ▪ Refuse Containers (Sec. 18-26.) ▪ Vehicle Chargers ▪ Other Miscellaneous Household Amenities

Subsec. 18-11.3. Public and Civic Use Categories

The following tables set forth the primary uses and accessory uses included in each public and civic use category:

(a) Community Facilities.

Table 18-11.3.-1, Community Facilities Use Category	
Characteristics: Uses of a public, nonprofit, or charitable nature providing social activities, worship, training, or counseling to the general public on a regular basis, without a residential component.	
Primary Uses	Accessory Uses
<ul style="list-style-type: none"> ▪ Aquarium, Museum, or Library ▪ Municipal or Community Recreation Center ▪ Place of Public Assembly ▪ Other uses meeting the characteristics of the Community Facilities Use Category 	<ul style="list-style-type: none"> ▪ Assembly Hall ▪ Associated Office and Storage ▪ Associated Retail Sales Related to the Primary Use ▪ Classrooms ▪ Day Care ▪ Dock or Pier (noncommercial) ▪ Food Preparation and Dining Facility ▪ Library ▪ Limited Retail Sales Area ▪ Minor Utilities ▪ Nursery School or Pre-School ▪ Recreation Facility ▪ Refuse Containers (Sec. 18-26.) ▪ Residences for Clergy ▪ Vehicle Chargers

(b) Day Care Facilities.

Table 18-11.3.-2, Day Care Facilities Use Category

Characteristics: Uses providing care, protection, and supervision for at least 17 children or adults on a regular basis away from their primary residence. Care is typically provided to a given individual for fewer than 18 hours each day, although the facility may be open 24 hours each day.

Primary Uses	Accessory Uses
<ul style="list-style-type: none"> ▪ Day Activity and Health Services ▪ Child Day Care Center ▪ Nursery School or Pre-School ▪ Other uses meeting the characteristics of the Day Care Facilities Use Category 	<ul style="list-style-type: none"> ▪ Associated Office and Storage ▪ Food Preparation and Dining Facility ▪ Garden ▪ Minor Utilities ▪ Recreational Facility ▪ Refuse Containers (Sec. 18-26.) ▪ Vehicle Chargers

(c) Educational Facilities.

Table 18-11.3.-3, Educational Facilities Use Category	
Characteristics: Public and private schools at the elementary, middle, or high school level that provide basic academic education. Also includes colleges and other institutions of higher learning that offer courses of general or specialized study leading to a degree usually in a campus setting.	
Primary Uses	Accessory Uses
<ul style="list-style-type: none"> ▪ College, University, or Other Institution of Higher Education ▪ Primary or Secondary School (Public or Private) ▪ Vocational or Trade School ▪ Other uses meeting the characteristics of the Educational Facilities Use Category 	<ul style="list-style-type: none"> ▪ Assembly Hall ▪ Associated Office and Storage ▪ Auditorium or Theater ▪ Before- and After-school Day Care ▪ Concession ▪ Dormitory ▪ Food Preparation and Dining Facility ▪ Garden ▪ Laboratory ▪ Library ▪ Medical Clinic ▪ Minor Utilities ▪ Recreation Facility ▪ Refuse Containers (Sec. 18-26.) ▪ Vehicle Chargers

(d) **Government Facilities.**

Table 18-11.3.-4, Government Facilities Use Category	
Characteristics: Offices, storage, maintenance, and other facilities for the operation of local, state, or federal government.	
Primary Uses	Accessory Uses
<ul style="list-style-type: none"> ▪ Emergency Services (e.g. Police or Fire Station) ▪ Government Administration Office ▪ Post Office ▪ Other uses meeting the characteristics of the Government Facilities Use Category 	<ul style="list-style-type: none"> ▪ Associated Helicopter Landing Facility ▪ Associated Storage ▪ Day Care for Children of Employees ▪ Medical Clinic for Employees ▪ Meeting Space ▪ Minor Utilities ▪ Fleet Maintenance ▪ Food Preparation and Dining Facility ▪ Fueling Facility ▪ Recreation Facility ▪ Refuse Containers (Sec. 18-26.) ▪ Vehicle Chargers

(e) **Medical Facilities.**

Table 18-11.3.-5, Medical Facilities Use Category	
Characteristics: Uses providing medical or surgical care to patients. Some uses may offer overnight care.	
Primary Uses	Accessory Uses
<ul style="list-style-type: none"> ▪ Hospital / Rehabilitative Care ▪ Medical or Dental Clinic or Office ▪ Medical or Dental Laboratory ▪ Outpatient Drug or Alcohol Treatment Center ▪ Other uses meeting the characteristics of the Medical Facilities Use Category 	<ul style="list-style-type: none"> ▪ Associated Helicopter Landing Facility ▪ Associated Office and Storage ▪ Associated Retail Sales Related to the Primary Use ▪ Classrooms ▪ Day Care for Children of Employees or Patients ▪ Dormitory ▪ Fleet Maintenance ▪ Food Preparation and Dining Facility ▪ Garden ▪ Minor Utilities ▪ Place of Worship ▪ Pharmacy ▪ Recreation Facility ▪ Refuse Containers (Sec. 18-26.) ▪ Vehicle Chargers

(f) Parks and Open Areas.

Table 18-11.3.-6, Parks and Open Areas Use Category	
Characteristics: Uses focusing on natural areas consisting mostly of vegetation, passive or active outdoor recreation areas, or community gardens, and having few structures.	
Primary Uses	Accessory Uses
<ul style="list-style-type: none"> ▪ Arboretum or Botanical Garden ▪ Campground ▪ Cemetery, Columbarium, Mausoleum, or Memorial Park ▪ Community Park, Playground, Recreation Field, or Trail ▪ Dog Park ▪ Meditation Area ▪ Recreational Vehicle (RV) Park ▪ Recreation Trail ▪ Other uses meeting the characteristics of the Parks and Open Areas Use Category 	<ul style="list-style-type: none"> ▪ Associated Office And Storage ▪ Associated Retail Sales Related to the Primary Use ▪ Boat Launch ▪ Concession ▪ Dining Area ▪ Dock or Pier (noncommercial) ▪ Garden ▪ Minor Utilities ▪ Recreation Facility ▪ Refuse Containers (Sec. 18-26.) ▪ Single Attached Residential Unit for Caretaker ▪ Vehicle Chargers

(g) **Passenger Terminal.**

Table 18-11.3.-7, Passenger Terminal Use Category	
Characteristics: Uses providing facilities for the takeoff and landing of airplanes and helicopters, and terminals for taxi, rail, or bus service carrying passengers.	
Primary Uses	Accessory Uses
<ul style="list-style-type: none"> ▪ Airport, Landing Strip, Helipad, or Other Aircraft Facility ▪ Bus, Taxi, or Rail Terminal ▪ Bus Garaging and Equipment Maintenance ▪ Other uses meeting the characteristics of the Passenger Terminal Use Category 	<ul style="list-style-type: none"> ▪ Associated Office And Storage ▪ Associated Retail Sales Area Related to the Primary Use ▪ Concession ▪ Fleet Maintenance ▪ Freight Handling Area ▪ Fueling Facility ▪ Minor Utilities ▪ Refuse Containers (Sec. 18-26.) ▪ Vehicle Chargers

(h) Social Services Facilities.

Table 18-11.3.-8, Social Services Facilities Use Category	
Characteristics: Uses that primarily provide treatment of those with psychiatric, alcohol, or drug problems; transient housing related to social service programs; and housing for individuals legally confined.	
Primary Uses	Accessory Uses
<ul style="list-style-type: none"> ▪ Correctional Facility ▪ Domestic Abuse or Transient Shelter ▪ Drug or Alcohol Treatment Center ▪ Halfway House ▪ Homeless Meal Provider ▪ Other uses meeting the characteristics of the Social Service Facilities Use Category 	<ul style="list-style-type: none"> ▪ Associated Office and Storage ▪ Classrooms ▪ Day Care for Children of Employees or Clients ▪ Medical Clinic for Employees, Clients, or Inmates ▪ Dormitory ▪ Food Preparation and Dining Facility ▪ Garden ▪ Library ▪ Meeting Space ▪ Minor Utilities ▪ Recreation Facility ▪ Refuse Containers (Sec. 18-26.) ▪ Vehicle Chargers ▪ Other Miscellaneous Household Amenities

(i) **Utilities (Major and Minor).**

Table 18-11.3.-9, Utilities (Major and Minor) Use Category	
<p>Characteristics: Minor: Public or private infrastructure serving a limited area with no on-site personnel. Major: Public or private infrastructure serving the general community, that may or may not be maintained or regulated by a public or municipal entity, and possibly having on-site personnel.</p>	
Primary Uses	Accessory Uses
<p>Minor Utilities:</p> <ul style="list-style-type: none"> ▪ Cell Antenna ▪ Public or Municipally-Owned Utilities ▪ Sewage Pressure Control Stations and Lift Stations ▪ Stormwater Retention or Detention Facility ▪ Telephone Exchange ▪ Water or Wastewater Pump Station ▪ Water Pressure Control Stations ▪ Water Well <p>Major Utilities:</p> <ul style="list-style-type: none"> ▪ Electric Substations ▪ Electric Generation Plants ▪ Gas Generation Plant ▪ Gas/Petroleum Line Regulating or Compression Station ▪ Microwave Communication Facilities ▪ Solar Panel Array (Wall- or Ground-Mounted and Greater Than 850 Square Feet) ▪ Sewage Treatment Plant ▪ Water Treatment Plants (Purification) ▪ Water Storage ▪ Telecommunication Towers ▪ Other uses meeting the characteristics of the Utilities (Major and Minor) Use Category 	<ul style="list-style-type: none"> ▪ Associated Office and Storage ▪ Fleet Maintenance ▪ Minor Utilities ▪ Refuse Containers (Sec. 18-26.) ▪ Storage Structures ▪ Vehicle Chargers

Subsec. 18-11.4. Commercial Use Categories

The following tables set forth the primary uses and accessory uses included in each commercial use category:

(a) Entertainment and Recreation, Indoor.

Table 18-11.4.-1, Indoor Entertainment and Recreation Use Category	
Characteristics: Generally commercial uses, varying in size, providing daily or regularly scheduled entertainment or recreation-oriented activities in an indoor setting.	
Primary Uses	Accessory Uses
<ul style="list-style-type: none"> ▪ Archery/Firearms Range (indoor) ▪ Axe Throwing Lounge ▪ Bar, Tavern, or Nightclub ▪ Billiard or Pool Hall ▪ Bingo Hall ▪ Bowling Alley ▪ Convention Center ▪ Dance Hall ▪ Fitness Studio or Gym ▪ Game Room or Amusement Redemption Machine ▪ Gymnastic, Dance, or Martial Arts Facility ▪ Movie or Other Theater ▪ Sexually Oriented Business ▪ Skating Rink ▪ Tennis, Racquet Ball, or Pickle Ball Facility ▪ Swimming Pool (indoor) ▪ Other uses meeting the characteristics of the Entertainment and Recreation, Indoor Use Category 	<ul style="list-style-type: none"> ▪ Associated Office and Storage ▪ Associated Retail Sales Related to the Primary Use ▪ Concessions ▪ Dock or Pier (noncommercial) ▪ Food Preparation and Dining Facility ▪ Minor Utilities ▪ Refuse Containers (Sec. 18-26.) ▪ Swimming Pool ▪ Vehicle Chargers

(b) Entertainment and Recreation, Outdoor.

Table 18-11.4.-2, Outdoor Entertainment and Recreation Use Category	
Characteristics: Generally commercial uses, varying in size, providing daily or regularly scheduled entertainment or recreation-oriented activities in an outdoor setting.	
Primary Uses	Accessory Uses
<ul style="list-style-type: none"> ▪ Amphitheater ▪ Archery/Firearm Range (outdoor) ▪ Batting Cage ▪ Carnival or Fairground ▪ Farmer's Market, Open Air (permanent) ▪ Food Truck Court ▪ Golf Course or Country Club ▪ Driving Range ▪ Miniature Golf ▪ Stadium, Arena, Running Track, or Ball Field ▪ Swimming Pool (outdoor) ▪ Paintball Facility ▪ Tennis, Racquet Ball, or Pickle Ball Court ▪ Vehicle Race Track ▪ Water Park ▪ Other uses meeting the characteristics of the Entertainment and Recreation, Outdoor Use Category 	<ul style="list-style-type: none"> ▪ Associated Office and Storage ▪ Associated Retail Sales Related to the Primary Use ▪ Boat Launch ▪ Classrooms ▪ Concessions ▪ Dock or Pier ▪ Food Preparation and Dining Area ▪ Minor Utilities ▪ Refuse Containers (Sec. 18-26.) ▪ Single Attached Residential Unit for Caretaker ▪ Swimming Pool ▪ Vehicle Chargers

(c) Office.

Table 18-11.4.-3, Office Use Category	
Characteristics: Uses conducted in an office setting and generally focusing on business, professional, or financial services.	
Primary Uses	Accessory Uses
<ul style="list-style-type: none"> ▪ Appraisal Services ▪ Bank, Credit Union, or Other Financial Institution ▪ Business Associations ▪ Check Cashing or Payday Loan Business ▪ Employment Services ▪ General/Unspecified Office Space ▪ Insurance Offices (e.g. Agents, Carriers, Brokers, etc.) ▪ Professional Offices (e.g. Legal, Accounting, Engineering, etc.) ▪ Protective and Security Services ▪ Radio or Television Stations or Studios ▪ Real Estate Offices (e.g. Agents, Brokers, and Management) ▪ Travel Arranging and Ticket Sales ▪ Other uses meeting the characteristics of the Office Use Category 	<ul style="list-style-type: none"> ▪ Associated Storage ▪ Day Care for Children of Employees ▪ Food Preparation and Dining Facility for Employees ▪ Medical Clinic for Employees ▪ Minor Utilities ▪ Recreation Facility for Employees ▪ Refuse Containers (Sec. 18-26.) ▪ Private Telecommunication or Transmission Tower ▪ Vehicle Chargers

(d) **Overnight Accommodations.**

Table 18-11.4.-4, Overnight Accommodations Use Category	
Characteristics: Bedroom and bathroom units arranged for short-term stays of less than 30 days for rent or lease.	
Primary Uses	Accessory Uses
<ul style="list-style-type: none"> ▪ Bed and Breakfast ▪ Short-Term or Vacation Rental ▪ Hotel ▪ Motel ▪ Residence Hotel / Extended Stay Hotel ▪ Resort ▪ Other uses meeting the characteristics of the Overnight Accommodations Use Category 	<ul style="list-style-type: none"> ▪ Associated Office and Storage ▪ Meeting Space ▪ Minor Utilities ▪ Recreation Facility ▪ Restaurant ▪ Refuse Containers (Sec. 18-26.) ▪ Swimming Pool ▪ Vehicle Chargers

(e) **Parking, Commercial.**

Table 18-11.4.-5, Parking, Commercial Use Category	
Characteristics: Facilities that provide parking not accessory to a primary use, for which a fee may or may not be charged.	
Primary Uses	Accessory Uses
<ul style="list-style-type: none"> ▪ Automobile / Vehicle Parking Lot or Structure ▪ Other uses meeting the characteristics of the Parking, Commercial Use Category 	<ul style="list-style-type: none"> ▪ Associated Office and Storage ▪ Minor Utilities ▪ Vehicle Chargers

(f) **Restaurant.**

Table 18-11.4.-6, Restaurant Use Category	
Characteristics: Establishments that prepare and sell food and beverages for on-premises or off-premises consumption.	
Primary Uses	Accessory Uses
<ul style="list-style-type: none"> ▪ Bakery ▪ Coffee or Tea Shop ▪ Ice Cream Shop ▪ Restaurant, Delivery Only ▪ Restaurant, Drive-Through or Drive-In ▪ Restaurant, Standard ▪ Restaurant, Takeout ▪ Other uses meeting the characteristics of the Restaurant Use Category 	<ul style="list-style-type: none"> ▪ Associated Office And Storage ▪ Drive-Through Facility ▪ Minor Utilities ▪ Outdoor Dining Area ▪ Recreation Facility ▪ Refuse Containers (Sec. 18-26.) ▪ Vehicle chargers

(g) Retail Repair, Sales, and Services.

Table 18-11.4.-7, Retail Repair, Sales, and Services Use Category	
<i>Characteristics:</i> Companies or individuals involved in the sale, lease, or rental of new or used products, or providing personal services or repair services to the general public.	
Primary Uses	Accessory Uses

Repair-Oriented:

- Stores Offering Repair of:
- Bicycles, Electrical Appliances (Small), Electronics, Household Appliances, Furniture, Locks and Keys, Office Equipment, Radios or Televisions, Rugs, Shoes, Upholstery, and Watches, Clocks, or Jewelry

Sales-Oriented:

- Convenience Store, Department Store, Drug Store/Pharmacy, Flea Market, Florist, Liquor Store, Shopping Center / Mall
- Stores selling, leasing, or renting consumer, home, and business goods including, but not limited to:
 - Antiques, Appliances (household), Art Supplies, Automobile/Vehicle Parts and Accessories, Bait Store, and Live Bait, Bicycles, Books and Stationery, Cameras and Photographic Supplies, Clothing and Apparel Accessories, Collectibles, Computers, Electronics, Farm and Gardening Supplies (not including heavy equipment), Fabric, Fireworks, Floor Coverings, Fruits and Vegetables, Furniture and Home Furnishings, Gifts and Novelties, Groceries, Hardware, Hobby and Craft Supplies, Home Improvement Supplies, Household Products, Jewelry, Luggage, Meats and/or Fish, Medical Supplies, Music Instruments, Supplies, or Records, Newspapers and Magazines, Office Equipment and Business Machines Rental, Office Supplies and Equipment, Pets and Pet Supplies, Plants, Radios and Televisions, Shoes, Sporting Goods and Athletic Equipment, and Toys
- Tobacco-Oriented Use or Vape Shop
- Variety Store

Service-Oriented:

- Art, Dance, Drama, Music, or Photography Instruction or Studio
- Barber Shop or Hair Salon
- Blueprinting or Photocopying Services
- Dry Cleaning and Laundry Services
- Optician/Optomtrist
- Pet Grooming
- Taxidermist
- Tailoring
- Tattoo and Body Art Establishment
- Urgent Care Center
- Veterinary Service (Small Animals)
- Other uses meeting the characteristics of the Retail Repair, Sales, and Services Use Category

- Associated Office and Storage
- Concession
- Day Care for Children of Employees
- Food Preparation and Dining Facility
- Minor Utilities
- Outdoor Displays of Merchandise
- Refuse Containers (Sec. 18-26.)
- Vehicle Chargers

(h) Self-Service Storage.

Table 18-11.4.-8, Self-Service Storage Use Category	
Characteristics: Uses providing separate storage areas for personal or business use designed to allow private access by the tenant for storing or removing personal property.	
Primary Uses	Accessory Uses
<ul style="list-style-type: none"> ▪ Boat or Recreation Vehicle (RV) Storage ▪ Self-Storage Facility ▪ Other uses meeting the characteristics of the Self-Service Storage Facilities Use Category 	<ul style="list-style-type: none"> ▪ Associated Office and Storage ▪ Refuse Containers (Sec. 18-26.) ▪ Vehicle Chargers

(i) Vehicle Sales and Services.

Table 18-11.4.-9, Vehicle Sales and Services Use Category	
Characteristics: Direct sales of and service to passenger vehicles, light and medium trucks, and other consumer motor vehicles such as motorcycles, boats, and recreational vehicles.	
Primary Uses	Accessory Uses
<ul style="list-style-type: none"> ▪ Automobile / Vehicle Sales, Leasing, or Rental ▪ Automobile / Vehicle Body Repair (e.g. Autobody or Engine Repair, Painting, Seat Cover and Upholstery Service, etc.) ▪ Automobile / Vehicle Servicing (e.g. Auto Detailing, Minor Scratch and Dent Repair, Quick Lubrication Service, Tire Sales and Mounting, etc.) ▪ Car / Automobile Wash ▪ Fuel Sales (Retail) ▪ Recreational Vehicle (RV), Trailer, or Marine Craft and Accessories Sales and Services ▪ Travel Plaza ▪ Other uses meeting the characteristics of the Vehicle Sales and Services Use Category 	<ul style="list-style-type: none"> ▪ Associated Office and Storage ▪ Car Wash ▪ Concessions ▪ Food Preparation and Dining Facility ▪ Minor Utilities ▪ Outdoor Displays of Merchandise ▪ Outdoor Storage ▪ Refuse Containers (Sec. 18-26.) ▪ Sale of Auto Parts ▪ Towing ▪ Vehicle Chargers ▪ Vehicle Storage

Subsec. 18-11.5. Industrial Use Categories

The following tables set forth the primary uses and accessory uses included in each industrial use category:

(a) **Heavy Industrial.**

Table 18-11.5.-1, Heavy Industrial Use Category	
Characteristics: Uses engaged in the manufacturing, assembly, or processing of chemicals, animal products, and metals, the activities of which are likely to have characteristics that discourage adjacency to residential uses. Factory production and industrial yards are located here. Sales to the general public are rare.	
Primary Uses	Accessory Uses
<ul style="list-style-type: none"> ▪ Animal Slaughterhouse, Rendering Operations Facility, or Packaging Plant ▪ Arsenal ▪ Asphalt or Concrete Batch Plant ▪ Bulk Storage of Explosive or Hazardous Materials ▪ Feed Milling ▪ Fertilizer Storage ▪ Grain Elevator ▪ Manufacture, Assembly, or Processing of: <ul style="list-style-type: none"> ▪ Automobile / Motor Vehicles ▪ Chemicals and Allied Products ▪ Drugs / Pharmaceutical Products ▪ Furniture and Fixtures ▪ Leather Products ▪ Lumber and Wood Products ▪ Manufactured Homes ▪ Paint ▪ Rubber ▪ Stone, Clay, and Glass ▪ Textiles ▪ Tobacco Products ▪ Metal Smelting, Manufacturing, or Processing ▪ Wool Scouring or Pulling ▪ Other uses meeting the characteristics of the Heavy Industrial Use Category 	<ul style="list-style-type: none"> ▪ Associated Office and Storage ▪ Associated Retail Sales Related to the Primary Use ▪ Day Care for Children of Employees ▪ Dock or Pier (noncommercial) ▪ Fleet Maintenance ▪ Food Preparation and Dining Facility for Employees ▪ Fueling Facility ▪ Medical Clinic for Employees ▪ Meeting Space ▪ Minor Utilities ▪ Outdoor Storage ▪ Recreation Facility for Employees ▪ Refuse Containers (Sec. 18-26.) ▪ Single Attached Residential Unit for Caretaker ▪ Vehicle Chargers ▪ Warehouse

(b) Light Industrial.

