

**ARTICLE 2
ZONING DISTRICTS AND OFFICIAL ZONING MAP**

Division I. Zoning Districts Generally.

- Sec. 2-1. Zoning Districts Established.
- Sec. 2-2. Zoning District Boundaries.
- Sec. 2-3. Minimum Requirements.
- Sec. 2-4. Use, Occupancy, and Construction.
- [Secs. 2-5 to 2-10 Reserved].

Division II. Residential Zoning Districts.

- Sec. 2-11. R-30, Single-Family Residential District.
- Sec. 2-12. R-20, Single-Family Residential District.
- Sec. 2-13. R-15, Single-Family Residential District.
- Sec. 2-14. MDR, Medium Density Residential District.
- Sec. 2-15. PUD-R, Planned Unit Development-Residential
- [Secs 2-16 to 2-20 Reserved.]

Division III. Mixed-Use and Nonresidential Zoning Districts.

- Sec. 2-21. MXU, Mixed-Use District.
- Sec. 2-22. O-I, Office-Institutional District.
- Sec. 2-23. NRC, Neighborhood Retail Commercial District.
- Sec. 2-24. CRC, Community Retail Commercial District.
- Sec. 2-25. CBD, Central Business District.
- Sec. 2-26. BP, Business Park District.
- Sec. 2-27. LI, Light Industrial District.
- Sec. 2-28. HI, Heavy Industrial District.
- [Secs. 2-29 and 2-30 Reserved].

Division IV. Overlay Districts.

- [Secs. 2-31 to 2-40 Reserved].

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**Table 2-3
Permitted and Special Uses in
Mixed-Use and Non-residential Zoning Districts**

Use	See also	MXU	O-I	NRC	CRC	CBD	BP	LI	HI
ACCESSORY									
Automated teller machine (with drive-through)	Sec. 4-35	X	X	P	P	X	P	X	X
Automated teller machine (without drive-through)	Sec. 4-35	P	P	P	P	P	P	P	P
Automotive Broker, Office Only (within office occupied by an established permitted use.		X	P	P	P	P	P	P	P
Business services, accessory		P	P	P	P	P	P	P	P
Caretaker's residence	Sec. 4-65	X	X	X	X	P	P	P	P
Carnival or amusement park not on fairground	Sec. 4-85	X	X	X	S	S	S	X	X
Carport or garage	Sec. 4-05	P	P	X	X	P	P	P	P
Catering establishment		X	X	X	P	P	P	X	X
Christmas tree sales facility, temporary		X	X	P	P	P	P	P	X
Construction field office	Sec. 4-210	P	P	P	P	P	P	P	P
Fence	Sec. 4-135	See Table 4.1							
Food truck	Sec. 4-145	P	X	P	P	P	P	P	X
Helicopter landing pad		X	X	X	S	X	S	S	S
Intermodal container, temporary	Sec. 4-180	P	P	P	P	P	P	P	P
Solar energy system, building mounted	Sec. 4-275	P	P	P	P	P	P	P	P
Solar energy system, ground mounted	Sec. 4-280	P	P	P	P	P	P	P	P
RESIDENTIAL	See also	MXU	O-I	NRC	CRC	CBD	BP	LI	HI
Boarding house		X	X	X	S	X	X	X	X
Dormitory		X	X	X	S	X	X	X	X
Dwelling, single-family detached, fee-simple, existing on the effective date of these regulations	Sec. 4-130	P	P	P	X	P	X	X	X
Dwelling, single-family detached	Sec. 4-130	P	P	X	X	S	X	X	X
Dwelling, single-family attached (fee-simple or condominium townhouse)	Sec. 4-120	P	S	X	X	P	X	X	X
Dwelling, two-family (duplex)	Sec. 4-125	P	X	X	X	X	X	X	X
Dwelling, multiple-family, including apartments and condominiums		P	X	X	X	P	X	X	X
Group home, serving 15 persons or less		S	S	S	P	S	X	X	X
Group home, serving more than 15 persons		X	X	X	S	S	X	X	X
Live-work unit		P	P	X	X	P	S	S	X
Loft dwellings		S	X	X	X	P	X	X	X
Relocated residential structure		X	S	X	X	X	X	X	X
INSTITUTIONAL	See also	MXU	O-I	NRC	CRC	CBD	BP	LI	HI
Aircraft landing area, other than helicopter landing pad		X	X	X	X	X	S	S	S
Cemetery	Sec. 4-70	X	P	X	X	X	P	P	P
Church, temple, synagogue, or place of worship	Sec. 4-70	S	P	P	P	X	P	X	X
Club or lodge, nonprofit, without private bar or restaurant	Sec. 4-75	S	P	P	P	X	P	X	X
Club or lodge, nonprofit, with private bar or restaurant	Sec. 4-75	S	S	S	S	X	S	X	X
College or university		S	P	P	P	X	P	P	X
Community center, senior center		P	P	P	P	P	P	P	X
Continuing care retirement community		S	X	X	P	S	X	X	X

