

<u>Zoning Categories</u>		<u>Permitted uses</u>	<u>Lot Requirements</u>
	R1 & R1* (Single Family Residential)	(1) One-family dwelling limited to no more than one such building per lot occupied by no more than one family; (2) Accessory structures incidental to the foregoing permitted use; (3) Home occupation (4) Short-Term Rental, subject to STR Permit	<ul style="list-style-type: none"> • 15,000 sq ft minimum lot size (10,000 sq ft minimum lot size for R-1*) • 150' min. depth (100' R-1*) • 100' min. width (80' R-1*) • 25' street side setback • 5' side setback • 5' rear setback • 2,000 sq ft min. for dwelling unit (1800sq ft)
	R2 (Single Family – Garden Patio Home)	(1) One-family dwelling limited to no more than one such building per lot occupied by no more than one family; (2) Accessory structures incidental to the foregoing permitted use; (3) Home occupation use (4) Short-Term Rental, subject to STR Permit	<ul style="list-style-type: none"> • 6,000 sq ft minimum lot size • 85' min. depth • 60' min. width at ROW • 25' street side setback • 5' side setback • 5' rear setback • 1,800 sq ft min. for dwelling unit with max of 60% impervious cover
	R3 (Single Family – Zero Lot Line)	(1) One-family dwelling limited to no more than one such building per lot occupied by no more than one family; (2) Accessory structures incidental to the foregoing permitted use; (3) Home occupation use (4) Short-Term Rental, subject to STR Permit	<ul style="list-style-type: none"> • 7,500 sq ft minimum lot size • 125' min. depth • 50' min. width • 25' street side setback • 5' side setback • 5' rear setback • 1800 sq ft min. for dwelling unit
	R4 (Single Family / Duplex)	(1) Those uses permitted in R-1 district; (2) Two single-family dwelling units limited to no more than one building per lot occupied by no more than two families; (3) Accessory structures incidental to the foregoing permitted use; (4) Home occupation use (5) Short-Term Rental, subject to STR Permit	<ul style="list-style-type: none"> • 15,000 sq ft minimum lot size • 150' min. depth • 100' min. width • 25' street side setback • 5' side setback • 5' rear setback • 1,200 sq ft min. for each dwelling unit

	R5 (Condominium) (Repealed 9/1/06)	<p>(1) Condominiums, not to exceed six dwelling units per acre, connected to an organized sewer system. Each dwelling unit in a condominium shall be used for the purposes of a single-family residence;</p> <p>(2) Accessory structures incidental to the foregoing permitted uses; and</p> <p>(3) Home occupation</p> <p>(4) Short-Term Rental, subject to STR Permit</p>	<ul style="list-style-type: none"> • 1 acre minimum lot size • 150' min. depth • 150' min. width • 25' street side setback • 25' side setback • 25' rear setback • 1,200 sq ft min. for a dwelling unit (avg of 1,500 sq ft for the development)
	R6 (Single Family – Rural)	<p>(1) One-family dwelling limited to no more than one such building per lot occupied by no more than one family;</p> <p>(2) Accessory structures incidental to the foregoing permitted uses;</p> <p>(3) Home occupation</p> <p>(4) Short-Term Rental, subject to STR Permit</p>	<ul style="list-style-type: none"> • 15,000 sq ft minimum lot size • 150' min. depth • 100' min. width • 25' street side setback • 5' side setback • 5' rear setback • 1,000 sq ft min. for dwelling unit • Exempt from most lot development requirements
	R8 (Multi-Family)	<p>(1) Multifamily residential units not to exceed twelve (12) dwelling units per acre, connected to an organized sewer system;</p> <p>(2) Accessory structures incidental to the foregoing permitted use;</p> <p>(3) Home occupation uses</p> <p>(4) Recreational facilities for the use of residents and their guests only</p> <p>(5) Short-Term Rental, subject to STR Permit</p>	<ul style="list-style-type: none"> • 10 acre minimum lot size • 600' min. depth • 600' min. width • 40' street side setback • 10' side setback • 25' rear setback • 600 sq ft min. for a dwelling unit (avg of 900 sq ft for the development)