Table 18-11.5.-2, Light Industrial Use Category

Characteristics: Uses engaged in the manufacturing, assembly, or processing of industrial, business, or consumer goods, usually from basic finished inputs such as metal, stone, glass, plastic, or rubber. Contractors and building maintenance services and similar uses that perform services off-site. Few customers, especially the general public, come to the site.

Primary Uses	Accessory Uses
<ul style="list-style-type: none"> ▪ Boat Building and Repairing ▪ Bulk Mailing Service ▪ Building or Development Contractor ▪ Catering Establishment, Large Scale ▪ Dry Cleaning or Carpet Cleaning Plant ▪ Engraver ▪ Extermination Service ▪ Fabrication and Assembly of: <ul style="list-style-type: none"> ▪ Appliances ▪ Bicycles ▪ Communication Equipment ▪ Electrical Supplies and Equipment ▪ Electronic Components and Accessories ▪ Food Products ▪ Scientific or Professional Instruments ▪ Paper and Paper Products ▪ Janitorial and Building Maintenance Service ▪ Maintenance Yard or Facility ▪ Micro-Manufacturing ▪ Linen Supplier ▪ Lithography ▪ Lumber or Building Yards ▪ Publishing and Printing (Newspaper, Periodicals, etc.) ▪ Research, Testing, and Development Laboratory ▪ Welding, Tool Repair or Machine Shop ▪ Other uses meeting the characteristics of the Light Industrial Use Category 	<ul style="list-style-type: none"> ▪ Associated Office and Storage ▪ Associated Retail Sales Related to the Primary Use ▪ Associated Showroom ▪ Day Care for Children of Employees ▪ Fleet Maintenance ▪ Food Preparation and Dining Facility for Employees ▪ Fueling Facility ▪ Medical Clinic for Employees ▪ Meeting Space ▪ Minor Utilities ▪ Outdoor Storage ▪ Recreation Facility ▪ Refuse Containers (Sec. 18-26.) ▪ Single Attached Residential Unit for Caretaker ▪ Vehicle Chargers ▪ Warehouse

(c) Warehousing and Freight Movement.

Table 18-11.5.-3, Warehousing and Freight Movement Use Category	
Characteristics: Uses involved in the storage or movement of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer with little on-site sales activity to customers.	
Primary Uses	Accessory Uses
<ul style="list-style-type: none"> ▪ Bulk Storage ▪ Bus Garage or Storage ▪ Distribution Center ▪ Express Hauling Service ▪ Freight Hauling Service ▪ General Warehousing and Storage ▪ Outdoor Storage Yard ▪ Parcel Delivery Station ▪ Tractor Trailer Parking Yard ▪ Railroad Switching and Marshalling Yard ▪ Other uses meeting the characteristics of the Warehousing and Freight Movement Use Category 	<ul style="list-style-type: none"> ▪ Associated Office and Storage ▪ Day Care for Children of Employees ▪ Fleet Maintenance ▪ Food Preparation and Dining Facility for Employees ▪ Fueling Facility ▪ Medical Clinic for Employees ▪ Meeting Space ▪ Minor Utilities ▪ Outdoor Storage ▪ Tractor Trailer Parking (Subsec. 18-23.5.) ▪ Recreation Facility ▪ Refuse Containers (Sec. 18-26.) ▪ Single Attached Residential Unit for Caretaker ▪ Vehicle Chargers

(d) Waste-Related.

Table 18-11.5.-4, Waste-Related Use Category	
Characteristics: Uses involving receiving solid or liquid wastes from others for transfer to another location and uses that collect sanitary wastes or that manufacture or produce goods or energy from the composting of organic material.	
Primary Uses	Accessory Uses
<ul style="list-style-type: none"> ▪ Composting Facility ▪ Landfill ▪ Recycling Center ▪ Salvage or Impoundment Yard ▪ Other uses meeting the characteristics of the Waste-Related Use Category 	<ul style="list-style-type: none"> ▪ Associated Office and Storage ▪ Fleet Maintenance ▪ Fueling Facility ▪ Minor Utilities ▪ Outdoor Storage ▪ Refuse Containers (Sec. 18-26.) ▪ Repackaging and Shipment of By-Products ▪ Vehicle Chargers

(e) Wholesale Trade.

Table 18-11.5.-5, Wholesale Trade Use Category	
Characteristics: Uses involving the sale, lease, or rental of products to industrial, institutional or commercial businesses only. The uses emphasize on-site sales or order-taking and often include display areas. Businesses may or may not be open to the general public. Products may be picked up on-site or delivered to the customer.	
Primary Uses	Accessory Uses
<ul style="list-style-type: none"> ▪ Auction, Wholesale ▪ Mail-Order Business ▪ Sales, Leasing, or Service of Commercial or Industrial Supplies, Machinery, or Equipment ▪ Wholesale or Bulk Sale of Goods ▪ Other uses meeting the characteristics of the Wholesale Trade Use Category 	<ul style="list-style-type: none"> ▪ Associated Office and Storage ▪ Associated Showroom ▪ Day Care for Children of Employees ▪ Fleet Maintenance ▪ Food Preparation and Dining Facility for Employees ▪ Medical Clinic for Employees ▪ Meeting Space ▪ Minor Fabrication ▪ Minor Utilities ▪ Product Repair ▪ Recreation Facility ▪ Refuse Containers (Sec. 18-26.) ▪ Repackaging of Goods ▪ Single Attached Residential Unit for Caretaker ▪ Vehicle Chargers ▪ Warehouse

Subsec. 18-11.6. Open Use Categories

The following tables set forth the primary uses and accessory uses included in each open use category:

(a) **Agriculture.**

Table 18-11.6.-1, Agriculture Use Category	
Characteristics: Uses primarily related to the raising of animals and crops that do not exceed the threshold for Concentrated or Intensive Animal Feeding Operations, and the secondary enterprises associated with agricultural production.	
Primary Uses	Accessory Uses
<ul style="list-style-type: none"> ▪ Agricultural Sales and Services ▪ Chick Hatchery ▪ Crop Production (e.g. Floriculture, Horticulture, Pasturage, Row and Field Crops, Viticulture, or Orchard) ▪ Kennel ▪ Livestock Production (e.g. Cattle, Horses, Hogs, Donkeys, Sheep, Goats, Poultry, Rabbits and Other Small Animals, Apiculture, Aquaculture, or Animal Breeding and Development) ▪ Nursery (retail) ▪ Veterinary Service (All Size Animals) ▪ Other uses meeting the characteristics of the Agriculture Use Category 	<ul style="list-style-type: none"> ▪ Associated Office ▪ Barn, Silo, Stable (private), or Other Agricultural Storage ▪ Buildings Associated With Agricultural Uses Being Pursued on Site ▪ Greenhouse (commercial or noncommercial) ▪ Dock or Pier (noncommercial) ▪ Minor Utilities ▪ Parking and Storage of Operable Farm Vehicles and Farm Machinery ▪ Refuse Containers ▪ Roadside Stand ▪ Slaughtering, Processing, and Packaging of Animals Raised On-Site ▪ Vehicle Chargers

(b) Resource Extraction.

Table 18-11.6.-2, Resource Extraction Use Category	
Characteristics: Characterized by activities that extract minerals and other solids and liquids from land on which the use is established.	
Primary Uses	Accessory Uses
<ul style="list-style-type: none"> ▪ Bulk Gas and Flammable Liquid Production, Storage, or Dispensing ▪ Oil Field Equipment Storage and Sales ▪ Other uses meeting the characteristics of the Resource Extraction Use Category 	<ul style="list-style-type: none"> ▪ Associated Office and Storage ▪ Minor Utilities ▪ Outdoor Storage Yard ▪ Refuse Containers ▪ Resource Processing ▪ Stockpiling of Resources Extracted From the Site ▪ Vehicle Chargers

Sec. 18-12. Consolidated Use Table

(a) Use Table.

- (1) *Generally.* Table 18-12.-1, *Consolidated Use Table*, lists the applicable land uses in rows, organized by use category. The districts are arranged in columns. Where rows and columns intersect, a symbol indicates if the use is a permitted use, limited use, conditional use, or prohibited use in the district.
- (2) *Legend.* The land uses in Table 18-12.-1, *Consolidated Use Table*, below, are classified and symbolized by the following:
 - a. "○" = The use is permitted by right and is not subject to additional use standards;
 - b. "◐" = The use is permitted subject to limited use standards and approval of a Limited Use Permit by the Administrator (See 18-13., *Limited Use Standards*);
 - c. "◑" = The use is permitted subject to use standards and approval of a Conditional Use Permit by the City Council (See 18-14., *Conditional Use Standards*); and
 - d. "--" = The use is prohibited.
- (3) *Use Standards.*
 - a. The "Use Standards Reference" column provides a reference to associated standards for limited and conditional uses. Where "N/A" is in the column, there is no associated standard because the use is permitted by right. Other standards, such as design standards in [Article IV, Development Standards](#), apply to all uses including permitted uses.

(b) **Resource Extraction.**

Table 18-11.6.-2, Resource Extraction Use Category	
Characteristics: Characterized by activities that extract minerals and other solids and liquids from land on which the use is established.	
Primary Uses	Accessory Uses
<ul style="list-style-type: none"> ▪ Bulk Gas and Flammable Liquid Production, Storage, or Dispensing ▪ Oil Field Equipment Storage and Sales ▪ Other uses meeting the characteristics of the Resource Extraction Use Category 	<ul style="list-style-type: none"> ▪ Associated Office and Storage ▪ Minor Utilities ▪ Outdoor Storage Yard ▪ Refuse Containers ▪ Resource Processing ▪ Stockpiling of Resources Extracted From the Site ▪ Vehicle Chargers

Sec. 18-12. Consolidated Use Table

(a) **Use Table.**

- (1) *Generally.* Table 18-12.-1, *Consolidated Use Table*, lists the applicable land uses in rows, organized by use category. The districts are arranged in columns. Where rows and columns intersect, a symbol indicates if the use is a permitted use, limited use, conditional use, or prohibited use in the district.
- (2) *Legend.* The land uses in Table 18-12.-1, *Consolidated Use Table*, below, are classified and symbolized by the following:
 - a. "○" = The use is permitted by right and is not subject to additional use standards;
 - b. "◐" = The use is permitted subject to limited use standards and approval of a Limited Use Permit by the Administrator (See 18-13., *Limited Use Standards*);
 - c. "◑" = The use is permitted subject to use standards and approval of a Conditional Use Permit by the City Council (See 18-14., *Conditional Use Standards*); and
 - d. "--" = The use is prohibited.
- (3) *Use Standards.*
 - a. The "Use Standards Reference" column provides a reference to associated standards for limited and conditional uses. Where "N/A" is in the column, there is no associated standard because the use is permitted by right. Other standards, such as design standards in [Article IV, Development Standards](#), apply to all uses including permitted uses.

- b. If a land use is a limited use in one district and a conditional use in another district, then the standards for such use shall be located in both 18-13., *Limited Use Standards*, and 18-14., *Conditional Use Standards*.

Table 18-12.-1, Consolidated Use Table												
Use Category (Sec. 18-11.)	Land Uses	Zoning Districts										Use Standards Reference
		RE	NC	GR	UT	MU	DT	SC	AC	BP	IN	
Residential Uses												
Household Living	Conventional Detached Home	○	○	○	--	--	--	--	--	--	--	--
	Patio Home	--	●	●	--	--	--	--	--	--	--	18-13.(c)(1)
	Conventional Attached Home	--	●	●	●	--	--	--	--	--	--	18-13.(c)(6)
	Duplex	--	○	○	○	--	--	--	--	--	--	--
	Live-Work Unit	--	--	--	--	○	○	●	--	--	--	18-13.(c)(2)
	Multiplex	--	--	--	●	●	●	--	--	--	--	18-13.(c)(3)
	Townhouse	--	--	--	●	○	○	--	--	--	--	18-13.(c)(4)
	Apartment	--	--	--	○	●	●	--	--	--	--	18-13.(c)(8)
	Upper-Story Residential	--	●	--	--	○	○	●	--	--	--	18-13.(c)(5)
	Manufactured Home Park or Subdivision	●	--	●	--	--	--	--	--	--	--	18-14.(d)(1)
Group Living	Assisted Living Facility or Nursing Home	--	--	--	○	--	--	○	○	--	--	--
	Community Home for Persons with Disabilities	●	●	●	--	--	--	--	--	--	--	18-13.(d)(1)
	Group Home (7 or More Residents)	--	--	--	--	--	--	--	--	--	--	--
	All other Group Living uses not listed above	○	○	○	○	--	--	○	--	--	--	--
Public and Civic Uses												
Community Facilities	Aquarium, Museum, or Library	--	--	--	--	--	○	●	○	--	○	18-13.(i)
	Municipal or Community Recreation Center	○	○	○	○	○	--	●	○	--	--	18-13.(i)

Table 18-12.-1, Consolidated Use Table												
Use Category (Sec. 18-11.)	Land Uses	Zoning Districts										Use Standards Reference
		RE	NC	GR	UT	MU	DT	SC	AC	BP	IN	
	All other Community Facilities uses not listed above	●	●	●	●	●	--	◐	●	○	○	18-13.(i) 18-14.(c)
Day Care Facilities	Day Activity and Health Services	--	--	--	--	--	--	◐	○	--	--	18-13.(i)
	All other Day Care Facilities uses not listed above	--	--	--	◐	--	--	◐	◐	◐	--	18-13.(i)
Educational Facilities	College, University, or Other Institution of Higher Education	--	--	--	--	--	--	--	○	○	--	--
	Vocational or Trade School	--	--	--	--	--	--	◐	○	--	--	18-13.(i)
	All Other Educational Facilities uses not listed above	●	●	●	●	--	--	◐	○	--	--	18-14.(c) 18-13.(i)
Government Facilities	Government Administration Office	--	--	--	--	--	--	◐	○	○	--	18-13.(i)
	Post Office	--	--	--	○	--	--	◐	○	--	--	18-13.(i)
	All Other Government Facilities uses not listed above	●	●	●	●	--	--	●	○	○	○	18-14.(c)
Medical Facilities	Hospital / Rehabilitative Care	--	--	--	--	--	--	--	●	●	--	18-14.(c)
	Medical or Dental Clinic or Office	--	--	--	--	--	--	◐	○	○	--	18-13.(i)
	Medical or Dental Laboratory	--	--	--	--	--	--	--	○	○	○	--
	All other Medical Facilities uses not listed above	--	--	--	--	--	--	--	○	--	○	--
Parks and Open Areas	Recreational Vehicle (RV) Park	--	--	--	--	--	--	--	◐	--	--	18-13.(e)(2)
		○	○	○	○	○	○	○	○	○	○	--

Table 18-12.-1, Consolidated Use Table												
Use Category (Sec. 18-11.)	Land Uses	Zoning Districts										Use Standards Reference
		RE	NC	GR	UT	MU	DT	SC	AC	BP	IN	
	All other Parks and Open Area Uses not listed above											
Passenger Terminals	Airport, Landing Strip, Helipad, or Other Aircraft Facility	●	--	--	--	--	--	--	--	--	●	18-14.(c)
	All other Passenger Terminals not listed above	--	--	--	--	--	--	--	●	--	○	18-14.(c)
Social Service Facilities	All Social Service Facilities uses	--	--	--	--	--	--	--	●	--	●	18-14.(e)(1)
Utilities	Minor Utility	○	○	○	○	○	○	○	○	○	○	--
	Major Utility	●	●	●	●	●	●	●	●	●	●	18-14.(e)(1)
	Telecommunication Tower	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	18-17.
Commercial Uses												
Entertainment, Indoor	Bar, Tavern, or Nightclub	--	--	--	●	●	●	●	◐	--	--	18-13.(f)(9) 18-14.(f)(1)
	Convention Center	--	--	--	--	--	●	--	○	○	--	18-14.(c)
	Game Room or Amusement Redemption Machine	--	--	--	--	--	--	--	●	--	--	18-14.(f)(2)
	Gym or Fitness Studio	--	--	--	--	○	◐	◐	○	○	○	18-13.(i)
	Sexually Oriented Business	--	--	--	--	--	--	--	--	--	●	18-14.(f)(3)
	All other Entertainment, Indoor uses not listed above	--	--	--	--	--	--	--	○	--	--	--
	Amphitheater	--	--	--	--	○	○	--	○	○	--	--

Table 18-12.-1, Consolidated Use Table												
Use Category (Sec. 18-11.)	Land Uses	Zoning Districts										Use Standards Reference
		RE	NC	GR	UT	MU	DT	SC	AC	BP	IN	
Entertainment, Outdoor	Golf Course or Country Club	●	●	●	●	--	--	--	--	--	--	18-14.(c)
	All other Entertainment, Outdoor uses not listed above	--	--	--	--	--	--	--	○	--	○	--
Office	Bank, Credit Union, or Other Financial Institution	--	--	--	--	--	--	●	○	--	--	18-13.(i)
	Check Cashing or Payday Loan Business	--	--	--	--	--	--	--	○	--	--	--
	All other Office uses not listed above	--	--	--	--	○	○	●	○	○	○	18-13.(i)
Overnight Accommodations	Bed and Breakfast	●	●	●	●	●	●	●	--	--	--	18-13.(f)(8) 18-14.(g)(1)
	Short-Term or Vacation Rental	●	●	●	●	●	●	●	--	--	--	18-14.(g)(1)
	All other Overnight Accommodations uses not listed above	--	--	--	--	--	--	--	○	○	--	--
Parking, Stand-Alone	All Parking, Standalone uses	--	--	--	--	○	○	--	●	●	○	18-14.(c)
Restaurants	Food Truck Court	--	--	--	--	●	●	●	●	--	--	18-13.(f)(1)
	Restaurant, Drive-Through or Drive-In	--	--	--	--	●	●	●	○	○	○	18-13.(f)(3)
	All other Restaurant uses not listed above	--	--	--	●	○	○	●	○	○	○	18-13.(i) 18-14.(c)
Retail Repair, Sales, and Service	Flea Market	--	--	--	--	--	--	--	○	--	--	--
	Liquor Store	--	--	--	--	--	--	●	○	--	--	18-14.(c)
	Vape or Tobacco Store	--	--	--	--	--	--	●	○	--	--	18-13.(f)(6)
	Veterinary Service (Small Animals)	--	--	--	--	--	--	●	○	●	○	18-13.(f)(4) 18-13.(i)

Table 18-12.-1, Consolidated Use Table												
Use Category (Sec. 18-11.)	Land Uses	Zoning Districts										Use Standards Reference
		RE	NC	GR	UT	MU	DT	SC	AC	BP	IN	
	All other Retail Repair, Sales, and Service uses not listed above	--	--	--	--	--	--	●	○	○	○	18-13.(i)
Self-Service Storage	Boat or Recreational Vehicle (RV) Storage	--	--	--	--	--	--	--	--	--	○	--
	Self-Storage Facility**	--	--	--	--	--	--	--	●	●	○	18-13.(f)(5)
Vehicle Sales and Service	Automobile / Vehicle Sales, Leasing, or Rental	--	--	--	--	--	--	--	○	--	○	--
	Automobile / Vehicle Body Repair	--	--	--	--	--	--	--	--	--	○	--
	Automobile / Vehicle Servicing	--	--	--	--	--	--	--	○	--	○	--
	Car / Automobile / Vehicle Wash	--	--	--	--	--	--	--	○	--	○	--
	Fuel Sales (Retail)	--	--	--	--	--	--	--	●	--	○	18-13.(f)(2)
	Recreational Vehicle (RV) or Marine Craft and Accessories Sales and Services	--	--	--	--	--	--	--	●	--	○	18-13.(f)(7)
	Travel Plaza or Truck Stop	--	--	--	--	--	--	--	--	--	○	--
Industrial Uses												
Heavy Industrial	Animal Slaughterhouse, Rendering Operations Facility, or Packaging Plant	--	--	--	--	--	--	--	--	--	●	18-14.(c)
	Batch Plant	--	--	--	--	--	--	--	--	--	●	18-14.(h)(1)
	Other Heavy Industrial uses not listed above	--	--	--	--	--	--	--	--	--	○	--
Light Industrial	Building and Development Contractor	--	--	--	--	--	--	--	●	●	○	18-13.(g)(3)
	Micro-Manufacturing	--	--	--	--	--	--	●	●	○	○	18-13.(g)(1) 18-13.(i)

Table 18-12.-1, Consolidated Use Table												
Use Category (Sec. 18-11.)	Land Uses	Zoning Districts										Use Standards Reference
		RE	NC	GR	UT	MU	DT	SC	AC	BP	IN	
	All other Light Industrial uses not listed above	--	--	--	--	--	--	--	--	○	○	--
Warehousing and Freight Movement	Outdoor Storage Yard	--	--	--	--	--	--	--	●	--	◐	18-13.(g)(2) 18-14.(c)
	Tractor-Trailer Parking Yard	--	--	--	--	--	--	--	--	●	●	18-14.(i)(1)
	Other Warehousing and Freight Movement uses not listed above	--	--	--	--	--	--	--	--	○	○	--
Waste-Related	Junkyard, Salvage Yard, or Wrecking Yard	--	--	--	--	--	--	--	--	--	●	18-14.(j)(1)
	All other Waste-Related uses not listed above	--	--	--	--	--	--	--	●	●	●	18-14.(c)
Wholesale Trade	All Wholesale Trade uses	--	--	--	--	--	--	--	◐	○	○	18-13.(g)(4)
Open Uses												
Agriculture	Agricultural Sales and Service	●	--	--	--	--	--	--	--	--	○	18-14.(c)
	Kennel	◐	--	--	--	--	--	◐	◐	--	●	18-13.(h)(1) 18-14.(c)
	Livestock or Crop Production	◐	--	--	--	--	--	--	--	--	◐	18-13.(h)(2)
	Nursery (Retail)	--	--	--	--	--	--	◐	○	--	○	18-13.(i)
	Veterinary Service (All Size Animals)	--	--	--	--	--	--	◐	◐	--	○	18-13.(h)(3) 18-13.(i)
	All other Agriculture uses not listed above	●	--	--	--	--	--	--	--	--	●	18-14.(c)
Resource Extraction	All Resource Extraction uses	--	--	--	--	--	--	--	--	--	●	18-14.(k)

(b) New and Unlisted Uses.