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Community donation center	Sec. 4-90	X	X	X	P	X	P	P	X
Community food or housing shelter	Sec. 4-100	X	X	X	S	S	X	X	X
Use	See also	MXU	O-I	NRC	CRC	CBD	BP	LI	HI
Fraternity or sorority house		X	X	X	S	X	X	X	X
Hospital		X	X	X	P	P	P	S	X
Institutional residential living and care facilities, serving 15 or less persons	Sec. 4-175	X	S	S	P	X	X	X	X
Institutional residential living and care facilities, serving more than 15 persons	Sec. 4-175	X	X	X	S	X	X	X	X
Library or archival facility		P	P	P	P	P	P	P	X
School for the arts	Sec. 4-260	P	P	P	P	X	P	P	X
School, private, elementary, middle, or high	Sec. 4-260	P	P	P	P	X	P	P	X
School, special	Sec. 4-260	P	P	P	P	X	P	P	X
School, business or trade	Sec. 4-260	P	P	P	P	X	P	P	P
Tower, amateur radio	Sec. 4-435	P	P	P	P	P	P	P	P
Utility substation		P	P	P	P	P	P	P	P
Transportation, communication, or utility facility not elsewhere classified		X	X	X	X	X	S	S	S
Wireless telecommunication facility or equipment	Sec. 4-325	X	X	X	S	X	S	S	S
COMMERCIAL	See also	MXU	O-I	NRC	CRC	CBD	BP	LI	HI
Adult business	Sec. 4-585	X	X	X	X	X	X	S	S
Animal hospital or veterinary clinic		X	S	P	P	S	P	P	X
Animal shelter	Sec. 4-30	X	X	X	X	X	P	P	X
Appliance repair	Sec. 4-50	X	X	X	X	X	P	P	X
Artist studio		P	P	P	P	P	P	P	X
Auto parts and tire store (New Only)		X	X	X	P	X	P	P	X
Automobile rental	Sec. 4-40	X	X	X	P	X	X	P	P
Automobile repair	Sec. 4-40	X	X	X	X	X	X	P	P
Automobile sales (new)	Sec. 4-40	X	X	X	X	X	X	P	P
Automobile sales (used)	Sec. 4-40	X	X	X	X	X	X	X	P
Automobile sales broker (office, no inventory)		X	P	X	P	X	P	P	P
Automobile service	Sec. 4-50	X	X	X	P	X	X	P	P
Bakery, retail		P	X	P	P	P	P	P	X
Bail bonding or bondsperson		X	X	X	X	X	X	X	X
Bed and breakfast inn	Sec. 4-55	S	S	P	P	P	P	X	X
Body piercing		X	X	X	X	X	X	X	X
Broadcasting tower or studio		X	P	X	P	S	P	P	P
Building sales (including manufactured home)		X	X	X	X	X	X	P	P
Business service establishment, not exceeding 2,500 square feet of gross floor area per establishment		P	P	P	P	P	P	P	X
Business service establishment, more than 2,500 square feet of gross floor area per establishment		S	S	P	P	P	P	P	X
Camp or campground		X	X	X	S	X	X	X	X
Car wash		X	X	S	S	X	X	S	X
Catering establishment		X	X	X	P	X	P	P	X
Clinic		P	P	P	P	P	P	X	X
Commercial recreational facility, indoor		P	X	P	P	S	P	P	P
Commercial recreational facility, outdoor	Sec. 4-85	X	X	P	P	X	P	P	P
Conference center		X	X	X	P	P	P	X	X
Construction contractor's establishment		X	X	X	P	X	P	P	P
Consumer fireworks retail facility		X	X	P	P	X	S	S	S
Convenience store, without fuel pumps		P	X	P	P	P	S	X	X