	<p>PUD (Planned Unit Development)</p>	<p><u>Purpose.</u></p> <p>(1) Proper private development of infill areas, the comprehensive development of large areas of vacant or substantially vacant land, and the redevelopment of existing property requires a flexible approach to be available both to the city and to the landowner.</p> <p>(2) The planned unit development (PUD) accommodates a master planned association of land uses which are within an integrated development.</p> <p>(A) This district may be used to facilitate a larger-scale, multi-phase, or mixed-use development. The district is intended to allow new or innovative concepts in land development that may not be permitted in other zoning districts.</p> <p>(B) Greater flexibility may be approved to allow special conditions or restrictions which may not otherwise be allowed in the city's development ordinances.</p> <p>(3) Development within a PUD shall be clearly superior to development in a standard zoning district with respect to design, function, and compatibility with adjacent land uses.</p> <p>(4) More flexible development requirements may be granted so that the PUD will contain desirable features not normally required in conventional zoning districts.</p> <p>(5) To enable a thorough analysis, more information may be required about a proposed PUD than would normally be required of a conventional residential or commercial development, which may include additional meetings with city staff.</p>	<p>The minimum size of a parcel of land eligible for a PUD designation is eight (8) acres. A written request may be made for a PUD on a smaller tract, which shall require approval by the zoning and planning commission and city council.</p>
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	C1 (Commercial - Office / Retail)	<p>(1) Professional offices, such as accountants, architects, attorneys, engineers, brokers, consultants, insurance agents, real estate agents, travel agents, administrative offices, and other such offices not listed above as may be approved by the city council; and</p> <p>(2) Require Special Use Permit: Arcades, auto/truck washing facilities, bowling alleys, cemeteries, convenience stores, fast food restaurants, private clubs/lodges, radio or TV stations, service stations, gas stations, miniature golf facilities, batting cages, entertainment centers, vehicle rental facilities, moving truck rental facilities, liquor stores, convalescent homes, nursing homes, assisted living, addiction rehabilitation facilities, wireless communication systems, drive-thru facilities.</p>	<ul style="list-style-type: none"> • 1 acre minimum lot size • 200' min. depth • 50' min. width • Setbacks will depend on the actual square footage of the building. • Landscape Buffer when adjacent to Residential: <ul style="list-style-type: none"> - 5' buffer along street - 20' buffer on side lot line - 25' buffer on rear side
	C2 (Commercial / Light Industrial)	<p>Permitted uses by right within C-2 districts:</p> <p>(1) Those uses permitted by right in C-1 district; and</p> <p>(2) Accessory structures and uses to any of the foregoing uses.</p> <p>(3) Conditional Uses such as Medical offices may will require City Council approval with within 300 ft of property zoned as residential or school use.</p> <p>(3) Require Special Use Permit: Recreational vehicle and boat storage yards; parking of boats, trailers, and other small recreational vehicles; storage facilities; kennels; nurseries, greenhouses, or landscaping type businesses; excavation type businesses; building contractors with their accessory structures and equipment; vehicle repair or maintenance shops; commercial wireless communication systems; Adult novelty stores; and Sexually oriented businesses as set forth in article 6.04.</p>	<ul style="list-style-type: none"> • 1 acre minimum lot size • 200' min. depth • 150' min. width • Setbacks will depend on the actual square footage of the building. • Landscape Buffer when adjacent to Residential: <ul style="list-style-type: none"> - 5' buffer along street - 20' buffer on side lot line - 25' buffer on rear side

	<p>GUI (Government / Utility / Institutional)</p>	<p><u>Permitted uses:</u> Church; Facility owned and operated by the federal government, the state or political subdivisions thereof (e.g., municipal utility districts, water districts, etc.), Fire station, School (either public or private nonprofit), Library, Uses required by both public and private utilities; Accessory uses incidental to any of the foregoing permitted uses.</p> <p>- Temporary or portable buildings are allowed with placement permit that cannot exceed 5 years.</p>	<ul style="list-style-type: none"> • minimum lot size – subject to approval • minimum depth – subject to approval • minimum width – subject to approval • 25' street setback • 10' side setback (25' when adjacent to R1-R6) • 10' rear setback (25' when adjacent to R1-R6) <ul style="list-style-type: none"> - 5' buffer along street - 20' buffer on side lot line - 25' buffer on rear side
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