- (1) *Authorization of Unlisted Uses.* Each of the use categories and uses listed in Table 18-12.-1, *Consolidated Use Table* are defined in Sec. 18-50., *Definitions*. If a proposed use is not listed as part of a use category definition, the Administrator may interpret the proposed use as functionally similar to a use that is listed. The proposed use is then permitted, permitted with a limited use permit, permitted with a conditional use permit, or prohibited in the same districts as its functionally similar use.
- (2) *If not Authorized then Prohibited.* If the Administrator determines that a proposed use does not fit within a given use category and is not functionally the same as a permitted, limited, or conditional use, then the use is prohibited.
- (3) *Decision Criteria.* In making such determinations, the Administrator may consider but is not limited to the following criteria:
 - a. Actual or projected characteristics of the activity in relation to those of the use type;
 - b. Amount of site area or floor space and equipment devoted to the activity;
 - c. Vehicle parking demand;
 - d. Average daily and peak hour trip generation (people, personal vehicles, and delivery vehicles);
 - e. Types of vehicles used and their parking requirements;
 - f. Building impervious surface coverage;
 - g. Regulated air or water emissions;
 - h. Noise, lighting, dust, and odors;
 - i. Solid waste generation;
 - j. Number of employees on a typical shift;
 - k. Use and storage of hazardous materials;
 - l. Character of associated buildings and structures;
 - m. How the use is advertised;
 - n. Nature and impacts of operation; and
 - o. Hours of operation.
- (c) *Appeal.* An aggrieved party may appeal the determination of the Administrator in accordance with Subsec. 18-40.3., *Appeal of Decision by Administrative Official*.

Sec. 18-13. Limited Use Standards

- (a) **Purpose.** The purpose of this Section is to promote compatibility among land uses in the City by establishing specific standards for the establishment of limited uses which are indicated in Section 18-12., *Consolidated Use Table*.
- (b) **Applicability.**

Table 18-9.2.-4, SC Access and Parking		
L	- Front, Corner	10 ft.
M	- Alley	0 ft.
N	- Property Line	
	<ul style="list-style-type: none"> ▪ Abutting RE, NC, GR, or UT zoning districts ▪ Abutting all other zoning districts 	<ul style="list-style-type: none"> ▪ 15 ft. ▪ 10 ft.
Required Spaces		See Sec. 18-23., <i>Parking, Loading, and Stacking</i> , for number of spaces required.

(d) **References to Related Standards.** Table 18-9.2.-5 provides the locations in the UDC for related provisions but is not meant to be an exhaustive list of all applicable requirements of this UDC.

Table 18-9.2.-5, SC References to Related Standards	
Topic	Location in UDC
Accessory Uses	Sec. 18-15.
Amenity Space Requirements	Sec. 18-19.
Building Design	Sec. 18-20.
Fences and Walls	Sec. 18-27.
Floodplain and Floodway Development	Article V
Outdoor Lighting	Sec. 18-22.
Parking, Loading, and Stacking	Sec. 18-23.
Sign Types, Sizes, and Locations	Sec. 18-25.
Site Landscaping and Bufferyards	Sec. 18-21.
Streets and Transportation	Article VI

Subsec. 18-9.3. Auto-Centric Commercial (AC)

Purpose. *The Auto-Centric Commercial (AC) district provides for a variety of commercial retail and service uses in freestanding or multi-tenant buildings and centers. The character of development within the AC district typically consists of sites varying in size and scale depending upon the types and characteristics of land use and their locations along corridor frontages, near intersections, or when combined with other uses. The sites are laid out and oriented around the automobile so large surface parking lots are common, often occupying an equal or greater amount of the site than the principal building(s).*

(a) **Context.** The AC district is appropriate for the areas shown on the Land Use Plan Map as General Commercial. Figures 18-9.3.-1 and 18-9.3.-2 depict examples of development patterns and the range of land uses, building types, heights, and scales that are characteristic of the AC district.

(b) **Land Uses.** The permitted by-right, limited, conditional, and prohibited uses are set out in Sec. 18-12., *Consolidated Use Table*.

Figure 18-9.3.-1, AC District Example Development Pattern



Figure 18-9.3.-2, AC District Example Imagery



(c) **Dimensional Standards and Illustrations.** The applicable dimensional standards for the AC district are outlined in Tables 18-9.3.-1 through 18-9.3.-4. Permitted residential uses shall be developed in accordance with the standards in Subsec. 18-7.4., *Urban Transition*.

Table 18-9.3.-1, AC Site Development

	Floor Area Ratio (maximum)	1.0
	Amenity Space¹ (minimum)	15%

Table 18-9.3.-1, AC Site Development

	<p>Permitted Amenity Space Types (Refer to Sec. 18-19.)</p>	<p>Enhanced Parking Lot Landscaping, Enhanced Foundation Plantings, Enhanced Stormwater Management, Plazas, Squares, Courtyards, and Recreation Areas.</p>
<p>Table Notes: 1. Minimum amenity space percentage is achieved by incorporating one or more of the listed amenities.</p>		

Table 18-9.3.-2, AC Lot, Building Placement, and Height



Lot		
A	Minimum Lot Area	N/A
B	Minimum Lot Width	75 ft.
C	Maximum Building Coverage	40%

Table 18-9.3.-2, AC Lot, Building Placement, and Height



Principal Buildings

Setbacks (minimum)		
D	- Front - Front, if within 50 ft. of Interstate 45 right-of-way	25 ft. 50 ft.
E	- Side <ul style="list-style-type: none"> ▪ Adjacent to RE, NC, GR, or UT ▪ Adjacent to All Other Districts 	<ul style="list-style-type: none"> ▪ 25 ft. ▪ 10 ft.
F	- Corner - Corner, if within 50 ft. of Interstate 45 right-of-way	25 ft. 50 ft.
G	- Rear ¹ <ul style="list-style-type: none"> ▪ Adjacent to RE, NC, GR, or UT ▪ Adjacent to All Other Districts 	<ul style="list-style-type: none"> ▪ 25 ft. ▪ 10 ft.
H Height (maximum)		
	- Adjacent to RE, NC, GR, or UT	45 ft.
	- Adjacent to All Other Districts	70 ft.

Table 18-9.3.-2, AC Lot, Building Placement, and Height



Accessory Buildings

Setbacks (minimum)		
I	- Front, Corner	Accessory buildings shall not be located in the front or street-facing side yard on a corner lot.
J	- Alley	10 ft.
K	- Any Other Property Line ¹	10 ft.
Height (maximum)		Same as maximum height for principal structure

Table Notes:

1. If a rear yard of any premises abuts a lake or waterway or abuts upon a common area that adjoins a lake or waterway, the principal or accessory building shall not be closer than 25 feet to the water's edge. Refer to [Sec. 18-15.](#), *Accessory Use Standards*, for additional provisions.

Table 18-9.3.-3, AC Other Site and Building Components

Frontage Type (Subsec. 18-20.3.) ¹	Any
Allowed Setback Encroachments (maximum)	
- Architectural Features	3 ft.
Fence or Freestanding Walls Height (maximum)	
- Front Yard	4 ft.
- Side Yard	8 ft.

Table 18-9.3.-3, AC Other Site and Building Components

- <i>Corner Yard</i>	4 ft.
- <i>Rear Yard</i>	8 ft.

Table Notes:

1. Buildings on lots that abut a lake or waterway or abut upon a common area that adjoins a lake or waterway are exempt from the frontage requirement if their primary entrance is oriented toward the water.

Table 18-9.3.-4, AC Access and Parking



	Street Access Type	Minor or Major Collector, or Minor or Principal Arterial
	Pedestrian Access	Walkways shall connect the main entrance to the sidewalk, if one is present or required to be constructed, and connect an entrance to the primary parking area.
	Parking Type	Parking Lot
	Parking Location	Front, Side, or Rear
	Parking Setback (minimum)	
L	- <i>Front, Corner</i>	15 ft.
M	- <i>Alley</i>	10 ft.

Table 18-9.3.-4, AC Access and Parking		
N	<p>- <i>Property Line</i></p> <ul style="list-style-type: none"> ▪ <i>Adjacent to RE, NC, GR, or UT Districts</i> ▪ <i>Adjacent to All Other Districts</i> 	<ul style="list-style-type: none"> ▪ 20 ft. ▪ 10 ft.
	Required Spaces	See Sec. 18-23., <i>Parking, Loading, and Stacking</i> , for number of spaces required.

(d) **References to Related Standards.** Table 18-9.3.-5 provides the locations in the UDC for related provisions but is not meant to be an exhaustive list of all applicable requirements of this UDC.

Table 18-9.3.-5, AC References to Related Standards	
Standard Topic	Location in UDC
Accessory Uses	Sec. 18-15.
Amenity Space Requirements	Sec. 18-19.
Building Design	Sec. 18-20.
Fences and Walls	Sec. 18-27.
Floodplain and Floodway Development	Article V
Outdoor Lighting	Sec. 18-22.
Parking, Loading, and Stacking	Sec. 18-23.
Sign Types, Sizes, and Locations	Sec. 18-25.
Site Landscaping and Bufferyards	Sec. 18-21.
Streets and Transportation	Article VI

Subsec. 18-9.4. Business Park (BP)

Purpose. *The Business Park (BP) district provides for an office or business park or a larger-scale corporate campus. The uses within the BP may range from corporate headquarters to office buildings, educational and institutional facilities, medical uses, overnight accommodations, finished product production and assembly, and other complimenting uses. The character of development within the BP consists of a suburban, campus-style setting with reduced site coverage and increased open space. BP developments include an internal street system serving individual lots that contain a single business or multi-tenant buildings.*

- (a) **Context.** The BP district is appropriate for the areas shown on the Land Use Plan Map as Employment Center. Figures 18-9.4.-1 and 18-9.4.-2 depict examples of development patterns and the range of land uses, building types, heights, and scales that are characteristic of the BP district.
- (b) **Land Uses.** The permitted by-right, limited, conditional, and prohibited uses are set out in Sec. 18-12., *Consolidated Use Table*.



District Summary Report

Total Districts: 1

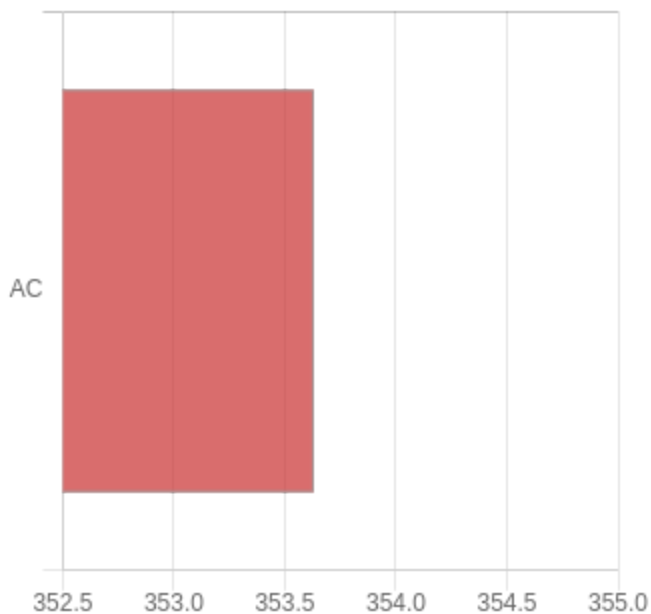


Chart data: AC: 353.63%



AC

Auto-Centric Commercial [↗](#)

6.29% coverage / 354 acres

Permitted by Right

Residential

All Other Indoor Entertainment Uses Not Listed

All Other Office Uses Not Listed

All Other Outdoor Entertainment Uses Not Listed

All Other Overnight Accommodations Uses Not Listed

All Other Restaurant Uses Not Listed Above

All Other Retail Repair, Sales, and Service Uses Not Listed

Amphitheater

Automobile/Vehicle Sales, Leasing, or Rental

Automobile/Vehicle Servicing

Bank

Car/Automobile/Vehicle Wash

Check Cashing or Payday Loan Business

Convention Center

Credit Union

Fitness Studio

Flea Market

Gym

Liquor Store

Other Financial Institution

Restaurant, Drive-Through or Drive-In

Vape or Tobacco Store

Veterinary Service (Small Animals)



Open

Nursery (Retail)

Public and Civic

All Other Educational Facilities Uses Not Listed

All Other Government Facilities Uses Not Listed

All Other Medical Facilities Uses Not Listed

All Other Parks and Open Area Uses Not Listed

Aquarium

College, University, or Other Institution of Higher Education

Day Activity and Health Services

Government Administration Office

Library

Medical or Dental Clinic or Office

Medical or Dental Laboratory

Minor Utility

Municipal or Community Recreation Center

Museum

Post Office

Vocational or Trade School

Residential

Assisted Living Facility

Nursing Home

----- **Permitted with a Conditional Use Permit** -----

Residential

All Parking, Standalone Uses

Game Room or Amusement Redemption Machine

Industrial

All Other Waste-Related Uses Not Listed

Outdoor Storage Yard

Public and Civic

All Other Community Facilities Uses Not Listed

All Other Passenger Terminals Not Listed

All Social Service Facilities Uses

Hospital/Rehabilitative Care

Major Utility

----- **Permitted with a Limited Use Permit** -----



Residential

- Bar
- Food Truck Court
- Fuel Sales (Retail)
- Marine Craft and Accessories Sales and Services
- Nightclub
- Recreational Vehicle (RV) and Accessories Sales and Services
- Self-Storage Facility
- Tavern

Industrial

- All Wholesale Trade uses
- Building and Development Contractor
- Micro-Manufacturing

Open

- Kennel
- Veterinary Service (All Size Animals)

Public and Civic

- All Other Day Care Facilities Uses Not Listed
- Recreational Vehicle (RV) Park
- Telecommunication Tower

End of AC

Disclaimer

Information shown on the Viewer is derived from public records that are constantly undergoing change and do not replace a site survey. Data and records are not warranted for content or accuracy. The city does not guarantee the positional or thematic accuracy of GIS data. The GIS data or cartographic digital files are not a legal representation of any of the features that it depicts, and disclaims any assumption of the legal status of which it represents. Any implied warranties, including warranties of merchantability or fitness for a particular purpose, shall be expressly excluded.

For more information contact the Planning Department.

Table 18-9.3.-4, AC Access and Parking		
N	<p>- <i>Property Line</i></p> <ul style="list-style-type: none"> ▪ <i>Adjacent to RE, NC, GR, or UT Districts</i> ▪ <i>Adjacent to All Other Districts</i> 	<ul style="list-style-type: none"> ▪ 20 ft. ▪ 10 ft.
	Required Spaces	See Sec. 18-23., <i>Parking, Loading, and Stacking</i> , for number of spaces required.

(d) **References to Related Standards.** Table 18-9.3.-5 provides the locations in the UDC for related provisions but is not meant to be an exhaustive list of all applicable requirements of this UDC.

Table 18-9.3.-5, AC References to Related Standards	
Standard Topic	Location in UDC
Accessory Uses	Sec. 18-15.
Amenity Space Requirements	Sec. 18-19.
Building Design	Sec. 18-20.
Fences and Walls	Sec. 18-27.
Floodplain and Floodway Development	Article V
Outdoor Lighting	Sec. 18-22.
Parking, Loading, and Stacking	Sec. 18-23.
Sign Types, Sizes, and Locations	Sec. 18-25.
Site Landscaping and Bufferyards	Sec. 18-21.
Streets and Transportation	Article VI

Subsec. 18-9.4. Business Park (BP)

Purpose. *The Business Park (BP) district provides for an office or business park or a larger-scale corporate campus. The uses within the BP may range from corporate headquarters to office buildings, educational and institutional facilities, medical uses, overnight accommodations, finished product production and assembly, and other complimenting uses. The character of development within the BP consists of a suburban, campus-style setting with reduced site coverage and increased open space. BP developments include an internal street system serving individual lots that contain a single business or multi-tenant buildings.*

- (a) **Context.** The BP district is appropriate for the areas shown on the Land Use Plan Map as Employment Center. Figures 18-9.4.-1 and 18-9.4.-2 depict examples of development patterns and the range of land uses, building types, heights, and scales that are characteristic of the BP district.
- (b) **Land Uses.** The permitted by-right, limited, conditional, and prohibited uses are set out in Sec. 18-12., *Consolidated Use Table*.

Figure 18-9.4.-1, BP District Example Development Pattern



Figure 18-9.4.-2, BP District Example Imagery



(c) **Dimensional Standards and Illustrations.** The applicable dimensional standards for the BP district are outlined in Tables 18-9.4.-1 through 18-9.4.-4. Permitted residential uses shall be developed in accordance with the standards in Subsec. 18-7.4., *Urban Transition*.

Table 18-9.4.-1, BP Site Development

Floor Area Ratio (maximum)	0.6
Amenity Space¹ (minimum)	20%

Table 18-9.4.-1, BP Site Development	
<p>Permitted Amenity Space Types (Refer to Sec. 18-19.)</p>	<p>Enhanced Parking Lot Landscaping, Enhanced Foundation Plantings, Enhanced Stormwater Management, Greenways, Parks, Plazas, and Recreation Areas.</p>
<p>Table Notes: 1. Minimum amenity space percentage is achieved by incorporating one or more of the listed amenities.</p>	


Table 18-9.4.-2, BP Lot, Building Placement, and Height		
		
Lot		
A	Minimum Lot Area	N/A
B	Minimum Lot Width	N/A
C	Maximum Building Coverage	20%

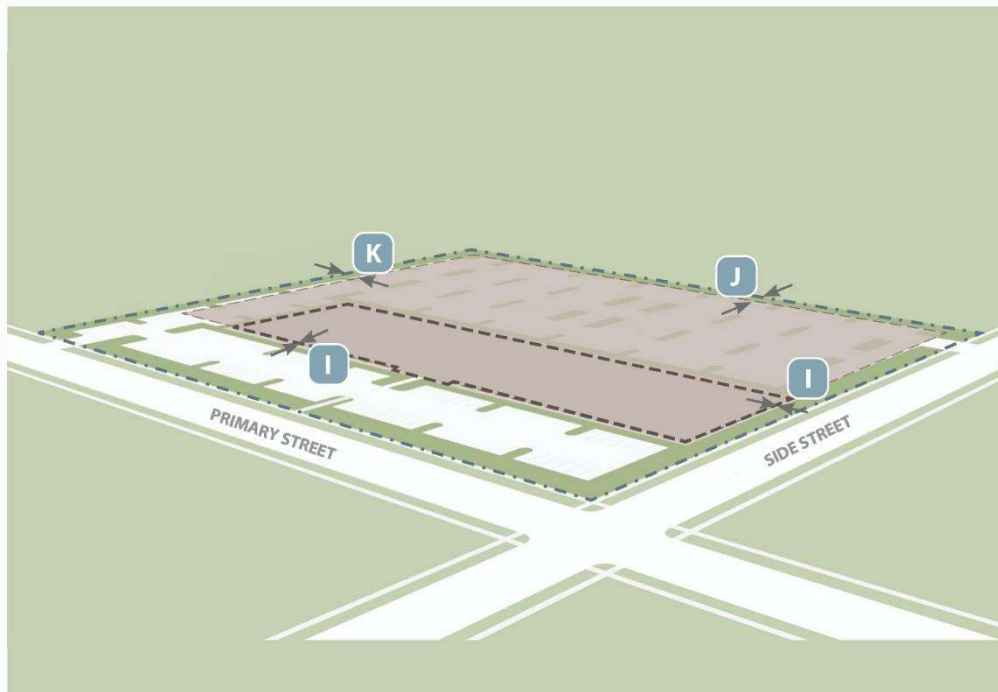
Table 18-9.4.-2, BP Lot, Building Placement, and Height



Principal Buildings

		Setbacks (minimum)
D	- <i>Front</i>	25 ft.
E	- <i>Side</i>	
	<ul style="list-style-type: none"> ▪ <i>Adjacent to RE, NC, GR, or UT</i> ▪ <i>Adjacent to All Other Districts</i> 	<ul style="list-style-type: none"> ▪ 20 ft. ▪ 10 ft.
F	- <i>Corner</i>	15 ft.
G	- <i>Rear¹</i>	25 ft.
H Height (maximum)		
	- <i>Adjacent to RE, NC, GR, or UT</i>	35 ft.
	- <i>Adjacent to All Other Districts</i>	55 ft.

Table 18-9.4.-2, BP Lot, Building Placement, and Height



Accessory Buildings

Setbacks (minimum)		
I	- Front, Corner	Accessory buildings shall not be located in the front or street-facing side yard on a corner lot.
J	- Alley	15 ft.
K	- Any Other Property Line ¹	15 ft.
Maximum Height		Same as maximum height for principal structure

Table Notes:

1. If a rear yard of any premises abuts a lake or waterway or abuts upon a common area that adjoins a lake or waterway, the principal or accessory building shall not be closer than 25 feet to the water's edge. Refer to [Sec. 18-15.](#), *Accessory Use Standards*, for additional provisions.

Table 18-9.4.-3, BP Other Site and Building Components

Frontage Type (Subsec. 18-20.3.) ¹	Any
Allowed Setback Encroachments (maximum)	
- Architectural Features	3 ft.
Fence or Freestanding Walls Height (maximum)	
- Front Yard	4 ft.
- Side Yard	8 ft.