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Convenience store, with fuel pumps	Sec. 4-150	X	X	X	S	X	S	S	X
Courier or message service		X	P	X	P	P	P	P	X
Data processing center		X	P	X	P	P	P	P	X
Use	See also	MXU	O-I	NRC	CRC	CBD	BP	LI	HI
Day care, including group day care home, and basic social (non-medical) adult day care serving not more than 18 adults)	Sec. 4-110	P	P	P	P	S	P	X	X
Day care, child learning center (19 or more), or basic social adult day care serving 19 or more adults, or medical adult day care serving any number	Sec. 4-110	X	S	S	P	S	P	X	X
Exterminator, pest control or disinfecting service		X	P	P	P	S	P	P	P
Fairground		X	X	X	P	X	S	P	X
Farmers market		X	X	X	P	P	P	P	X
Finance, insurance, and real estate establishments, including bank, 2,500 square feet or less of gross floor area per establishment		P	P	P	P	P	P	P	X
Finance, insurance, and real estate establishments, including bank, more than 2,500 square feet of gross floor area per establishment		S	S	P	P	P	P	P	X
Fitness center		X	X	S	P	S	P	P	X
Flea market	Sec. 4-140	X	X	X	X	X	X	S	X
Fuel sales, gasoline and diesel, retail	Sec. 4-150	X	X	X	S	X	P	P	P
Fuel tank sales		X	X	X	X	X	X	P	P
Funeral home	Sec. 4-151	X	X	X	S	X	S	P	P
Furniture repair or reupholstering		X	X	X	P	S	P	P	X
Greenhouse, plant nursery		X	X	X	P	X	P	P	X
Golf course with country club		X	X	X	P	X	P	S	X
Hookah bar or hookah lounge		X	X	X	X	X	X	X	X
Internet business		P	P	P	P	S	P	P	X
Janitorial, building and carpet cleaning		X	X	X	P	S	P	P	P
Kennel	Sec. 4-195	X	X	X	S	X	S	P	X
Landscaping company		X	X	X	X	X	P	P	X
Lawn and garden store		X	X	X	P	X	P	P	X
Laundry, laundromat		X	X	P	P	X	P	P	X
Locksmith, security service		P	P	P	P	P	P	P	X
Lodging service, hotel		X	X	X	P	P	S	X	X
Lodging service, motel		X	X	X	X	X	X	X	X
Lodging service, Extended Stay		X	X	X	X	X	X	X	X
Mail order establishment		P	P	P	P	S	P	P	X
Manufactured home sales lot		X	X	X	S	X	S	P	P
Mixed use building		P	X	X	P	P	S	X	X
Museum		P	P	P	P	P	P	P	X
Office, professional, medical, other		P	P	P	P	P	P	P	P
Office/warehouse		X	X	X	X	X	P	P	P
Open air business		X	X	X	X	X	S	S	P
Package store		X	X	X	S	X	X	X	X
Parking lot, off-site		S	S	S	S	S	S	S	S
Parking structure		S	X	X	S	S	S	S	X
Pawn shop		X	X	X	X	X	X	X	X
Payday loan establishment		X	X	X	X	X	X	X	X
Personal service establishment, apparel		P	X	P	P	P	P	X	X
Personal service establishment, entertainment		X	X	X	P	P	P	X	X
Personal service establishment, event or		P	P	P	P	P	P	X	X

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travel									
Personal service, forecasting		X	X	X	X	X	X	S	S
Personal service, on-site provider		P	S	P	P	P	P	X	X
Personal service, social relationship		X	X	X	X	X	X	S	S
Use	See also	MXU	O-I	NRC	CRC	CBD	BP	LI	HI
Personal service establishment, of the type permitted, exceeding 2,500 square feet of gross floor area per establishment		S	S	S	P	P	P	X	X
Pet care, grooming, training, sitting		X	X	P	P	P	P	P	X
Recreational vehicle park		X	X	X	S	X	X	X	X
Recreational Vehicle and Boat Storage	Sec. 4-246	X	X	X	X	X	X	X	P
Restaurant without drive-through		P	S	P	P	P	S	S	X
Restaurant with drive-through	Sec. 4-115	X	X	S	P	S	S	X	X
Retail trade establishment, enclosed		P	S	P	P	P	S	S	X
Riding academy or equestrian center		X	X	X	P	X	P	P	X
Riding stable	Sec. 4-255	X	X	X	P	X	P	P	X
Security service		P	P	P	P	P	P	P	P
Self-service storage facility (mini-warehouses)	Sec. 4-265	X	X	X	X	X	S	S	X
Self-service storage facility (mini-warehouses), climate-controlled	Sec. 4-266	X	X	X	S	X	P	P	X
Special event facility		S	S	P	P	P	P	S	X
Stadium, coliseums, arenas, amphitheater	Sec. 4-85	X	X	X	X	S	S	S	X
Tattoo studio		X	X	X	X	X	X	X	X
Taxi-cab or limousine service		X	X	X	S	X	P	P	X
Theater, motion picture or performing arts		X	X	X	P	P	P	X	X
Tow service		X	X	X	X	X	P	P	X
Truck stop		X	X	X	S	X	X	S	S
Truck or trailer lease and rental facility	Outdoor Storage	X	X	X	S	X	X	P	P
Used Merchandise Stores – enclosed (except Antique Stores)		X	X	S	S	X	X	S	X
Utility company		X	X	P	P	P	P	P	P
Vapor bar or vapor lounge		X	X	X	X	X	X	X	X
Vehicle emission inspection facility	Sec. 4-320	X	X	X	P	X	X	P	P
E-COMMERCE RETAIL	See also	E-CLO	LI	HI					
Brewers, Wineries and Distilleries	2-32	P	P	P					
Catalog Showrooms	2-32	P	P	P					
Commercial Banking	2-32	P	P	P					
Couriers and Express Delivery Center	2-32	P	P	P					
Electronic Vehicle Charging Stations	2-32	P	P	P					
Local Messengers & Local Delivery Centers	2-32	P	P	P					
Parcel Delivery Lockers	2-32	P	P	P					
Private Mail Centers	2-32	P	P	P					
Safe Exchange Zones	2-32	P	P	P					
Shared Workspaces/Coworking Spaces	2-32	P	P	P					
Small Cell Wireless Facilities	2-32	S	S	S					
E-COMMERCE BUSINESS PARK	See also	E-CLO	LI	HI					
Couriers and Express Delivery Services	2-32	P	P	P					
Data Processing, Hosting and Related Services	2-32	P	P	P					
Electronic Shopping and Mail-Order Houses	2-32	P	P	P					
Electronic Vehicle Charging Stations	2-32	P	P	P					
Financial Transactions, Processing, Reserve and Clearinghouse Activities	2-32	P	P	P					
Freight Transportation Arrangement	2-32	S	S	S					
General Freight Trucking	2-32	S	S	S					
General Warehousing and Storage	2-32	P	P	P					