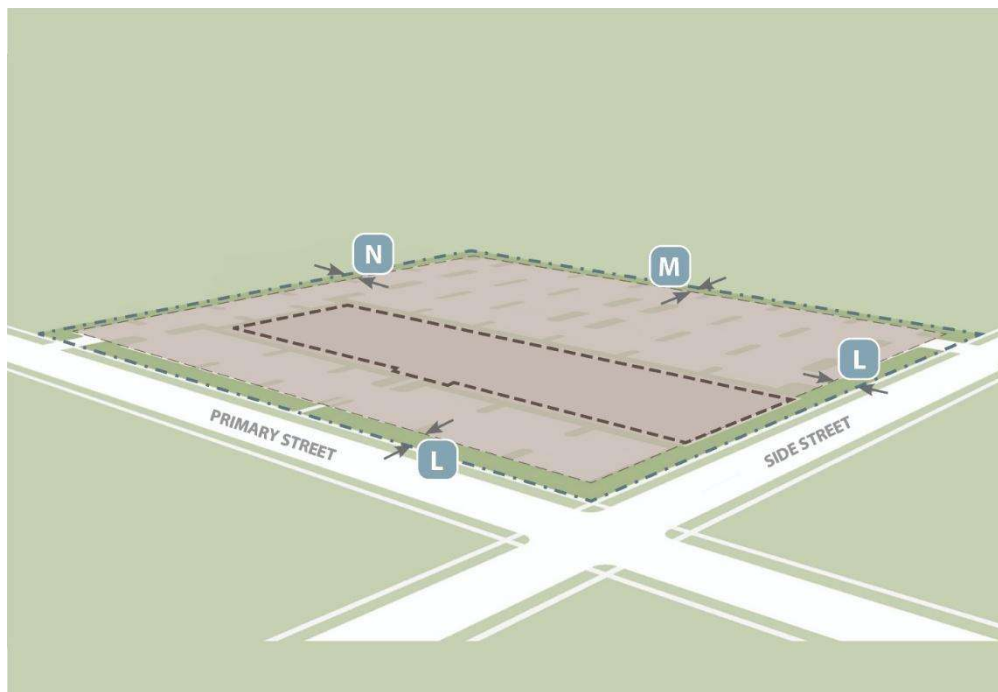
Table 18-9.4.-3, BP Other Site and Building Components

- <i>Corner Yard</i>	4 ft.
- <i>Rear Yard</i>	8 ft.

Table Notes:

1. Buildings on lots that abut a lake or waterway or abut upon a common area that adjoins a lake or waterway are exempt from the frontage requirement if their primary entrance is oriented toward the water.

Table 18-9.4.-4, BP Access and Parking



	Street Access Type	Minor or Major Collector, or Minor or Principal Arterial
	Pedestrian Access	Walkways shall connect the main entrance to the sidewalk, if one is present or required to be constructed, and to a primary parking area.
	Parking Type	Parking Lot or Structured Parking
	Parking Location	Front, Side, Rear
Parking Setback (minimum)		
L	- <i>Front, Corner</i>	25 ft.
M	- <i>Alley</i>	10 ft.

Table 18-9.4.-4, BP Access and Parking		
N	<p>- <i>Property Line</i></p> <ul style="list-style-type: none"> ▪ <i>Adjacent to RE, NC, GR, or UT Districts</i> ▪ <i>Adjacent to All Other Districts</i> 	<ul style="list-style-type: none"> ▪ 15 ft. ▪ 10 ft.
Required Spaces		See Sec. 18-23., <i>Parking, Loading, and Stacking</i> , for number of spaces required.

(d) **References to Related Standards.** Table 18-9.4.-5 provides the locations in the UDC for related provisions but is not meant to be an exhaustive list of all applicable requirements of this UDC.

Table 18-9.4.-5, BP References to Related Standards	
Standard Topic	Location in UDC
Accessory Uses	Sec. 18-15.
Amenity Space Requirements	Sec. 18-19.
Building Design	Sec. 18-20.
Fences and Walls	Sec. 18-27.
Floodplain and Floodway Development	Article V
Outdoor Lighting	Sec. 18-22.
Parking, Loading, and Stacking	Sec. 18-23.
Sign Types, Sizes, and Locations	Sec. 18-25.
Site Landscaping and Bufferyards	Sec. 18-21.
Streets and Transportation	Article VI

Subsec. 18-9.5. Industrial (IN)

Purpose. *The Industrial (IN) district provides areas for heavy industrial and manufacturing uses that may generate noise, odor, or other nuisances. The character of development within the IN typically consists of large areas of land and large buildings with heavy equipment and facilities. Uses within IN developments may involve significant truck traffic or rail service requiring access to major roadways and rail spurs.*

- (a) **Context.** The IN district is appropriate for the areas shown on the Land Use Plan Map as Industrial. Figures 18-9.5.-1 and 18-9.5.-2 depict examples of development patterns and the range of land uses, building types, heights, and scales that are characteristic of the IN district.
- (b) **Land Uses.** The permitted by-right, limited, conditional, and prohibited uses are set out in Sec. 18-12., *Consolidated Use Table*.

Table 18-7.4.-3, UT Other Site and Building Components

		Duplex	Patio or Conventional Attached Home or Townhouse	Multiplex	Apartment
- Rear Yard		6 ft.	6 ft.	6 ft.	6 ft.

Table Notes:
 1. Buildings on lots that abut a lake or waterway or abut upon a common area that adjoins a lake or waterway are exempt from the frontage requirement if their primary entrance is oriented toward the water.

(d) **References to Related Standards.** Table 18-7.4.-4 provides the locations in the UDC for related provisions but is not meant to be an exhaustive list of all applicable requirements of this UDC.

Table 18-7.4.-4, UT References to Related Standards

Topic	Location in UDC
Accessory Uses	Sec. 18-15.
Amenity Space Requirements	Sec. 18-19.
Building Design	Sec. 18-20.
Fences and Walls	Sec. 18-27.
Floodplain and Floodway Development	Article V
Outdoor Lighting	Sec. 18-22.
Parking, Loading, and Stacking	Sec. 18-23.
Sign Types, Sizes, and Locations	Sec. 18-25.
Site Landscaping and Bufferyards	Sec. 18-21.
Streets and Transportation	Article VI

Sec. 18-8. Mixed-Use District Dimensional Standards

Subsec. 18-8.1. Downtown (DT)

Purpose. *The DT District provides for a concentration of small-scale retail, office, and service businesses that are built to or near the street providing opportunity for persons to live, work, dine, or shop within a traditional "Urban Center" environment. Upper floor residential units or offices may compliment the commercial uses.*

- (a) **Context.** The DT district is appropriate for the areas shown on the Land Use Plan Map as Old Town/City Center. Figures 18-8.1.-1 and 18-8.1.-2 depict examples of development patterns and the range of land uses, building types, heights, and scales that are characteristic of the DT district.
- (b) **Land Uses.** The permitted by-right, conditional, limited, and prohibited uses are set out in Sec. 18-12., *Consolidated Use Table*.

Figure 18-8.1.-1, DT District Example Development Pattern

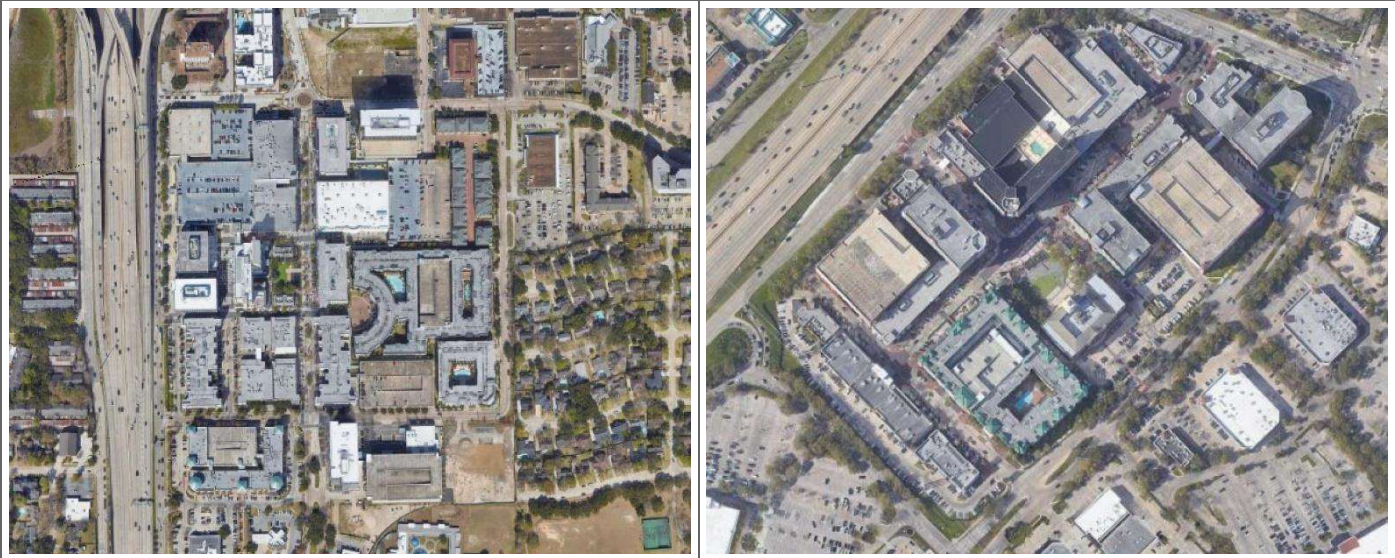


Figure 18-8.1.-2, DT District Example Imagery



(c) **Dimensional Standards and Illustrations.** The applicable dimensional standards for the DT district are outlined in Tables 18-8.1.-1 through 18-8.1.-5.

Table 18-8.1.-1, DT Site Development		
Density (maximum units per gross acre)		40
Wastewater		Public
Amenity Space ¹ (minimum)		20%

Table 18-8.1.-1, DT Site Development

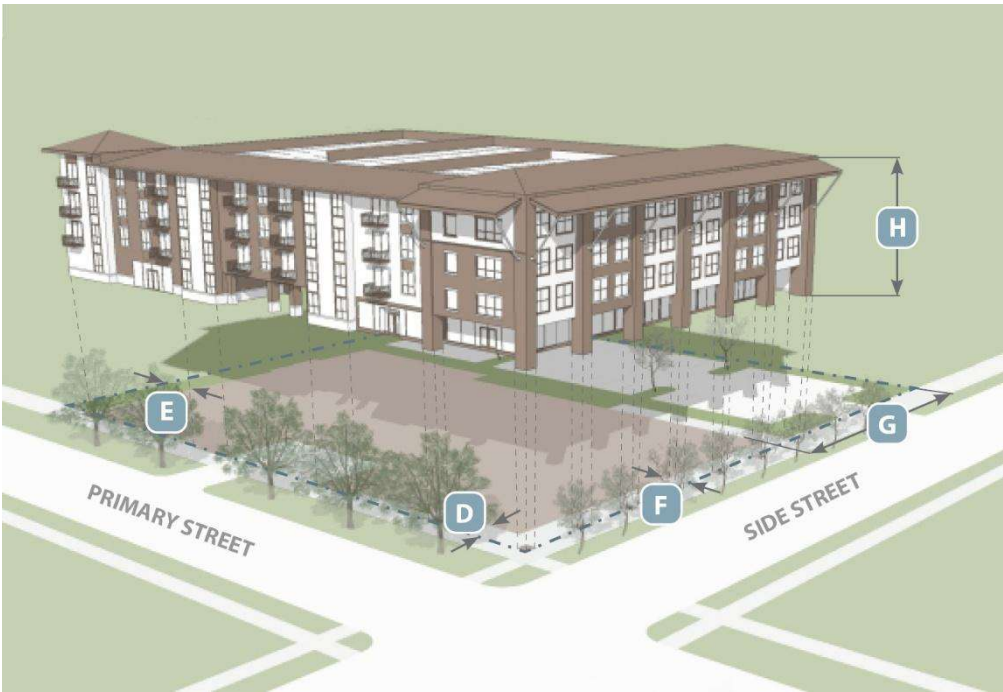
<p>Permitted Amenity Space Type (Refer to Sec. 18-19.)</p>	<p>Enhanced Parking Lot Landscaping, Enhanced Stormwater Management, Community Gardens, Parks, Plazas, Squares, Courtyards, Greens, Recreation Areas, School Sites, and Community Centers or Other Public Facilities</p>
<p>Table Notes: 1. Minimum amenity space percentage is achieved by incorporating one or more of the listed amenities.</p>	

Table 18-8.1.-2, DT Lot



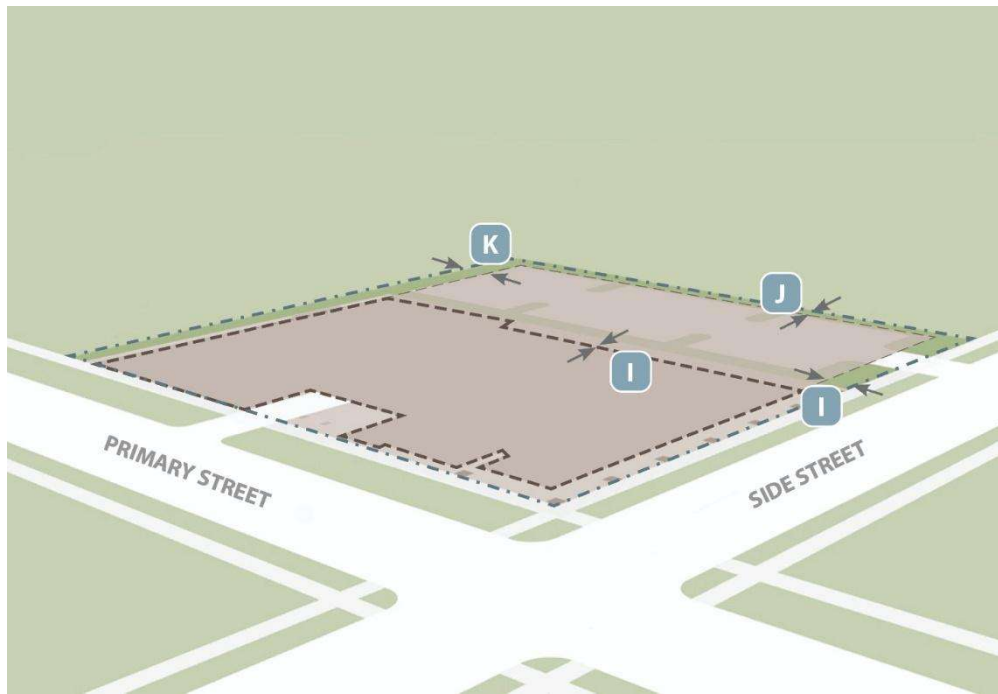
A	Area (maximum)	4 ac.
B	Width (minimum)	250 ft.
	Frontage Build Out at Build-To-Line (minimum)	60%
	Frontage Build Out at Build-To-Line (maximum)	80%
C	Building Coverage (maximum)	90%

Table 18-8.1.-3, DT Building Placement and Height



Principal Building		
D	Build-To-Line (maximum)	25 ft.
	Setback (minimum)	
D	- Front	10 ft.
E	- Side - Adjacent to RE District - Adjacent to Other Districts	10 ft.
F	- Corner	10 ft.
G	- Rear	10 ft.
H	Height (maximum)	55 ft.

Table 18-8.1.-3, DT Building Placement and Height



Accessory Buildings

Setbacks (minimum)		
I	- Front, Corner	Accessory buildings shall not be located in the front or street-facing side yard on a corner lot.
J	- Alley	5 ft.
K	- Any Other Property Line	5 ft.
Height (maximum)		16 ft.

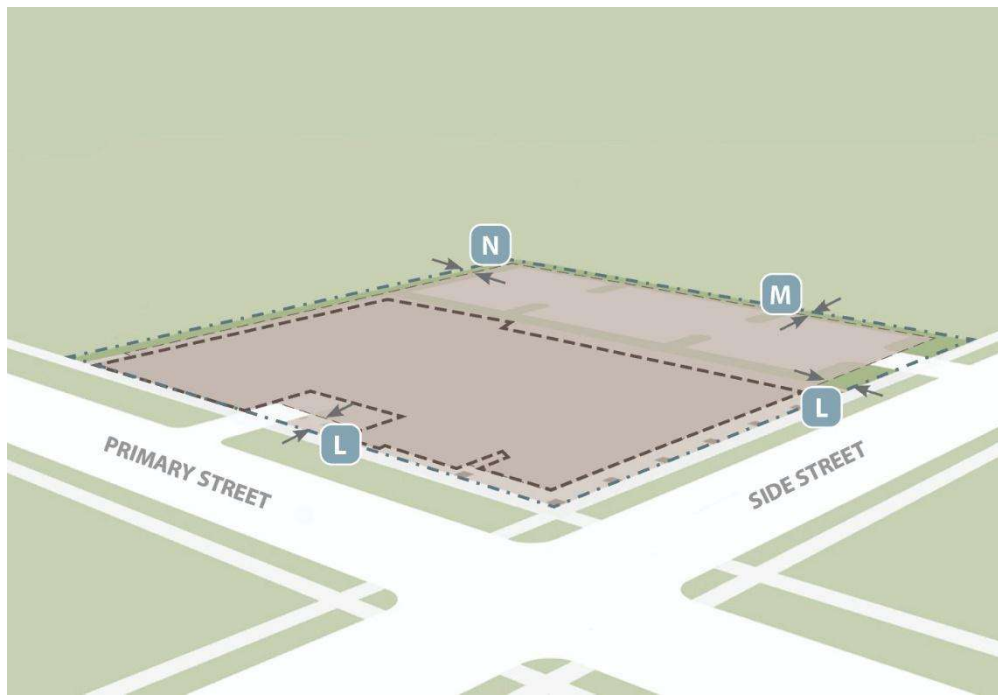
Table 18-8.1.-4, DT Other Site and Building Components

Building Type (Subsec. 18-20.2.)	Mixed-Use Building (upper floor residential units), Townhouse, Live-Work, Commercial, Office-Institutional, or Parking Structure
Roof Form	
- Percentage of sloped roof	20%
- Roof Slope	4:12 or steeper
Frontage Type (Subsec. 18-20.3.)	Porch, Stoop, Gallery, Arcade, Forecourt, Storefront, or Terrace

Table 18-8.1.-4, DT Other Site and Building Components

Primary Entrance Orientation	Towards primary street on front facade or on corner
Allowed Setback Encroachments (maximum)	
- <i>Architectural Features</i>	2 ft.
- <i>Building Frontage</i>	3 ft.
Fence or Freestanding Walls Height (maximum)	
- <i>Front Yard</i>	3 ft.
- <i>Side Yard</i>	8 ft.
- <i>Corner Yard</i>	3 ft.
- <i>Rear Yard</i>	8 ft.

Table 18-8.1.-5, DT Access and Parking



Street Access Type	Minor Collector or Minor Arterial
Pedestrian Access	Walkways shall connect the main entrance to the sidewalk, if one is present or required to be constructed and connect an entrance to the primary parking area.
Parking Type	Parking Lot or Parking Structure

Table 18-8.1.-5, DT Access and Parking		
	Parking Location	Rear or Hidden within Building Structure
	Parking Setback (minimum)	
L	- <i>Front, Corner</i>	15 ft.
M	- <i>Alley</i>	10 ft.
N	- <i>Property Line</i>	10 ft.
	Required Spaces	See Sec. 18-23., <i>Parking, Loading, and Stacking</i> , for number of spaces required.

(d) **References to Related Standards.** Table 18-8.1.-6 provides the locations in the UDC for related provisions but is not meant to be an exhaustive list of all applicable requirements of this UDC.

Table 18-8.1.-6, DT References to Related Standards	
Standard Topic	Location in UDC
Accessory Uses	Sec. 18-15.
Amenity Space Requirements	Sec. 18-19.
Building Design	Sec. 18-20.
Fences and Walls	Sec. 18-27.
Floodplain and Floodway Development	Article V
Outdoor Lighting	Sec. 18-22.
Parking, Loading, and Stacking	Sec. 18-23.
Sign Types, Sizes, and Locations	Sec. 18-25.
Site Landscaping and Bufferyards	Sec. 18-21.
Streets and Transportation	Article VI

Subsec. 18-8.2. Mixed-Use (MU)

Purpose. *The MU District provides for a concentration of small-scale residential and office businesses that are built near the street providing opportunity for persons to live and work within a traditional "City Center" environment.*

- (a) **Context.** The MU district is appropriate for the areas shown on the Land Use Plan Map as Activity Center. Figures 18-8.2.-1 and 18-8.2.-2 depict examples of development patterns and the range of land uses, building types, heights, and scales that are characteristic of the MU district.
- (b) **Land Uses.** The permitted by-right, conditional, limited, and prohibited uses are set out in Sec. 18-12., *Consolidated Use Table*.



District Summary Report

Total Districts: 1

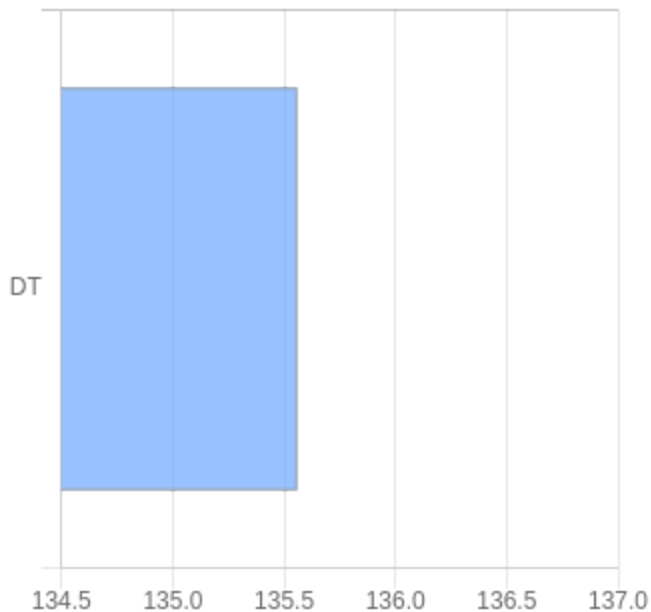


Chart data: DT: 135.56%



DT

Downtown [↗](#)

2.41% coverage / 136 acres

Permitted with a Limited Use Permit

Residential

Fitness Studio

Food Truck Court

Gym

Restaurant, Drive-Through or Drive-In

Public and Civic

Telecommunication Tower

Residential

Apartment

Multiplex

Permitted by Right



Residential

All Other Office Uses Not Listed

All Other Restaurant Uses Not Listed Above

All Parking, Standalone Uses

Amphitheater

Public and Civic

All Other Parks and Open Area Uses Not Listed

Aquarium

Library

Minor Utility

Museum

Residential

Live-Work Unit

Townhouse

Upper-Story Residential

----- **Permitted with a Conditional Use Permit** -----

Residential

Bar

Bed and Breakfast

Convention Center

Nightclub

Short-Term or Vacation Rental

Tavern

Public and Civic

Major Utility

----- **End of DT** -----

Disclaimer

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For more information contact the Planning Department.