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Local Messengers & Local Delivery Centers	2-32	P	P	P					
Refrigerated Warehousing and Storage	2-32	P	P	P					
Shared Workspaces/Coworking Spaces	2-32	P	P	P					
Small Cell Wireless Facilities	2-32	S	S	S					
Telephone Call Centers	2-32	P	P	P					
Virtual Kitchens	2-32	P	P	P					
E-COMMERCE ADVANCED MANUFACTURING LOGISTICS	See also	E-CLO	LI	HI					
Aerospace Product and Parts Manufacturing	2-32	P	P	P					
Other Transportation Equipment Manufacturing per NAICS Cod 336999	2-32	P	P	P					
Apparel Manufacturing	2-32	P	P	P					
Computer and Electronic Product Manufacturing	2-32	P	P	P					
Computer Systems Design and Related Services	2-32	P	P	P					
Data Processing, Hosting and Related Services	2-32	P	P	P					
Electronic Vehicle Charging Station	2-32								
Fluid Power Pump and Motor Manufacturing	2-32	P	P	P					
Furniture and Related Product Manufacturing	2-32	P	P	P					
General Freight Trucking	2-32	S	S	S					
General Warehousing and Storage	2-32	P	P	P					
Glass and Glass Product Manufacturing	2-32	P	P	P					
Medical Equipment and Supplies Manufacturing	2-32	P	P	P					
Pharmaceutical and Medicine Manufacturing	2-32	P	P	P					
Refrigerated Warehousing and Storage	2-32	P	P	P					
Scientific Research and Development Services	2-32	P	P	P					
Small Cell Wireless Facilities	2-32	S	S	S					
Trucking Terminals (Independent)	2-32	S	S	S					
INDUSTRIAL	See also	MXU	O-I	NRC	CRC	CBD	BP	LI	HI
Agricultural processing		X	X	X	X	X	S	P	P
Ambulance services		X	X	X	X	X	S	P	P
Armored car services		X	X	X	P	X	P	P	P
Asphalt or concrete plant	Sec. 4-25	X	X	X	X	X	X	X	S
Auction house or yard		X	X	X	X	X	X	P	P
Bottling or canning plant		X	X	X	X	X	S	S	P
Brewery, distillery, or farm winery		X	X	X	P	P	P	P	P
Bulk storage		X	X	X	X	X	S	P	P
Co-generation facility		X	X	X	X	X	S	P	P
Cold storage plant, frozen food locker		X	X	X	X	X	S	P	P
Cottage industry		P	S	X	X	P	P	P	X
Distribution center, including truck terminals		X	X	X	X	X	P	P	P
Dry cleaning plant		X	X	X	X	X	X	P	P
Explosives storage or manufacture		X	X	X	X	X	X	S	S
Food processing plant, including poultry and fish		X	X	X	X	X	S	S	P
Fuel sales, wholesale and distributors		X	X	X	X	X	X	P	P
Hazardous waste materials or volatile organic liquid handling and/or storage		X	X	X	X	X	X	S	S
Hazardous waste disposal		X	X	X	X	X	X	X	S
Incinerator		X	X	X	X	X	X	X	S
Landfill, construction and demolition or		X	X	X	X	X	X	S	S

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inert waste									
Landfill, sanitary		X	X	X	X	X	X	X	S
Logging yard		X	X	X	X	X	X	P	P
Lumber yard		X	X	X	S	X	P	P	P
Manufacturing, apparel		X	X	X	X	X	P	P	P
Manufacturing, ceramics		X	X	X	X	X	S	P	P
Manufacturing, chemicals, floor coverings, glass, or rubber		X	X	X	X	X	X	S	S
Use	See also	MXU	O-I	NRC	CRC	CBD	BP	LI	HI
Manufacturing, coating of cans, coils, fabrics, vinyl, metal furniture, appliance surfaces, wire, paper, and flat wood paneling		X	X	X	X	X	X	X	S
Manufacturing, cosmetics or toiletries		X	X	X	X	X	S	P	P
Manufacturing, electronics, camera, photographic, or optical good or communication equipment		X	X	X	X	X	P	P	P
Manufacturing, primary and fabricated metal		X	X	X	X	X	X	S	P
Manufacturing, fiberglass insulation		X	X	X	X	X	S	P	P
Newspaper, periodical, book, and database publishers		X	X	X	S	S	P	P	P
Manufacturing, ice		X	X	X	X	X	S	P	P
Manufacturing, instrument assembly		X	X	X	X	X	P	P	P
Manufacturing, machines		X	X	X	X	X	S	P	P
Manufacturing, metal products		X	X	X	X	X	X	P	P
Manufacturing, pharmaceuticals and medical supplies		X	X	X	X	X	P	P	P
Manufacturing, textiles		X	X	X	X	X	X	X	S
Manufacturing, wood products (including pulp mill)		X	X	X	X	X	X	P	P
Manufacturing, not otherwise classified		X	X	X	X	X	X	S	S
Microbrewery, micro-distillery		P	P	P	P	P	P	P	P
Outdoor storage (unrelated to open air business)	Sec. 4-230	X	X	X	S	X	S	P	P
Petroleum recycling		X	X	X	X	X	X	X	S
Packing and crating		X	X	X	X	X	P	P	P
Power plant, private		X	X	X	X	X	X	S	P
Rail yard		X	X	X	X	X	X	P	P
Recovered materials processing facility		X	X	X	X	X	X	P	P
Recycling processing center		X	X	X	X	X	X	P	P
Research laboratory		X	P	X	X	X	P	P	P
Salvage yard or junkyard	Sec. 4-190	X	X	X	X	X	X	X	X
Sawmill		X	X	X	X	X	X	P	P
Septic tank cleaning services		X	X	X	X	X	X	P	P
Showroom		X	X	X	X	X	P	P	P
Slaughterhouse		X	X	X	X	X	X	S	S
Solid waste handling or transfer facility		X	X	X	X	X	S	P	P
Solvent metal cleaning		X	X	X	X	X	X	X	S
Stockyard		X	X	X	X	X	X	X	S
Surface mining, quarrying, or other resource extraction	Sec. 4-290	X	X	X	X	X	X	S	S
Tire retreading and recapping facilities		X	X	X	X	X	X	P	P
Warehouse or storage building		X	X	X	X	X	P	P	P
Wastewater or water treatment plant		X	X	X	X	X	X	P	P
Wholesale trade, including showroom		X	X	X	X	X	P	P	P
Wrecked motor vehicle compound	Sec. 4-330	X	X	X	X	X	X	X	S
OTHER/ MISCELLANEOUS	See also	MXU	O-I	NRC	CRC	CBD	BP	LI	HI

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Conservation area		P	P	P	P	P	P	P	P
Common area and greenspace		P	P	P	P	P	P	P	P
Community recreation	Sec. 4-100	P	P	P	P	P	P	P	P
Conservation area		P	P	P	P	P	P	P	P
Public use		P	P	P	P	P	P	P	P
Solar energy facility or solar farm		X	X	X	X	X	X	P	P
Temporary use approved by the community development director		P	P	P	P	P	P	P	P

**Table 2-4
Dimensional Requirements for Mixed Use and Non-residential Zoning Districts**

DENSITY AND LOT REQUIREMENTS	MXU	O-I	NRC	CRC	CBD	BP	LI	HI
Minimum lot size (square feet)	‡	15,000	20,000	20,000	None	40,000	40,000	40,000
Minimum lot width (feet)	‡	75	75	100	None	100	100	100
Minimum lot frontage (feet)	‡	75	75	100	None	50	100	100
Floor-area ratio, maximum	‡	0.25	0.35	0.50	None	0.50	0.75	0.75
Maximum density, multi-family (units per acre)	‡	NA	NA	NA	None	NA	NA	NA
Maximum impervious surface coverage, lot (%)	‡	60	60	75	100	75	75	90
Maximum square footage per establishment (square feet)		None	None	None	None	None	None	None
PRINCIPAL BUILDINGS AND ACCESSORY STRUCTURES LARGER THAN 144 SQUARE FEET IN FLOOR AREA	MXU	O-I	NRC	CRC	CBD	BP	LI	HI
Front, minimum (feet)	‡	40	40	40	None	40	50	50
Side, minimum (feet)	‡	10	15	15	None	20	20	20
Rear, minimum (feet)	‡	30	30	40	None	30	40	40
Setback, minimum, abutting R zoning district (feet)	‡	30	40	50	None	100	110	120
Buffer width minimum within setback abutting R zoning district (feet)	‡	20	30	40	None	75	85	110
Front landscape strip (minimum average width in feet)	‡	10	10	10	None	10	20	20
ACCESSORY BUILDINGS OF 144 SQUARE FEET OR LESS IN FLOOR AREA AND ACCESSORY STRUCTURES	MXU	O-I	NRC	CRC	CBD	BP	LI	HI
Side or rear yard	‡	10	10	10	None	20	20	20
BUILDING HEIGHT REQUIREMENTS	MXU	O-I	NRC	CRC	CBD	BP	LI	HI
Maximum building height (feet)	‡	40	40	50	50	50	50	75
Maximum building height (number of stories)	‡	2	2	4	4	4	4	4
MINIMUM RESIDENTIAL UNIT SQUARE FOOTAGE	MXU	O-I	NRC	CRC	CBD	BP	LI	HI
Minimum heated floor area requirement per residential unit (square feet)	2,000	NA	NA	NA	None	NA	NA	NA

NA = Not Applicable

‡ As established as part of the zoning approval for the development.