Table 18-7.2.-3, NC Other Site and Building Components		
	- Bay Windows	3 ft.
	- Patio and Decks	
	▪ Front	▪ 8 ft.
	▪ Side, Rear	▪ 0 ft.
	▪ Corner	▪ 8 ft.
Fence or Freestanding Walls Height (maximum)		
	- Front Setback	3 ft.
	- Side Setback	6 ft.
	- Corner Setback	3 ft.
	- Rear Setback	6 ft.
Table Notes:		
1. Buildings on lots that abut a lake or waterway or abut upon a common area that adjoins a lake or waterway are exempt from the frontage requirement if their primary entrance is oriented toward the water. Refer to Sec. 18-15. , <i>Accessory Use Standards</i> , for additional provisions.		

(e) **References to Related Standards.** Table 18-7.2.-4 provides the locations in the UDC for related provisions but is not meant to be an exhaustive list of all applicable requirements of this UDC.

Table 18-7.2.-4, NC References to Related Standards	
Topic	Location in UDC
Accessory Uses	Sec. 18-15.
Amenity Space Requirements	Sec. 18-19.
Building Design	Sec. 18-20.
Fences and Walls	Sec. 18-27.
Floodplain and Floodway Development	Article V
Outdoor Lighting	Sec. 18-22.
Parking, Loading, and Stacking	Sec. 18-23.
Sign Types, Sizes, and Locations	Sec. 18-25.
Site Landscaping and Bufferyards	Sec. 18-21.
Streets and Transportation	Article VI

Subsec. 18-7.3. General Residential (GR)

Purpose. The General Residential (GR) district provides for residential areas that offer a mix of housing types and densities. New development will have higher densities per acre than other areas of the City, typically ranging from up to 6.5 dwelling units per acre (du/ac). Areas for infill development may include higher densities of 10 du/ac or lower. Mixed infill development, of multiple-use types, is encouraged in these areas.

- (a) **Context.** The GR district is appropriate for the areas shown on the Land Use Plan Map as General Residential. Figures 18-7.3.-1 and 18-7.3.-2 depict examples of development patterns and the range of land uses, building types, heights, and scales that are characteristic of the GR district.
- (b) **Land Uses.** The permitted by-right, limited, conditional, and prohibited uses are set out in Sec. 18-12., Consolidated Use Table.

Figure 18-7.3.-1, GR District Example Development Pattern



Figure 18-7.3.-2, GR District Example Imagery



(c) Dimensional Standards and Illustrations.

- (1) *Generally.* The applicable dimensional standards for the GR district are outlined in Tables 18-7.3.-1 through 18-7.3.-3.
- (2) *Front-Loaded Garages.* Where a minimum front setback is less than 20 feet, a front-loaded garage shall have a minimum setback of 20 feet and the remainder of the building may meet the minimum setback that is less than 20 feet.
- (3) *Nonresidential.* Permitted nonresidential uses shall be developed in accordance with the standards in Subsec. 18-9.2., *Small Scale Commercial.*

Table 18-7.3.-1, GR Site Development

	Base	Infill or Cluster
Density (maximum units per gross acre)	6.5	10.0
Wastewater	Public	Public
Amenity Space¹ (minimum)	10%	25%
Permitted Amenity Space Types (Refer to Sec. 18-19.)	Enhanced Parking Lot Landscaping, Enhanced Stormwater Management, Natural Area ² , Greenways ² , Community Gardens, Parks, Greens, Recreation Areas, School Sites, and Community Centers or Other Public Facilities.	

Table Notes:

- 1. Minimum amenity space percentage is achieved by incorporating one or more of the listed amenities.
- 2. A minimum of five percent of the required amenity space for a cluster development shall consist of Natural Areas or Greenways.

Table 18-7.3.-2, GR Lot, Building Placement, and Height



		Base	Infill or Cluster
Lot			
Lot Area Per Dwelling Unit (minimum)			
A	- Conventional Detached Home	5,500 sq. ft.	4,000 sq. ft.
	- Patio / Conventional Attached Home	3,600 sq. ft.	2,500 sq. ft.
	- Duplex	3,600 sq. ft.	2,500 sq. ft.
Lot Width (minimum)			
B	- Conventional Detached Home	55 ft.	40 ft.
	- Patio / Conventional Attached Home	36 ft.	25 ft.
	- Duplex	72 ft.	50 ft.
C	Building Coverage (maximum)	65%	65%

Table 18-7.3.-2, GR Lot, Building Placement, and Height



		Base	Infill or Cluster
Principal Building			
	Setbacks (minimum)		
D	- Front	25 ft.	20 ft.
E	- Side ¹	5 ft.	5 ft.
F	- Corner	10 ft.	10 ft.
G	- Rear ²	15 ft.	15 ft.
H	Height (maximum)	35 ft.	45 ft.

Table 18-7.3.-2, GR Lot, Building Placement, and Height



		Base	Infill or Cluster
Accessory Building			
	Setbacks (minimum)		
I	- <i>Front and Corner</i>	Accessory buildings shall not be located in the front or corner setback	
J	- <i>Alley</i>	5 ft.	3 ft.
K	- <i>Side</i>	5 ft.	3 ft.
L	- <i>Rear²</i>	8 ft.	5 ft.
M	Height (maximum)	16 ft.	16 ft.

Table Notes:

1. Refer to Sec. 18-13., *Limited Use Standards*, for side setback requirements and other standards related to Patio Homes and Conventional Attached Homes.
2. If a rear yard of any premises abuts a lake or waterway or abuts upon a common area that adjoins a lake or waterway, the principal or accessory building shall not be closer than 25 feet to the water's edge. Refer to Sec. 18-15., *Accessory Use Standards*, for additional provisions.

Table 18-7.3.-3, GR Other Site and Building Components

		Base	Infill or Cluster
	Frontage Type (Subsec. 18-20.3.) ¹	Open Yard, Stoop, or Porch	Open Yard, Stoop, or Porch

Table 18-7.3.-3, GR Other Site and Building Components			
		Base	Infill or Cluster
Allowed Setback Encroachments (maximum)			
	- <i>Architectural Features</i>	3 ft.	3 ft.
	- <i>Balcony</i>	5 ft.	5 ft.
	- <i>Bay Windows</i>	3 ft.	3 ft.
	- <i>Patio and Decks</i>		
	▪ <i>Front</i>	▪ 8 ft.	▪ 8 ft.
	▪ <i>Side, Rear</i>	▪ 0 ft.	▪ 0 ft.
	▪ <i>Corner</i>	▪ 8 ft.	▪ 8 ft.
Fence or Freestanding Walls Height (maximum)			
	- <i>Front Yard</i>	3 ft.	3 ft.
	- <i>Side Yard</i>	6 ft.	6 ft.
	- <i>Corner Yard</i>	3 ft.	3 ft.
	- <i>Rear Yard</i>	6 ft.	6 ft.
Table Notes:			
1. Buildings on lots that abut a lake or waterway or abut upon a common area that adjoins a lake or waterway are exempt from the frontage requirement if their primary entrance is oriented toward the water.			

(d) **References to Related Standards.** Table 18-7.3.-4 provides the locations in the UDC for related provisions but is not meant to be an exhaustive list of all applicable requirements of this UDC.

Table 18-7.3.-4, GR References to Related Standards	
Topic	Location in UDC
Accessory Uses	Sec. 18-15.
Amenity Space Requirements	Sec. 18-19.
Building Design	Sec. 18-20.
Fences and Walls	Sec. 18-27.
Floodplain and Floodway Development	Article V
Outdoor Lighting	Sec. 18-22.
Parking, Loading, and Stacking	Sec. 18-23.
Sign Types, Sizes, and Locations	Sec. 18-25.
Site Landscaping and Bufferyards	Sec. 18-21.
Streets and Transportation	Article VI



District Summary Report

Total Districts: 1

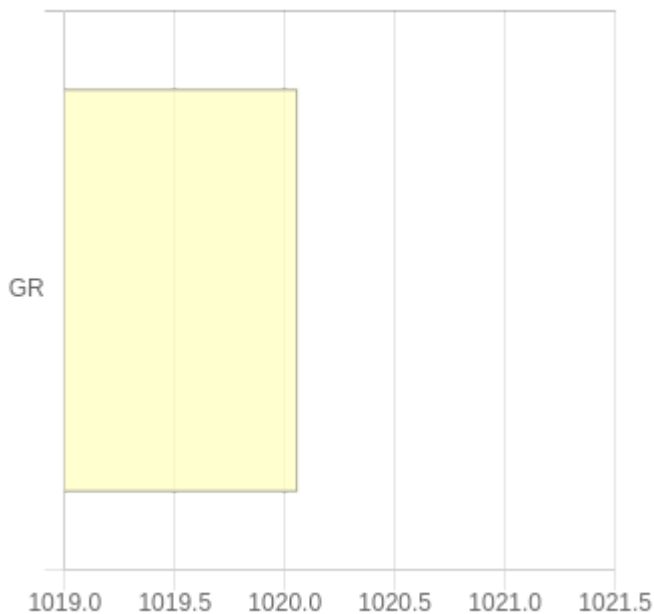


Chart data: GR: 1020.06%



GR

General Residential [↗](#)

18.15% coverage / 1,020 acres

Permitted with a Limited Use Permit

Public and Civic

Telecommunication Tower

Residential

Community Home for Persons with Disabilities

Conventional Attached Home

Patio Home

Permitted by Right

Public and Civic

All Other Parks and Open Area Uses Not Listed

Minor Utility

Municipal or Community Recreation Center

Residential

All Other Group Living Uses Not Listed

Conventional Detached Home

Duplex



----- **Permitted with a Conditional Use Permit** -----

Residential

Bed and Breakfast

Country Club

Golf Course

Short-Term or Vacation Rental

Public and Civic

All Other Community Facilities Uses Not Listed

All Other Educational Facilities Uses Not Listed

All Other Government Facilities Uses Not Listed

Major Utility

Residential

Manufactured Home Park or Subdivision

----- **End of GR** -----

Disclaimer

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For more information contact the Planning Department.

Table 18-9.4.-4, BP Access and Parking		
N	<p>- <i>Property Line</i></p> <ul style="list-style-type: none"> ▪ <i>Adjacent to RE, NC, GR, or UT Districts</i> ▪ <i>Adjacent to All Other Districts</i> 	<ul style="list-style-type: none"> ▪ 15 ft. ▪ 10 ft.
Required Spaces		See Sec. 18-23., <i>Parking, Loading, and Stacking</i> , for number of spaces required.

(d) **References to Related Standards.** Table 18-9.4.-5 provides the locations in the UDC for related provisions but is not meant to be an exhaustive list of all applicable requirements of this UDC.

Table 18-9.4.-5, BP References to Related Standards	
Standard Topic	Location in UDC
Accessory Uses	Sec. 18-15.
Amenity Space Requirements	Sec. 18-19.
Building Design	Sec. 18-20.
Fences and Walls	Sec. 18-27.
Floodplain and Floodway Development	Article V
Outdoor Lighting	Sec. 18-22.
Parking, Loading, and Stacking	Sec. 18-23.
Sign Types, Sizes, and Locations	Sec. 18-25.
Site Landscaping and Bufferyards	Sec. 18-21.
Streets and Transportation	Article VI

Subsec. 18-9.5. Industrial (IN)

Purpose. *The Industrial (IN) district provides areas for heavy industrial and manufacturing uses that may generate noise, odor, or other nuisances. The character of development within the IN typically consists of large areas of land and large buildings with heavy equipment and facilities. Uses within IN developments may involve significant truck traffic or rail service requiring access to major roadways and rail spurs.*

- (a) **Context.** The IN district is appropriate for the areas shown on the Land Use Plan Map as Industrial. Figures 18-9.5.-1 and 18-9.5.-2 depict examples of development patterns and the range of land uses, building types, heights, and scales that are characteristic of the IN district.
- (b) **Land Uses.** The permitted by-right, limited, conditional, and prohibited uses are set out in Sec. 18-12., *Consolidated Use Table*.

Figure 18-9.5.-1, IN District Example Development Pattern



Figure 18-9.5.-2, IN District Example Imagery



(c) **Dimensional Standards and Illustrations.** The applicable dimensional standards for the IN district are outlined in Tables 18-9.5.-1 through 18-9.5.-4. Permitted residential uses shall be developed in accordance with the standards in Subsec. 18-7.4., *Urban Transition*.

Table 18-9.5.-1, IN Site Development

Table 18-9.5.-1, IN Site Development	
Floor Area Ratio (maximum)	1.0
Amenity Space ¹ (minimum)	5%
Permitted Amenity Space Types (Refer to Sec. 18-19.)	Enhanced Parking Lot Landscaping, Enhanced Foundation Plantings, and Enhanced Stormwater Management

Table 18-9.5.-1, IN Site Development

Table Notes:

1. Minimum amenity space percentage is achieved by incorporating one or more of the listed amenities.

Table 18-9.5.-2, IN Lot, Building Placement, and Height



Lot

A	Minimum Lot Area	20,000 sq. ft.
B	Minimum Lot Width	100 ft.
C	Maximum Building Coverage	50%

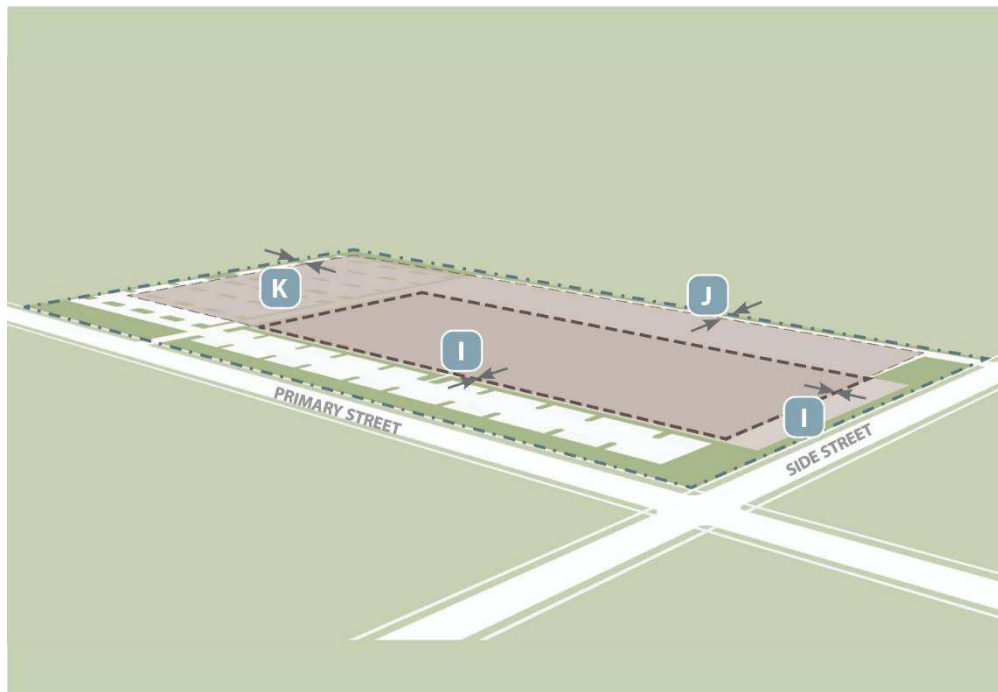
Table 18-9.5.-2, IN Lot, Building Placement, and Height



Principal Buildings

Setbacks (minimum)		
D	- Front - Front, if within 50 ft. of Interstate 45 right-of-way	25 ft. 50 ft.
E	- Side <ul style="list-style-type: none"> ▪ Adjacent to RE, NC, GR, or UT ▪ Adjacent to SC, MU, or DT ▪ Adjacent to All Other Districts 	<ul style="list-style-type: none"> ▪ 40 ft. ▪ 25 ft. ▪ 15 ft.
F	- Corner - Corner, if within 50 ft. of Interstate 45 right-of-way	25 ft. 50 ft.
G	- Rear ¹ <ul style="list-style-type: none"> ▪ Adjacent to RE, NC, GR, or UT ▪ Adjacent to SC, MU, or DT ▪ Adjacent to All Other Districts 	<ul style="list-style-type: none"> ▪ 40 ft. ▪ 25 ft. ▪ 15 ft.
H Height (maximum)		
	- Adjacent to RE, NC, GR, or UT	35 ft.
	- Adjacent to All Other Districts	45 ft.

Table 18-9.5.-2, IN Lot, Building Placement, and Height



Accessory Buildings

Setbacks (minimum)		
I	- Front, Corner	Accessory buildings shall not be located in the front or street-facing side yard on a corner lot.
J	- Alley	15 ft.
K	- Any Other Property Line ¹	15 ft.
Height (maximum)		Same as maximum height for principal structure

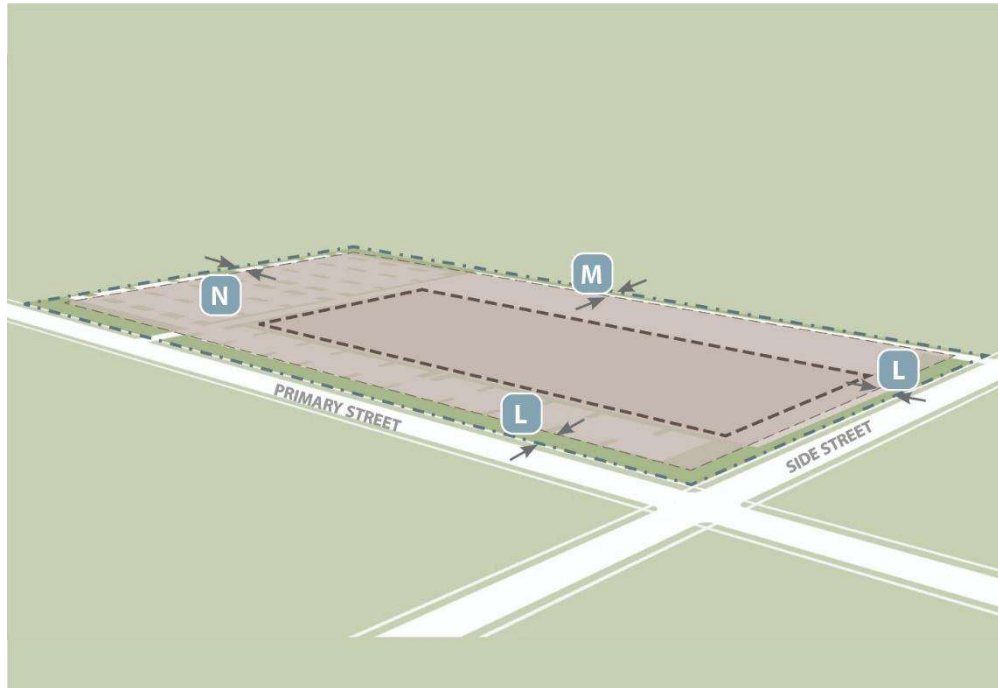
Tables Notes:

1. If a rear yard of any premises abuts a lake or waterway or abuts upon a common area that adjoins a lake or waterway, the principal or accessory building shall not be closer than 25 feet to the water's edge. Refer to [Sec. 18-15.](#), *Accessory Use Standards*, for additional provisions.

Table 18-9.5.-3, IN Other Site and Building Components

Frontage Type	N/A
Allowed Setback Encroachments (maximum)	
- Architectural Features	3 ft.
Fence or Freestanding Walls Height (maximum)	
- Front or Corner Yard	6 ft.
- Side or Rear Yard	12 ft.

Table 18-9.5.-4, IN Access and Parking



	Street Access Type	Collector or Arterial
	Pedestrian Access	Walkways shall connect the main entrance to the sidewalk, if one is present or required to be constructed, and connect an entrance to the primary parking area
	Parking Type	Parking Lot or Structured Parking
	Parking Location	Front, Side, or Rear
	Parking Setback (minimum)	
L	- <i>Front, Corner</i>	15 ft.
M	- <i>Alley</i>	10 ft.
N	- <i>Property Line</i>	
	<ul style="list-style-type: none"> ▪ Adjacent to RE, NC, GR, or UT Districts ▪ Adjacent to All Other Districts 	<ul style="list-style-type: none"> ▪ 25 ft. ▪ 10 ft.
	Required Spaces	See Sec. 18-23., <i>Parking, Loading, and Stacking</i> , for number of spaces required.

(d) **References to Related Standards.** Table 18-9.5.-5 provides the locations in the UDC for related provisions but is not meant to be an exhaustive list of all applicable requirements of this UDC.

Table 18-9.5.-5, IN References to Related Standards	
Standard Topic	Location in UDC
Accessory Uses	Sec. 18-15.
Amenity Space Requirements	Sec. 18-19.
Building Design	Sec. 18-20.
Fences and Walls	Sec. 18-27.
Floodplain and Floodway Development	Article V
Outdoor Lighting	Sec. 18-22.
Parking, Loading, and Stacking	Sec. 18-23.
Sign Types, Sizes, and Locations	Sec. 18-25.
Site Landscaping and Bufferyards	Sec. 18-21.
Streets and Transportation	Article VI

Sec. 18-10. Special Purpose and Overlay Districts

(a) Planned Development (PD) District.

(1) *Purpose.* The purposes of the Planned Development (PD) special purpose zoning district are:

- a. *Flexibility and Innovation.* To allow regulatory flexibility to:
 - i. Achieve development that is in accordance with the City's Comprehensive Plan;
 - ii. Achieve economy and efficiency in the use of land, natural resources, energy, and in the provision of public services and utilities;
 - iii. Protect and preserve natural resources and natural features;
 - iv. Encourage the creation of useful open space particularly suited to the proposed development and the parcel on which it is located; and
 - v. Provide appropriate development to satisfy the needs of residents of the City of Dickinson.
- b. *Land Use Compatibility.* To require development to be laid out so that proposed uses, buildings, and site improvements relate to each other and to adjoining existing uses and to the public realm in such a way that they will be compatible, with no material adverse impact of one use on another.
- c. *Redevelopment.* To generate the reuse and/or redevelopment of sites where an orderly change of use is determined to be desirable, especially where reuse is restricted because of existing nonconformities, physical development, or the constraints of conventional zoning standards.
- d. *Ensure Against Misuse.* To establish standards to ensure against misuse of the increased flexibility.



District Summary Report

Total Districts: 1

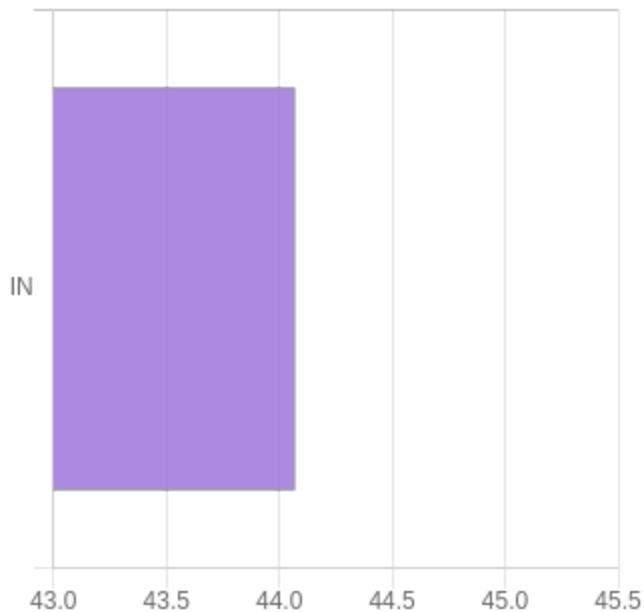


Chart data: IN: 44.07%



IN

Industrial

0.78% coverage / 44 acres

Permitted by Right

Residential

All Other Office Uses Not Listed

All Other Restaurant Uses Not Listed Above

All Other Retail Repair, Sales, and Service Uses Not Listed

All Parking, Standalone Uses

Automobile/Vehicle Body Repair

Automobile/Vehicle Sales, Leasing, or Rental

Automobile/Vehicle Servicing

Boat Storage

Car/Automobile/Vehicle Wash

Fitness Studio

Fuel Sales (Retail)

Gym

Marine Craft and Accessories Sales and Services

Recreational Vehicle (RV) Storage

Recreational Vehicle (RV) and Accessories Sales and Services

Restaurant, Drive-Through or Drive-In

Self-Storage Facility

Travel Plaza or Truck Stop

Veterinary Service (Small Animals)



Industrial

- All Other Heavy Industrial Uses Not Listed
- All Other Light Industrial Uses Not Listed
- All Other Warehousing and Freight Movement Uses Not Listed
- All Wholesale Trade uses
- Building and Development Contractor
- Micro-Manufacturing

Open

- Agricultural Sales and Service
- Nursery (Retail)
- Veterinary Service (All Size Animals)

Public and Civic

- All Other Community Facilities Uses Not Listed
- All Other Government Facilities Uses Not Listed
- All Other Medical Facilities Uses Not Listed
- All Other Parks and Open Area Uses Not Listed
- All Other Passenger Terminals Not Listed
- Aquarium
- Library
- Medical or Dental Laboratory
- Minor Utility
- Museum

Permitted with a Conditional Use Permit

Residential

- Sexually Oriented Business

Industrial

- All Other Waste-Related Uses Not Listed
- Animal Packaging Plant
- Animal Rendering Operations Facility
- Animal Slaughterhouse
- Batch Plant
- Junkyard, Salvage Yard, or Wrecking Yard
- Tractor-Trailer Parking Yard

Open

- All Other Agriculture Uses Not Listed
- All Resource Extraction Uses
- Kennel



Public and Civic

- Airport
- All Social Service Facilities Uses
- Helipad
- Landing Strip
- Major Utility
- Other Aircraft Facility

Permitted with a Limited Use Permit

Industrial

- Outdoor Storage Yard

Open

- Crop Production
- Livestock Production

Public and Civic

- Telecommunication Tower

End of IN

Disclaimer

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For more information contact the Planning Department.

Table 18-8.1.-5, DT Access and Parking		
	Parking Location	Rear or Hidden within Building Structure
	Parking Setback (minimum)	
L	- <i>Front, Corner</i>	15 ft.
M	- <i>Alley</i>	10 ft.
N	- <i>Property Line</i>	10 ft.
	Required Spaces	See Sec. 18-23., <i>Parking, Loading, and Stacking</i> , for number of spaces required.

(d) **References to Related Standards.** Table 18-8.1.-6 provides the locations in the UDC for related provisions but is not meant to be an exhaustive list of all applicable requirements of this UDC.

Table 18-8.1.-6, DT References to Related Standards	
Standard Topic	Location in UDC
Accessory Uses	Sec. 18-15.
Amenity Space Requirements	Sec. 18-19.
Building Design	Sec. 18-20.
Fences and Walls	Sec. 18-27.
Floodplain and Floodway Development	Article V
Outdoor Lighting	Sec. 18-22.
Parking, Loading, and Stacking	Sec. 18-23.
Sign Types, Sizes, and Locations	Sec. 18-25.
Site Landscaping and Bufferyards	Sec. 18-21.
Streets and Transportation	Article VI

Subsec. 18-8.2. Mixed-Use (MU)

Purpose. *The MU District provides for a concentration of small-scale residential and office businesses that are built near the street providing opportunity for persons to live and work within a traditional "City Center" environment.*

- (a) **Context.** The MU district is appropriate for the areas shown on the Land Use Plan Map as Activity Center. Figures 18-8.2.-1 and 18-8.2.-2 depict examples of development patterns and the range of land uses, building types, heights, and scales that are characteristic of the MU district.
- (b) **Land Uses.** The permitted by-right, conditional, limited, and prohibited uses are set out in Sec. 18-12., *Consolidated Use Table*.

Figure 18-8.2.-1, MU District Example Development Pattern

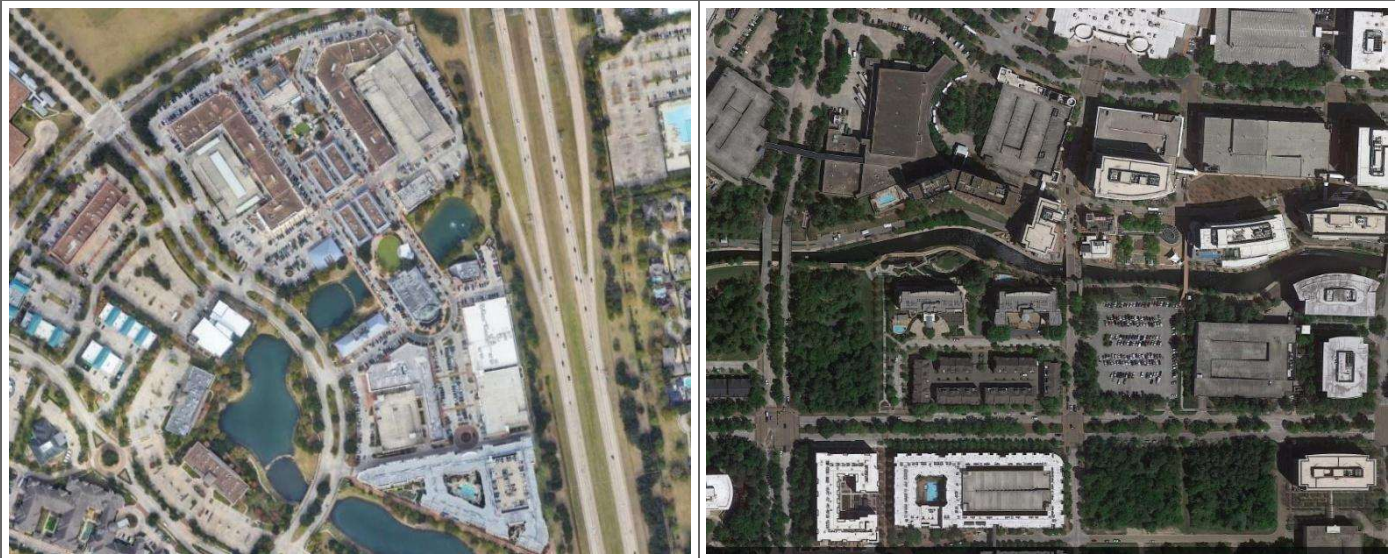


Figure 18-8.2.-2, MU District Example Imagery



(c) **Dimensional Standards and Illustrations.** The applicable dimensional standards for the MU district are outlined in Tables 18-8.2.-1 through 18-8.2.-5.

Table 18-8.2.-1, MU Site Development	
Density (maximum units per gross acre)	20
Wastewater	Public
Amenity Space ¹ (minimum)	25%

Table 18-8.2.-1, MU Site Development

	<p>Permitted Amenity Space Type (Refer to Sec. 18-19.)</p>	<p>Enhanced Parking Lot Landscaping, Enhanced Stormwater Management, Greenways, Community Gardens, Parks, Plazas, Squares, Courtyards, Greens, Recreation Areas, School Sites, and Community Centers or Other Public Facilities</p>
<p>Table Notes: 1. Minimum amenity space percentage is achieved by incorporating one or more of the listed amenities.</p>		

Table 18-8.2.-2, MU Lot



A	Area (minimum)	1 ac.
B	Width (minimum)	125 ft.
	Frontage Build Out at Build-To-Line (minimum)	30%
	Frontage Build Out at Build-To-Line (maximum)	60%
C	Building Coverage (maximum)	80%

Table 18-8.2.-3, MU Building Placement and Height



Principal Building

	Building Orientation	Primary facades shall be oriented to front property line
	Build-To-Line (maximum)	25 ft.
Setback (minimum)		
D	- <i>Front</i>	15 ft.
E	- <i>Side</i>	15 ft.
F	- <i>Corner</i>	20 ft.
G	- <i>Rear</i>	20 ft.
H	Height (maximum)	45 ft.

Table 18-8.2.-3, MU Building Placement and Height



Accessory Buildings

Setbacks (minimum)		
I	- Front, Corner	Accessory buildings shall not be located in the front or street-facing side yard on a corner lot.
J	- Alley	5 ft.
K	- Any Other Property Line	5 ft.
Height (maximum)		16 ft.

Table 18-8.2.-4 MU Other Site and Building Components

Building Type (Subsec. 18-20.2.)	Mixed-Use Building (upper floor residential units), Townhouse, Live-Work, Commercial, Office- Institutional, or Parking Structure
Roof Form	
- Percentage of sloped roof	50%
- Roof Slope	5:12 or steeper 3:12 or steeper for porches, add-ons, etc.
Frontage Type (Subsec. 18-20.3.)	Porch, Stoop, Gallery, Forecourt, Storefront, or Terrace

Table 18-8.2.-4 MU Other Site and Building Components

Primary Entrance Orientation	Towards primary street on front facade or on corner
Allowed Setback Encroachments (maximum)	
- <i>Architectural Features</i>	2 ft.
- <i>Building Frontage</i>	3 ft.
Fence or Freestanding Walls Height (maximum)	
- <i>Front Yard</i>	3 ft.
- <i>Side Yard</i>	8 ft.
- <i>Corner Yard</i>	3 ft.
- <i>Rear Yard</i>	8 ft.

Table 18-8.2.-5, MU Access and Parking



Street Access Type	Local or Minor Collector
Pedestrian Access	Walkways shall connect the main entrance to the sidewalk, if one is present or required to be constructed, and connect an entrance to the primary parking area.
Parking Type	Parking Lot or Parking Structure

Table 18-8.2.-5, MU Access and Parking		
	Parking Location	Rear, Side, or Hidden within Building Structure
	Parking Setback (minimum)	
L	- <i>Front, Street</i>	20 ft.
M	- <i>Alley</i>	15 ft.
N	- <i>Property Line</i>	10 ft.
	Required Spaces	See Sec. 18-23., Parking, Loading, and Stacking, for number of spaces required.

(d) **References to Related Standards.** Table 18-8.2.-6 provides the locations in the UDC for related provisions but is not meant to be an exhaustive list of all applicable requirements of this UDC.

Table 18-8.2.-6, MU References to Related Standards	
Standard Topic	Location in UDC
Accessory Uses	Sec. 18-15.
Amenity Space Requirements	Sec. 18-19.
Building Design	Sec. 18-20.
Fences and Walls	Sec. 18-27.
Floodplain and Floodway Development	Article V
Outdoor Lighting	Sec. 18-22.
Parking, Loading, and Stacking	Sec. 18-23.
Sign Types, Sizes, and Locations	Sec. 18-25.
Site Landscaping and Bufferyards	Sec. 18-21.
Streets and Transportation	Article VI

Sec. 18-9. Nonresidential District Dimensional Standards

Subsec. 18-9.1. [Reserved for Numbering Purposes]

Subsec. 18-9.2. Small-Scale Commercial (SC)



District Summary Report

Total Districts: 1

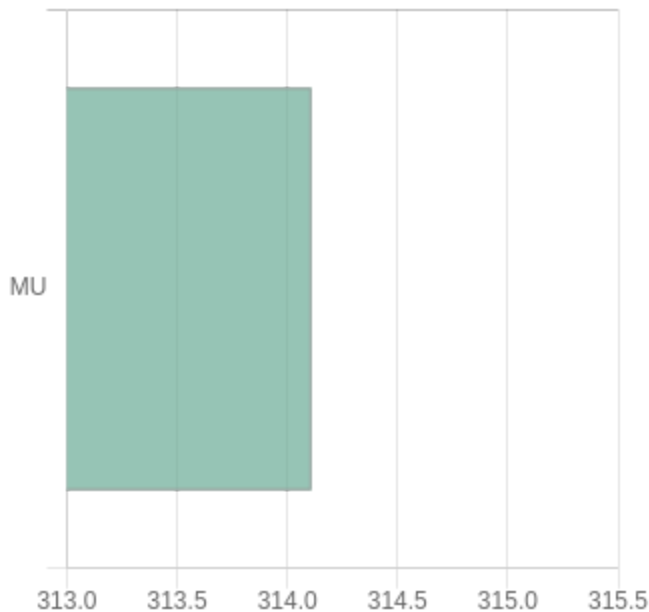


Chart data: MU: 314.11%



MU

Mixed-Use [↗](#)

5.59% coverage / 314 acres

Permitted with a Limited Use Permit

Residential

Food Truck Court

Restaurant, Drive-Through or Drive-In

Public and Civic

Telecommunication Tower

Residential

Apartment

Multiplex

Permitted by Right



Residential

All Other Office Uses Not Listed All Other Restaurant Uses Not Listed Above

All Parking, Standalone Uses Amphitheater Fitness Studio Gym

Public and Civic

All Other Parks and Open Area Uses Not Listed Minor Utility Municipal or Community Recreation Center

Residential

Live-Work Unit Townhouse Upper-Story Residential

----- **Permitted with a Conditional Use Permit** -----

Residential

Bar Bed and Breakfast Nightclub Short-Term or Vacation Rental Tavern

Public and Civic

All Other Community Facilities Uses Not Listed Major Utility

----- **End of MU** -----

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For more information contact the Planning Department.

Table 18-7.1.-3, RE Other Site and Building Components			
		Base	Cluster
	- <i>Patio and Decks</i>		
	▪ <i>Front</i>	▪ 8 ft.	▪ 8 ft.
	▪ <i>Side, Rear</i>	▪ 0 ft.	▪ 0 ft.
	▪ <i>Corner</i>	▪ 8 ft.	▪ 8 ft.
	Fence or Freestanding Walls Height (maximum)		
	- <i>Front Setback</i>	3 ft.	3 ft.
	- <i>Side Setback</i>	6 ft.	6 ft.
	- <i>Corner Setback</i>	3 ft.	3 ft.
	- <i>Rear Setback</i>	6 ft.	6 ft.
Table Notes:			
1. Buildings on lots that abut a lake or waterway or abut upon a common area that adjoins a lake or waterway are exempt from the frontage requirement if their primary entrance is oriented toward the water.			

(d) **References to Related Standards.** Table 18-7.1.-4 provides the locations in the UDC for related provisions but is not meant to be an exhaustive list of all applicable requirements of this UDC.

Table 18-7.1.-4, RE References to Related Standards	
Topic	Location in UDC
Accessory Uses	Sec. 18-15.
Amenity Space Requirements	Sec. 18-19.
Building Design	Sec. 18-20.
Fences and Walls	Sec. 18-27.
Floodplain and Floodway Development	Article V
Outdoor Lighting	Sec. 18-22.
Parking, Loading, and Stacking	Sec. 18-23.
Sign Types, Sizes, and Locations	Sec. 18-25.
Site Landscaping and Bufferyards	Sec. 18-21.
Streets and Transportation	Article VI

Subsec. 18-7.2. Neighborhood Conservation (NC)

Purpose. *The Neighborhood Conservation (NC) district preserves established residential neighborhoods by applying standards that enable, to the extent practicable, infill and redevelopment and allow for administrative approval of modest changes to Nonconforming uses, Structures, and Lots.*

- (a) **Context.** The NC district is appropriate for the areas shown on the Land Use Plan Map as Neighborhood Conservation and Neighborhood Restoration. Figures 18-7.2.-1 and 18-7.2.-2 depict examples of development patterns and the range of land uses, building types, heights, and scales that are characteristic of the NC district.
- (b) **Land Uses.** The permitted by-right, limited, conditional, and prohibited Uses are set out in Sec. 18-12, *Consolidated Use Table*.
- (c) **Conforming Uses, Buildings, and Lots.**
 - (1) *Uses.* All unabandoned residential uses on properties in the NC zoning district that were established, constructed, or reconstructed in compliance with the development regulations and building standards in effect at the time, or those since amended by the City, are deemed "conforming". Abandoned residential uses in the NC district are subject to the nonconforming use provisions in [Article IX, Nonconformities](#).
 - (2) *Buildings.* All buildings on properties located in the NC zoning district that lawfully existed or were the subject of an active Building Permit on the effective date of this UDC are deemed "conforming" buildings with respect to the height and setback requirements set out in this Section. However, this Section does not make the following buildings conforming:
 - a. Buildings that were constructed without required permits; and
 - b. Buildings that were constructed in violation of permit requirements or requirements of the development regulations in effect prior to the effective date of this UDC.
 - (3) *Lots.* Regardless of their lot area or lot width, all lots in the NC zoning district that existed on the effective date of this UDC are deemed "conforming" with respect to lot area and lot width if they contain an existing, permanent residential structure. The lot width and lot area requirements of Table 18-7.2.-2, *NC Lot, Building Placement, and Height* apply only to the subdivision or combination of existing lots or parcels within this district after the effective date of this UDC.

Figure 18-7.2.-1, NC District Example Development Pattern



Figure 18-7.2.-2, NC District Example Imagery



(d) **Dimensional Standards and Illustrations.** The applicable dimensional standards for the NC district are outlined in Tables 18-7.2.-1 through 18-7.2.-3. Permitted nonresidential uses shall be developed in accordance with the standards in Subsec. 18-9.2., *Small Scale Commercial*.

Table 18-7.2.-1, NC Site Development

Density (maximum units per gross acre)	6.5
Wastewater	Public
Amenity Space ¹ (minimum)	5%
Amenity Space Types (minimum) Refer to Sec. 18-19.	Enhanced Stormwater Management, Community Gardens, Parks, Plazas, Squares, Courtyards, Greens, Recreation Areas, School Sites, Community Centers, or Other Public Facilities

Table Notes:
 1. Minimum amenity space percentage is achieved by incorporating one or more of the listed amenities. Minimum amenity space requirement applies to residential developments of four lots or more and nonresidential developments.

Table 18-7.2.-2, NC Lot, Building Placement, and Height



Lot		
A	Lot Area (minimum)	Average of platted lots on the block face
B	Lot Width (minimum)	Average of platted lots on the block face
C	Frontage Build Out (minimum)	Average of platted lots on the block face
D	Building Coverage (maximum)	70%

Table 18-7.2.-2, NC Lot, Building Placement, and Height



Principal Building

Setbacks (minimum)		
A	<ul style="list-style-type: none"> - Front <ul style="list-style-type: none"> ▪ Street ▪ Cul-de-sac 	<ul style="list-style-type: none"> ▪ Average of block face ▪ 20 ft.
B	- Side	5 ft.
C	- Corner	10 ft., or average of block face, whichever is greater
D	- Rear ¹	25 ft.
E	Height (maximum)	35 ft.

Table 18-7.2.-2, NC Lot, Building Placement, and Height



Accessory Building

Setbacks (maximum)		
F	- Front and Corner	Accessory buildings shall not be located in the front or corner setback.
G	- Alley	5 ft.
H	- Side	5 ft.
I	- Rear ¹	8 ft.
J	Height (maximum)	Same as maximum height for principal building or residence

Table Notes:

1. If a rear yard of any premises abuts a lake or waterway or abuts upon a common area that adjoins a lake or waterway, the principal or accessory building shall not be closer than 25 feet to the water's edge.

Table 18-7.2.-3, NC Other Site and Building Components

	Frontage Type (Subsec. 18-20.3.) ¹	Any frontage type that already exists on the block face
Allowed Setback Encroachments (maximum)		
	- Architectural Features	3 ft.
	- Balcony	5 ft.

Table 18-7.2.-3, NC Other Site and Building Components	
- Bay Windows	3 ft.
- Patio and Decks	
▪ Front	▪ 8 ft.
▪ Side, Rear	▪ 0 ft.
▪ Corner	▪ 8 ft.
Fence or Freestanding Walls Height (maximum)	
- Front Setback	3 ft.
- Side Setback	6 ft.
- Corner Setback	3 ft.
- Rear Setback	6 ft.
Table Notes:	
1. Buildings on lots that abut a lake or waterway or abut upon a common area that adjoins a lake or waterway are exempt from the frontage requirement if their primary entrance is oriented toward the water. Refer to Sec. 18-15. , <i>Accessory Use Standards</i> , for additional provisions.	

(e) **References to Related Standards.** Table 18-7.2.-4 provides the locations in the UDC for related provisions but is not meant to be an exhaustive list of all applicable requirements of this UDC.

Table 18-7.2.-4, NC References to Related Standards	
Topic	Location in UDC
Accessory Uses	Sec. 18-15.
Amenity Space Requirements	Sec. 18-19.
Building Design	Sec. 18-20.
Fences and Walls	Sec. 18-27.
Floodplain and Floodway Development	Article V
Outdoor Lighting	Sec. 18-22.
Parking, Loading, and Stacking	Sec. 18-23.
Sign Types, Sizes, and Locations	Sec. 18-25.
Site Landscaping and Bufferyards	Sec. 18-21.
Streets and Transportation	Article VI

Subsec. 18-7.3. General Residential (GR)



District Summary Report

Total Districts: 1

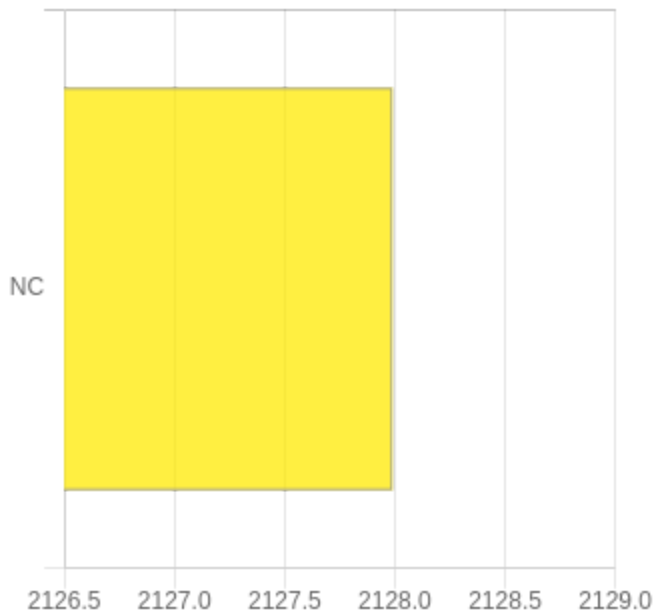


Chart data: NC: 2127.99%



NC Neighborhood Conservation [↗](#)

37.87% coverage / 2,128 acres

Permitted with a Limited Use Permit

Public and Civic

Telecommunication Tower

Residential

Community Home for Persons with Disabilities

Conventional Attached Home

Patio Home

Upper-Story Residential

Permitted by Right

Public and Civic

All Other Parks and Open Area Uses Not Listed

Minor Utility

Municipal or Community Recreation Center



Residential

All Other Group Living Uses Not Listed

Conventional Detached Home

Duplex

Permitted with a Conditional Use Permit

Residential

Bed and Breakfast

Country Club

Golf Course

Short-Term or Vacation Rental

Public and Civic

All Other Community Facilities Uses Not Listed

All Other Educational Facilities Uses Not Listed

All Other Government Facilities Uses Not Listed

Major Utility

End of NC

Disclaimer

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For more information contact the Planning Department.

Table 18-9.5.-5, IN References to Related Standards	
Standard Topic	Location in UDC
Accessory Uses	Sec. 18-15.
Amenity Space Requirements	Sec. 18-19.
Building Design	Sec. 18-20.
Fences and Walls	Sec. 18-27.
Floodplain and Floodway Development	Article V
Outdoor Lighting	Sec. 18-22.
Parking, Loading, and Stacking	Sec. 18-23.
Sign Types, Sizes, and Locations	Sec. 18-25.
Site Landscaping and Bufferyards	Sec. 18-21.
Streets and Transportation	Article VI

Sec. 18-10. Special Purpose and Overlay Districts

(a) Planned Development (PD) District.

(1) *Purpose.* The purposes of the Planned Development (PD) special purpose zoning district are:

- a. *Flexibility and Innovation.* To allow regulatory flexibility to:
 - i. Achieve development that is in accordance with the City's Comprehensive Plan;
 - ii. Achieve economy and efficiency in the use of land, natural resources, energy, and in the provision of public services and utilities;
 - iii. Protect and preserve natural resources and natural features;
 - iv. Encourage the creation of useful open space particularly suited to the proposed development and the parcel on which it is located; and
 - v. Provide appropriate development to satisfy the needs of residents of the City of Dickinson.
- b. *Land Use Compatibility.* To require development to be laid out so that proposed uses, buildings, and site improvements relate to each other and to adjoining existing uses and to the public realm in such a way that they will be compatible, with no material adverse impact of one use on another.
- c. *Redevelopment.* To generate the reuse and/or redevelopment of sites where an orderly change of use is determined to be desirable, especially where reuse is restricted because of existing nonconformities, physical development, or the constraints of conventional zoning standards.
- d. *Ensure Against Misuse.* To establish standards to ensure against misuse of the increased flexibility.

- (2) *Purposes Not Intended.* The PD district shall not be used for the sole purpose of circumventing the requirements of this UDC, securing an agreement between an applicant and nearby property owners to receive zoning approval, or assigning responsibility to the City for private deed covenants or restrictions.
- (3) *Permitted Uses.* Any use shall be permitted if such use is specified in the ordinance granting a PD district. The size, location, appearance, and method of operation may be specified to the extent necessary to ensure compliance with the purpose of this Chapter.
- (4) *Development Standards.*
 - a. *Generally.* Development requirements for each separate PD district shall be set forth in the ordinance granting the PD district or the concept plan attached to the ordinance, and may include, but not be limited to, uses, density, lot area, lot width, lot depth, yard depths and widths, building size, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, lighting, management associations, and other requirements as the City Council and Planning and Zoning Commission may deem appropriate.
 - b. *Conformance with the UDC.* The PD district shall conform to all other sections of the UDC, unless specifically excluded in the granting ordinance.
 - c. *Size.* The minimum acreage for a PD district request shall be five acres for nonresidential development and 10 acres for residential development.
 - d. *High-Density Residential Uses.* For high-density residential developments, amenity space shall be designated for the enjoyment of the occupants and general public. Except as provided below, the amenity space shall be no less than required for a similar development as set forth in Sec. 18-7., *Residential District Dimensional Standards*. This requirement may only be varied downward by the City Council when a lesser amount of amenity space would be more appropriate based on the density of the development, the installation of private amenity space, or where the availability and nature of adjacent and accessible amenity space is such that a lesser amount would adequately accommodate the development.
 - e. *Mixed and Nonresidential Uses.* For mixed-use and nonresidential developments, amenity space shall be designated for the enjoyment of the general public or, in the case of industrial developments, the employees. Except as provided below, the amenity space shall be no less than required for a similar development as set forth in Sec. 18-8., *Mixed-Use District Dimensional Standards*, or Sec. 18-9., *Nonresidential District Dimensional Standards*. This requirement may only be varied downward by the City Council when a lesser amount of amenity space would be more appropriate based on the density or intensity of the development, the installation of private amenity space, or where the availability and nature of adjacent and accessible amenity space is such that a lesser amount would adequately accommodate the development.



District Summary Report

Total Districts: 1

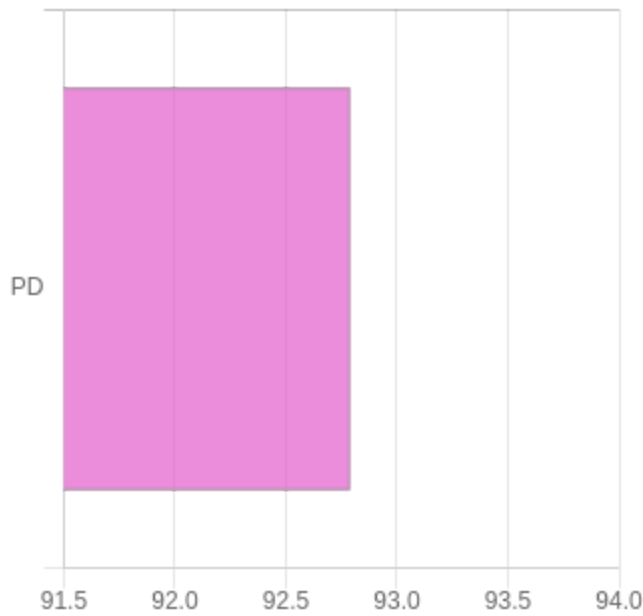


Chart data: PD: 92.79%



PD

Planned Development [↗](#)

1.65% coverage / 93 acres

End of PD

Disclaimer

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For more information contact the Planning Department.

features, the zoning boundary shall be construed to follow the centerline of the right-of-way or easement. Where these features on the ground differ from that shown on the Official Zoning District Map, the features on the ground control.

- b. *Property Lines.* Where district boundaries are so indicated that they approximately follow property lines, such lot lines shall be construed to be the boundaries.
 - c. *City Limits.* Where district boundaries are indicated as approximately following City limits, such City limits shall be considered the district boundaries.
 - d. *Watercourses.* Boundaries shown as following, or approximately following, the centerline of drainage ways, streams, water bodies, or other watercourses shall be construed as following the centerline. In the event of a natural change in the location of such streams or other watercourses, the zoning district boundary shall be construed as moving with the centerline.
 - e. *Vacation or Abandonment.* Where a public right-of-way is officially vacated or abandoned, the regulations applicable to the abutting property apply equally to the vacated or abandoned street or alley to the centerline of the vacated or abandoned right-of-way.
 - f. *Undivided Land or No Identifiable Features.* On unsubdivided land or when a district boundary follows no identifiable feature, the location of district boundaries shall be determined by the ordinance establishing the district boundaries or by using the map scale appearing on the official map, unless the district line is indicated by dimensions printed on the official map, in which case the printed dimensions shall control.
 - g. *Annexed Land.* For the purposes of ensuring that all land has a zoning designation, any land that is annexed into the City shall be zoned in accordance with its associated future land use class(es) as set forth in the Future Land Use Map in the Comprehensive Plan and in Table 18-6.-1, *Zoning Districts Established*.
- (5) *Board of Adjustment Interpretation.* Where the Administrator is unable to interpret the location of a particular zoning district boundary, the Administrator may refer the question to the Board of Adjustment. The Board of Adjustment shall hold a public hearing prior to making their decision.

Sec. 18-7. Residential District Dimensional Standards

Subsec. 18-7.1. Rural and Estate (RE)

Purpose. *The Rural and Estate (RE) district provides for low-density, rural residential and agricultural and supporting uses on large lots. The character of developments within RE district consists of rural, semi-natural landscapes with an abundance of open space. The district is typically found on the edges of the City limits where access to public facilities may be limited.*

- (a) **Context.** The RE district is appropriate for the areas shown on the Future Land Use Plan Map as Rural/Estate. Figures 18-7.1.-1 and 18-7.1.-2 depict examples of development patterns and the range of land uses, building types, heights, and scales that are characteristic of the RE district.
- (b) **Land Uses.** The permitted by-right, limited, conditional, and prohibited uses are set out in Sec. 18-12., *Consolidated Use Table*.

Figure 18-7.1.-1, RE District Example Development Pattern



Figure 18-7.1.-2, RE District Example Imagery



(c) **Dimensional Standards and Illustrations.** The dimensional standards for the RE district are outlined in Tables 18-7.1.-1 through 18-7.1.-3. Permitted nonresidential uses shall be developed in accordance with the standards in Subsec. 18-9.2., *Small Scale Commercial*.

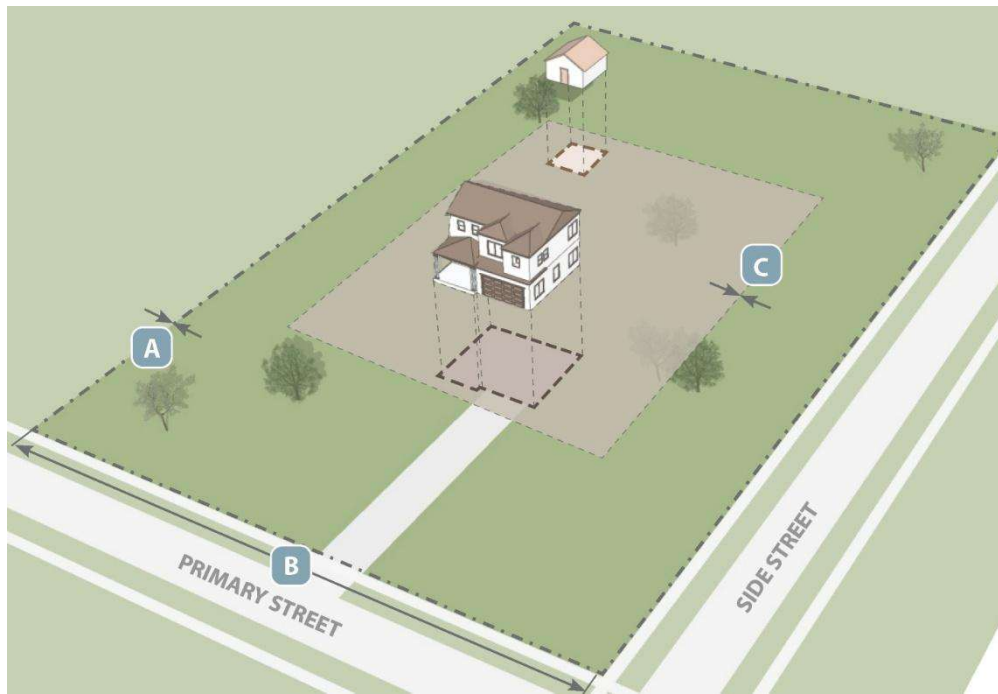
Table 18-7.1.-1, RE Site Development

	Base	Cluster
Density (maximum units per gross acre)	1.00	1.50
Wastewater	Private	Public
Amenity Space¹ (minimum)	--	30%

Table 18-7.1.-1, RE Site Development

		Base	Cluster
	Permitted Amenity Space Types (Refer to Sec. 18-19.)	Enhanced Stormwater Management, Natural Areas, Greenways, Community Gardens, and Parks	
Table Notes: 1. Minimum amenity space percentage is achieved by incorporating one or more of the listed amenities.			

Table 18-7.1.-2, RE Lot, Building Placement, and Height



		Base	Cluster
Lot			
A	Lot Area Per Dwelling Unit (minimum)	1 acre	17,500 sq. ft.
B	Lot Width (minimum)	120 ft.	75 ft.
C	Building Coverage (maximum)	50%	50%

Table 18-7.1.-2, RE Lot, Building Placement, and Height



Principal Building

Setbacks (minimum)			
D	- Front	50 ft.	30 ft.
E	- Side	15 ft.	10 ft.
F	- Corner	30 ft.	20 ft.
G	- Rear ¹	50 ft.	20 ft.
H	Height (maximum)	35 ft.	35 ft.

Table 18-7.1.-2, RE Lot, Building Placement, and Height



Accessory Building

Setbacks (minimum)			
I	- Front and Corner	Accessory buildings shall not be located in the front or corner setback.	Accessory buildings shall not be located in the front or corner setback.
	- Alley	N/A	N/A
J	- Side and Rear ¹	15 ft.	10 ft.
K	Maximum Height	Same as maximum height for principal building.	

Table Notes:

1. If a rear yard of any premises abuts a lake or waterway or abuts upon a common area that adjoins a lake or waterway, the principal or accessory building shall not be closer than 25 feet to the water's edge. Refer to [Sec. 18-15.](#), *Accessory Use Standards*, for additional provisions.

Table 18-7.1.-3, RE Other Site and Building Components

	Base	Cluster
Frontage Type (Subsec. 18-20.3.) ¹	Open Yard or Porch	Open Yard or Porch
Allowed Setback Encroachments (maximum)		
- Architectural Features	3 ft.	3 ft.
- Balcony	5 ft.	5 ft.
- Bay Windows	3 ft.	3 ft.

Table 18-7.1.-3, RE Other Site and Building Components

		Base	Cluster
- <i>Patio and Decks</i>			
▪ <i>Front</i>		▪ 8 ft.	▪ 8 ft.
▪ <i>Side, Rear</i>		▪ 0 ft.	▪ 0 ft.
▪ <i>Corner</i>		▪ 8 ft.	▪ 8 ft.
Fence or Freestanding Walls Height (maximum)			
- <i>Front Setback</i>		3 ft.	3 ft.
- <i>Side Setback</i>		6 ft.	6 ft.
- <i>Corner Setback</i>		3 ft.	3 ft.
- <i>Rear Setback</i>		6 ft.	6 ft.
Table Notes:			
1. Buildings on lots that abut a lake or waterway or abut upon a common area that adjoins a lake or waterway are exempt from the frontage requirement if their primary entrance is oriented toward the water.			

(d) **References to Related Standards.** Table 18-7.1.-4 provides the locations in the UDC for related provisions but is not meant to be an exhaustive list of all applicable requirements of this UDC.

Table 18-7.1.-4, RE References to Related Standards

Topic	Location in UDC
Accessory Uses	Sec. 18-15.
Amenity Space Requirements	Sec. 18-19.
Building Design	Sec. 18-20.
Fences and Walls	Sec. 18-27.
Floodplain and Floodway Development	Article V
Outdoor Lighting	Sec. 18-22.
Parking, Loading, and Stacking	Sec. 18-23.
Sign Types, Sizes, and Locations	Sec. 18-25.
Site Landscaping and Bufferyards	Sec. 18-21.
Streets and Transportation	Article VI

Subsec. 18-7.2. Neighborhood Conservation (NC)

Purpose. *The Neighborhood Conservation (NC) district preserves established residential neighborhoods by applying standards that enable, to the extent practicable, infill and redevelopment and allow for administrative approval of modest changes to Nonconforming uses, Structures, and Lots.*



District Summary Report

Total Districts: 1

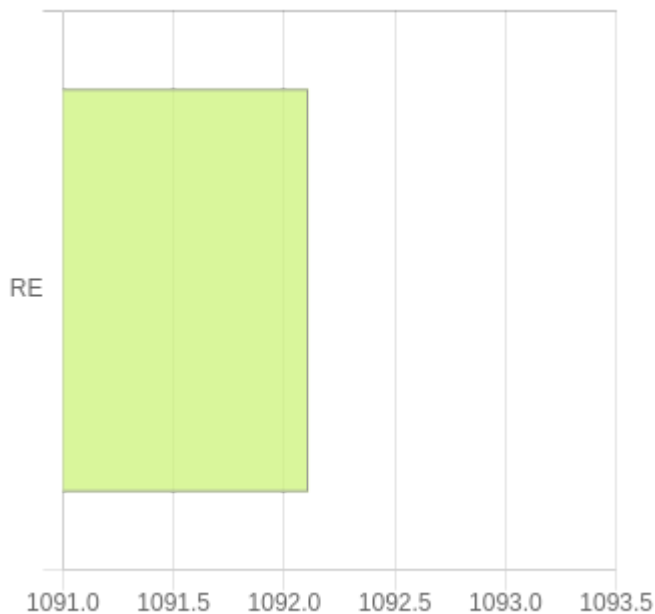


Chart data: RE: 1092.11%



RE Rural and Estate [↗](#)

19.43% coverage / 1,092 acres

Residential

Apartment

Residential

Conventional Attached Home

Public and Civic

All Other Parks and Open Area Uses Not Listed

Minor Utility

Residential

All Other Group Living Uses Not Listed

Conventional Detached Home



Residential

Live-Work Unit

Residential

Manufactured Home Park or Subdivision

Residential

Multiplex

Residential

Patio Home

Residential

Townhouse

Residential

Upper-Story Residential

Residential

Community Home for Persons with Disabilities

Residential

Group Home (7 or More Residents)



Residential

- All Other Office Uses Not Listed
- All Other Retail Repair, Sales, and Service Uses Not Listed
- Bank
- Credit Union
- Fitness Studio
- Gym
- Other Financial Institution

Open

- Nursery (Retail)

Public and Civic

- All Other Day Care Facilities Uses Not Listed
- Aquarium
- Day Activity and Health Services
- Government Administration Office
- Library
- Medical or Dental Clinic or Office
- Municipal or Community Recreation Center
- Museum
- Post Office
- Vocational or Trade School

Residential

- All Other Restaurant Uses Not Listed Above

Public and Civic

- All Other Community Facilities Uses Not Listed
- All Other Educational Facilities Uses Not Listed

Residential

- All Parking, Standalone Uses
- Convention Center
- Country Club
- Golf Course
- Liquor Store

Industrial

- All Other Waste-Related Uses Not Listed
- Animal Packaging Plant
- Animal Rendering Operations Facility
- Animal Slaughterhouse

Open

- Agricultural Sales and Service
- All Other Agriculture Uses Not Listed



Public and Civic

- Airport
- All Other Government Facilities Uses Not Listed
- All Other Passenger Terminals Not Listed
- Helipad
- Hospital/Rehabilitative Care
- Landing Strip
- Other Aircraft Facility

Public and Civic

- Recreational Vehicle (RV) Park

Public and Civic

- All Social Service Facilities Uses

Public and Civic

- Major Utility

Public and Civic

- Telecommunication Tower

Residential

- Bar
- Nightclub
- Tavern

Residential

- Game Room or Amusement Redemption Machine

Residential

- Sexually Oriented Business



Residential

Bed and Breakfast

Residential

Short-Term or Vacation Rental

Residential

Food Truck Court

Residential

Restaurant, Drive-Through or Drive-In

Residential

Vape or Tobacco Store

Residential

Veterinary Service (Small Animals)

Residential

Self-Storage Facility

Residential

Fuel Sales (Retail)



Residential

Marine Craft and Accessories Sales and Services

Recreational Vehicle (RV) and Accessories Sales and Services

Industrial

Batch Plant

Industrial

Building and Development Contractor

Industrial

Micro-Manufacturing

Industrial

Outdoor Storage Yard

Industrial

Tractor-Trailer Parking Yard

Industrial

Junkyard, Salvage Yard, or Wrecking Yard

Industrial

All Wholesale Trade uses



Open

Crop Production

Livestock Production

Open

Kennel

Open

Veterinary Service (All Size Animals)

Open

All Resource Extraction Uses

End of RE

Disclaimer

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For more information contact the Planning Department.

Table 18-8.2.-5, MU Access and Parking		
	Parking Location	Rear, Side, or Hidden within Building Structure
	Parking Setback (minimum)	
L	- <i>Front, Street</i>	20 ft.
M	- <i>Alley</i>	15 ft.
N	- <i>Property Line</i>	10 ft.
	Required Spaces	See Sec. 18-23., Parking, Loading, and Stacking, for number of spaces required.

(d) **References to Related Standards.** Table 18-8.2.-6 provides the locations in the UDC for related provisions but is not meant to be an exhaustive list of all applicable requirements of this UDC.

Table 18-8.2.-6, MU References to Related Standards	
Standard Topic	Location in UDC
Accessory Uses	Sec. 18-15.
Amenity Space Requirements	Sec. 18-19.
Building Design	Sec. 18-20.
Fences and Walls	Sec. 18-27.
Floodplain and Floodway Development	Article V
Outdoor Lighting	Sec. 18-22.
Parking, Loading, and Stacking	Sec. 18-23.
Sign Types, Sizes, and Locations	Sec. 18-25.
Site Landscaping and Bufferyards	Sec. 18-21.
Streets and Transportation	Article VI

Sec. 18-9. Nonresidential District Dimensional Standards

Subsec. 18-9.1. [Reserved for Numbering Purposes]

Subsec. 18-9.2. Small-Scale Commercial (SC)

Purpose. *The Small-Scale (SC) district provides for small-scale and neighborhood-serving commercial office, retail, and service uses with limited impacts on the surrounding residential neighborhoods. To ensure compatibility with low-density neighborhoods in near proximity, limitations are established to manage the type and scale of uses and buildings. Developments within the SC district are most often located at neighborhood entrances, collector street intersections, along the frontage of streets bounding neighborhoods, and other compatible locations. In established areas, the SC district may also be used for homes that warrant transition to live-work units or office conversions. The nature of this district makes it appropriate as a transition between commercial and residential districts.*

- (a) **Context.** The SC district is appropriate for the areas shown on the Land Use Plan Map as Neighborhood Commercial. Figures 18-9.2.-1 and 18-9.2.-2 depict examples of development patterns and the range of land uses, building types, heights, and scales that are characteristic of the SC district.
- (b) **Land Uses.** The permitted by-right, limited, conditional, and prohibited uses are set out in Sec. 18-12., *Consolidated Use Table.*

Figure 18-9.2.-1, SC District Example Development Pattern



Figure 18-9.2.-2, SC District Example Imagery



(c) **Dimensional Standards and Illustrations.** The applicable dimensional standards for the SC district are outlined in Tables 18-9.2.-1 through 18-9.2.-4. Permitted residential uses shall be developed in accordance with the standards in Subsec. 18-7.4., *Urban Transition*.

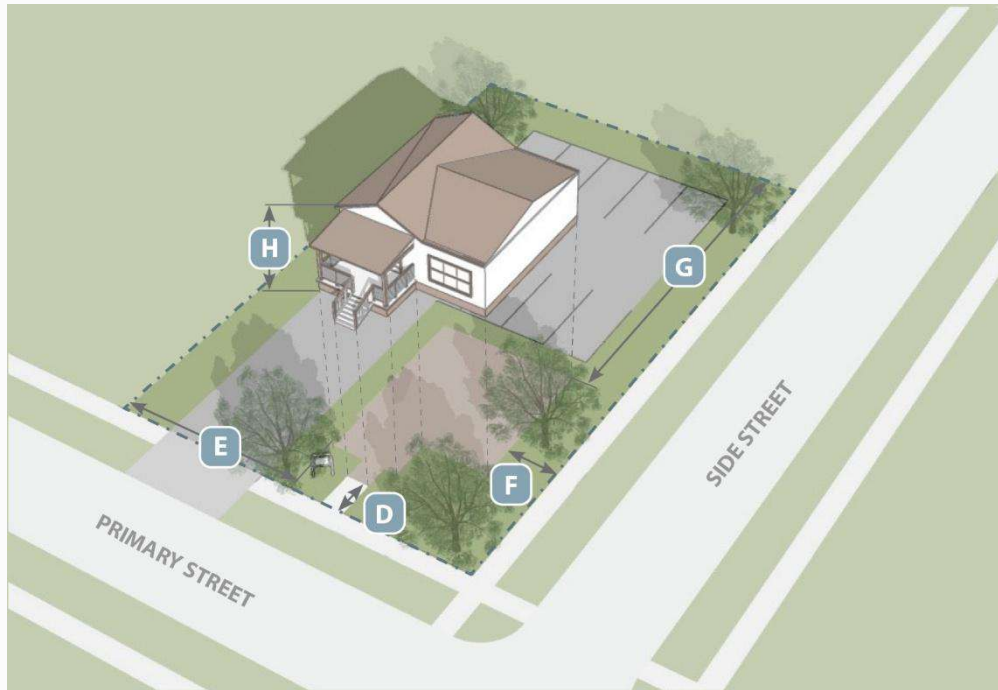
Table 18-9.2.-1, SC Site Development		
	Floor Area Ratio (maximum)	1.25
	Amenity Space ¹ (minimum)	10%
	Permitted Amenity Space Types (Refer to Sec. 18-19.)	Enhanced Parking Lot Landscaping, Enhanced Foundation Plantings, Enhanced Stormwater Management, Community Gardens, Parks, Greens, Plazas, Squares, Courtyards, and Recreation Areas.
Table Notes:		
1. Minimum amenity space percentage is achieved by incorporating one or more of the listed amenities.		

Table 18-9.2.-2, SC Lot, Building Placement, and Height



Lot		
A	Maximum Lot Area	10,000 sq. ft.
B	Minimum Lot Width	N/A
C	Maximum Building Coverage	60%

Table 18-9.2.-2, SC Lot, Building Placement, and Height



Principal Building

Setbacks (minimum)

D	- Front	15 ft.
E	- Side <ul style="list-style-type: none"> ▪ Adjacent to RE, NC, GR, or UT ▪ Adjacent to All Other Districts 	<ul style="list-style-type: none"> ▪ 15 ft. ▪ 10 ft.
F	- Corner	10 ft.
G	- Rear ¹	10 ft.
H	Height (maximum)	
	- Adjacent to RE, NC, GR, or UT Districts	35 ft.
	- Adjacent to All Other Districts	40 ft.

Table 18-9.2.-2, SC Lot, Building Placement, and Height



Accessory Buildings

Setbacks (minimum)		
I	- Front, Corner	Accessory buildings shall not be located in the front or street-facing side yard on a corner lot.
J	- Alley	5 ft.
K	- Any Other Property Line ¹	5 ft.
Height (maximum)		16 ft.

Table Notes:

1. If a rear yard of any premises abuts a lake or waterway or abuts upon a common area that adjoins a lake or waterway, the principal or accessory building shall not be closer than 25 feet to the water's edge. Refer to [Sec. 18-15.](#), *Accessory Use Standards*, for additional provisions.

Table 18-9.2.-3, SC Other Site and Building Components

Frontage Type (Subsec. 18-20.3.) ¹	Porch, Stoop, Gallery or Arcade, Forecourt, Storefront, or Terrace
Primary Entrance Orientation	Towards primary street on front facade or on corner
Allowed Setback Encroachments (maximum)	
- Architectural Features	2 ft.

Table 18-9.2.-3, SC Other Site and Building Components

- Building Frontage	3 ft.
Fence or Freestanding Walls Height (maximum)	
- Front Yard	3 ft.
- Side Yard	8 ft.
- Corner Yard	3 ft.
- Rear Yard	8 ft.
Table Notes:	
1. Buildings on lots that abut a lake or waterway or abut upon a common area that adjoins a lake or waterway are exempt from the frontage requirement if their primary entrance is oriented toward the water.	

Table 18-9.2.-4, SC Access and Parking



Street Access Type	Local, Minor or Major Collector, or Minor or Principal Arterial
Pedestrian Access	A walkway shall connect the main entrance to the sidewalk, if one is present or required to be constructed
Parking Type	Parking Lot
Parking Location	Side or Rear
Parking Setback (min.)	

Table 18-9.2.-4, SC Access and Parking		
L	- Front, Corner	10 ft.
M	- Alley	0 ft.
N	- Property Line	
	<ul style="list-style-type: none"> ▪ Abutting RE, NC, GR, or UT zoning districts ▪ Abutting all other zoning districts 	<ul style="list-style-type: none"> ▪ 15 ft. ▪ 10 ft.
Required Spaces		See Sec. 18-23., <i>Parking, Loading, and Stacking</i> , for number of spaces required.

(d) **References to Related Standards.** Table 18-9.2.-5 provides the locations in the UDC for related provisions but is not meant to be an exhaustive list of all applicable requirements of this UDC.

Table 18-9.2.-5, SC References to Related Standards	
Topic	Location in UDC
Accessory Uses	Sec. 18-15.
Amenity Space Requirements	Sec. 18-19.
Building Design	Sec. 18-20.
Fences and Walls	Sec. 18-27.
Floodplain and Floodway Development	Article V
Outdoor Lighting	Sec. 18-22.
Parking, Loading, and Stacking	Sec. 18-23.
Sign Types, Sizes, and Locations	Sec. 18-25.
Site Landscaping and Bufferyards	Sec. 18-21.
Streets and Transportation	Article VI

Subsec. 18-9.3. Auto-Centric Commercial (AC)

Purpose. *The Auto-Centric Commercial (AC) district provides for a variety of commercial retail and service uses in freestanding or multi-tenant buildings and centers. The character of development within the AC district typically consists of sites varying in size and scale depending upon the types and characteristics of land use and their locations along corridor frontages, near intersections, or when combined with other uses. The sites are laid out and oriented around the automobile so large surface parking lots are common, often occupying an equal or greater amount of the site than the principal building(s).*

(a) **Context.** The AC district is appropriate for the areas shown on the Land Use Plan Map as General Commercial. Figures 18-9.3.-1 and 18-9.3.-2 depict examples of development patterns and the range of land uses, building types, heights, and scales that are characteristic of the AC district.



District Summary Report

Total Districts: 1

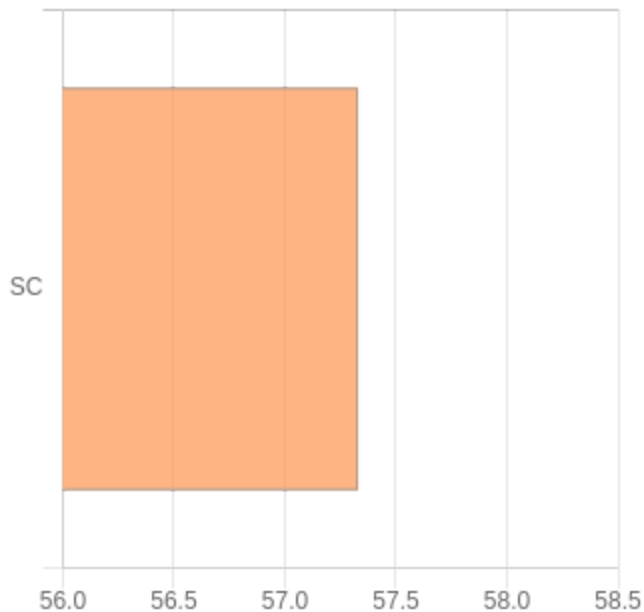


Chart data: SC: 57.33%



SC

Small-Scale Commercial [↗](#)

1.02% coverage / 57 acres

Permitted with a Limited Use Permit

Residential

All Other Office Uses Not Listed

All Other Restaurant Uses Not Listed Above

All Other Retail Repair, Sales, and Service Uses Not Listed

Bank

Credit Union

Fitness Studio

Food Truck Court

Gym

Other Financial Institution

Restaurant, Drive-Through or Drive-In

Vape or Tobacco Store

Veterinary Service (Small Animals)

Industrial

Micro-Manufacturing

Open

Kennel

Nursery (Retail)

Veterinary Service (All Size Animals)



Public and Civic

All Other Community Facilities Uses Not Listed

All Other Day Care Facilities Uses Not Listed

All Other Educational Facilities Uses Not Listed

Aquarium

Day Activity and Health Services

Government Administration Office

Library

Medical or Dental Clinic or Office

Municipal or Community Recreation Center

Museum

Post Office

Telecommunication Tower

Vocational or Trade School

Residential

Live-Work Unit

Upper-Story Residential

Permitted by Right

Public and Civic

All Other Parks and Open Area Uses Not Listed

Minor Utility

Residential

All Other Group Living Uses Not Listed

Assisted Living Facility

Nursing Home

Permitted with a Conditional Use Permit

Residential

Bar

Bed and Breakfast

Liquor Store

Nightclub

Short-Term or Vacation Rental

Tavern

Public and Civic

All Other Government Facilities Uses Not Listed

Major Utility

End of SC



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Subsec. 18-7.4. Urban Transition (UT)

Purpose. *The Urban Transition (UT) district accommodates areas immediately surrounding the downtown and is intended to provide an area that transitions from the higher density/intensity uses in the downtown to abutting less dense or intense areas.*

- (a) **Context.** The UT district is appropriate for the areas shown on the Land Use Plan Map as Urban Transition. Figures 18-7.4.-1 and 18-7.4.-2 depict examples of development patterns and the range of land uses, building types, heights, and scales that are characteristic of the UT district.
- (b) **Land Uses.** The permitted by-right, limited, conditional, and prohibited uses are set out in Sec. 18-12., *Consolidated Use Table.*

Figure 18-7.4.-1, UT District Example Development Pattern



Figure 18-7.4.-2, UT District Example Imagery



- (c) **Dimensional Standards and Illustrations.**

- (1) *Generally.* The applicable dimensional standards for the UT district are outlined in Tables 18-7.4.-1 through 18-7.4.-3.
- (2) *Front-Loaded Garages.* Where a minimum front setback is less than 20 feet, a front-loaded garage shall have a minimum setback of 20 feet and the remainder of the building may meet the minimum setback that is less than 20 feet.
- (3) *Nonresidential.* Permitted nonresidential uses shall be developed in accordance with the standards in Subsec. 18-9.2., *Small Scale Commercial.*

Table 18-7.4.-1, UT Site Development					
		Duplex	Patio or Conventional Attached Home or Townhouse	Multiplex	Apartment
	Density (maximum units per gross acre)	15.0	15.0	15.0	20.0
	Wastewater	Public	Public	Public	Public
	Amenity Space ¹ (minimum)	15%	15%	15%	20%
	Permitted Amenity Space Types (Refer to Sec. 18-19.)	Community Gardens, Parks, Greens, Recreation Areas, School Sites, and Community Centers or Other Public Facilities		Enhanced Parking Lot Landscaping, Enhanced Foundation Plantings. Enhanced Stormwater Management, Community Gardens, Parks, Greens, Plazas, Squares, Courtyards, Recreation Areas, School Sites, and Community Centers or Other Public Facilities	
Table Notes: 1. Minimum amenity space percentage is achieved by incorporating one or more of the listed amenities.					

Table 18-7.4.-2, UT Lot, Building Placement, and Height					
		Duplex	Patio or Conventional Attached Home or Townhouse	Multiplex	Apartment
Lot					
	Lot Area per Dwelling Unit (minimum)	2,000 sq. ft.	2,000 sq. ft.	2,250 sq. ft.	1,600 sq. ft.
	Lot Width (minimum)	50 ft.	25 ft. per unit	80 ft.	100 ft.

Table 18-7.4.-2, UT Lot, Building Placement, and Height

	Duplex	Patio or Conventional Attached Home or Townhouse	Multiplex	Apartment
Building Coverage (maximum)	70%	70%	70%	70%



Principal Building

		Setbacks (minimum)			
A	- Front				
	▪ Front Loaded	▪ 25 ft.	▪ N/A	▪ N/A	▪ 25 ft.
	▪ Front Loaded Cul-de-sac	▪ 20 ft.	▪ N/A	▪ N/A	▪ 20 ft.
	▪ Alley Loaded	▪ 10 ft.	▪ 10 ft.	▪ 10 ft.	▪ 10 ft.
B	- Side ¹	5 ft.	5 ft.	5 ft.	5 ft.
C	- Corner	15 ft.	15 ft.	15 ft.	15 ft.

Table 18-7.4.-2, UT Lot, Building Placement, and Height

		Duplex	Patio or Conventional Attached Home or Townhouse	Multiplex	Apartment
D	- Rear ³ <ul style="list-style-type: none"> ▪ Adjacent to UT, Mixed-Use, or Nonresidential District ▪ Adjacent to RE, NC, or GR 	<ul style="list-style-type: none"> ▪ 15 ft. ▪ 25 ft. 	<ul style="list-style-type: none"> ▪ 15 ft. ▪ 15 ft. 	<ul style="list-style-type: none"> ▪ 15 ft. ▪ 25 ft. 	<ul style="list-style-type: none"> ▪ 15 ft. ▪ 25 ft.
E	Height (maximum)	35 ft.	35 ft.	35 ft.	45 ft. ²



Accessory Building

		Setbacks (minimum)
F	- Front and Corner	Accessory buildings shall not be located in the front or corner setback
G	- Alley	3 ft.
H	- Side	Same as principal structure

Table 18-7.4.-2, UT Lot, Building Placement, and Height

		Duplex	Patio or Conventional Attached Home or Townhouse	Multiplex	Apartment
I	- Rear ³	8 ft.			
J	Height (maximum)	18 ft.			

Table Notes:

1. Refer to Sec. 18-13., *Limited Use Standards*, for side setback requirements and other standards related to Patio Homes and Conventional Attached Homes.
2. Additional height is permitted with approval of a Conditional Use Permit in accordance with Subsec. 18-41.1.
3. If a rear yard of any premises abuts a lake or waterway or abuts upon a common area that adjoins a lake or waterway, the principal or accessory building shall not be closer than 25 feet to the water's edge. Refer to Sec. 18-15., *Accessory Use Standards*, for additional provisions.

Table 18-7.4.-3, UT Other Site and Building Components

		Duplex	Patio or Conventional Attached Home or Townhouse	Multiplex	Apartment
	Frontage Type (Subsec. 18-20.3.) ¹	Porch, Stoop, Forecourt, or Terrace			
Allowed Setback Encroachments (maximum)					
	- Architectural Features	3 ft.			
	- Building Frontage <ul style="list-style-type: none"> ▪ Front ▪ Side, Rear ▪ Corner 	<ul style="list-style-type: none"> ▪ 10 ft. ▪ 3 ft. ▪ 5 ft. 			
	- Balcony	5 ft.			
	- Bay Windows	3 ft.			
	- Patio and Decks <ul style="list-style-type: none"> ▪ Front ▪ Side, Rear ▪ Corner 	<ul style="list-style-type: none"> ▪ 8 ft. ▪ 0 ft. ▪ 8 ft. 			
Fence or Freestanding Walls Height (maximum)					
	- Front Yard	3 ft.	3 ft.	3 ft.	6 ft.
	- Side Yard	6 ft.	6 ft.	6 ft.	6 ft.
	- Corner Yard	3 ft.	3 ft.	3 ft.	6 ft.

Table 18-7.4.-3, UT Other Site and Building Components

	Duplex	Patio or Conventional Attached Home or Townhouse	Multiplex	Apartment
- Rear Yard	6 ft.	6 ft.	6 ft.	6 ft.

Table Notes:

1. Buildings on lots that abut a lake or waterway or abut upon a common area that adjoins a lake or waterway are exempt from the frontage requirement if their primary entrance is oriented toward the water.

(d) **References to Related Standards.** Table 18-7.4.-4 provides the locations in the UDC for related provisions but is not meant to be an exhaustive list of all applicable requirements of this UDC.

Table 18-7.4.-4, UT References to Related Standards

Topic	Location in UDC
Accessory Uses	Sec. 18-15.
Amenity Space Requirements	Sec. 18-19.
Building Design	Sec. 18-20.
Fences and Walls	Sec. 18-27.
Floodplain and Floodway Development	Article V
Outdoor Lighting	Sec. 18-22.
Parking, Loading, and Stacking	Sec. 18-23.
Sign Types, Sizes, and Locations	Sec. 18-25.
Site Landscaping and Bufferyards	Sec. 18-21.
Streets and Transportation	Article VI

Sec. 18-8. Mixed-Use District Dimensional Standards

Subsec. 18-8.1. Downtown (DT)

Purpose. *The DT District provides for a concentration of small-scale retail, office, and service businesses that are built to or near the street providing opportunity for persons to live, work, dine, or shop within a traditional "Urban Center" environment. Upper floor residential units or offices may compliment the commercial uses.*

- (a) **Context.** The DT district is appropriate for the areas shown on the Land Use Plan Map as Old Town/City Center. Figures 18-8.1.-1 and 18-8.1.-2 depict examples of development patterns and the range of land uses, building types, heights, and scales that are characteristic of the DT district.
- (b) **Land Uses.** The permitted by-right, conditional, limited, and prohibited uses are set out in Sec. 18-12., *Consolidated Use Table.*



District Summary Report

Total Districts: 1

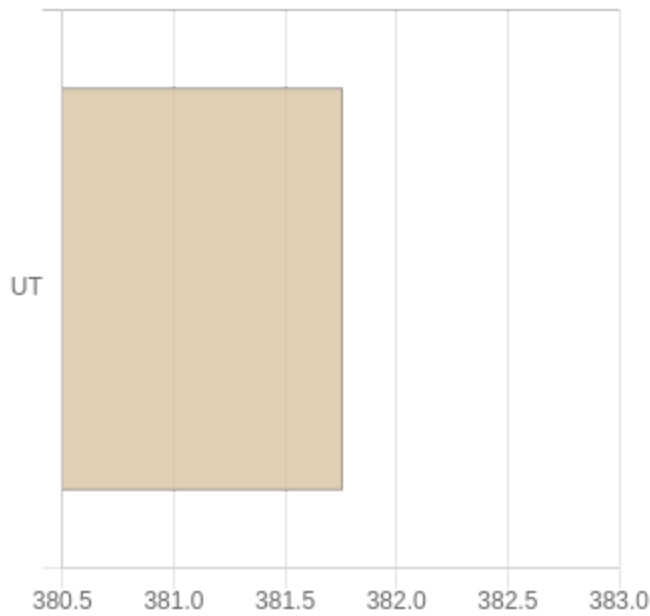


Chart data: UT: 381.76%



UT

Urban Transition [↗](#)

6.79% coverage / 382 acres

Permitted by Right

Public and Civic

All Other Parks and Open Area Uses Not Listed

Minor Utility

Municipal or Community Recreation Center

Post Office

Residential

All Other Group Living Uses Not Listed

Apartment

Assisted Living Facility

Duplex

Nursing Home

Permitted with a Limited Use Permit

Public and Civic

All Other Day Care Facilities Uses Not Listed

Telecommunication Tower



Residential

- Conventional Attached Home
- Multiplex
- Townhouse

----- **Permitted with a Conditional Use Permit** -----

Residential

- All Other Restaurant Uses Not Listed Above
- Bar
- Bed and Breakfast
- Country Club
- Golf Course
- Nightclub
- Short-Term or Vacation Rental
- Tavern

Public and Civic

- All Other Community Facilities Uses Not Listed
- All Other Educational Facilities Uses Not Listed
- All Other Government Facilities Uses Not Listed
- Major Utility

----- **End of UT** -----

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