



**SUMMERVILLE**  
**UNIFIED DEVELOPMENT**  
**ORDINANCE**  
Districts Handout



# ZONING DISTRICTS

## INTRODUCTION

For the purposes of this Ordinance, the various zoning districts have been categorized as Mixed-Use Districts, Conventional Districts, and Special Use Districts. In general, standards and provisions for Mixed-Use Districts are designed to create walkable, mixed-use environments whereas the Conventional Districts are more reflective of the existing, primarily automobile-dependent development patterns.

## GENERAL DEVELOPMENT PROVISIONS

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The various zoning district regulations established in this handout are declared to be the minimum requirements necessary to carry out the purpose of the proposed zoning ordinance changes. The outlined regulations apply uniformly to each class or kind of structure or land, and are the minimum standards for all site clearing, development, buildings, structures or alterations to land or structures within the corporate limits of the town.

The zoning district regulations include:

### USE OF LAND OR BUILDINGS

No land or building shall hereafter be used or occupied, and no building or part thereof shall hereafter be constructed, erected, altered or moved, unless in conformity with all of the regulations specified for the zoning district in which it is or will be located.

### HEIGHT OF BUILDINGS AND/OR STRUCTURES AND SIGNS

No building or structure, including signs, shall hereafter be erected, altered or moved so as to exceed the prescribed height limitations for the zoning district in which it is or will be located. These height limitations shall not apply to church spires, water tanks or towers, television or radio antenna, ornamental belfries, cupolas and domes. Necessary mechanical appurtenances may exceed the limitations but by no more than 15 feet.

### LOT OCCUPANCY

No building shall hereafter be erected, altered or moved to occupy a greater percentage of lot area than is permitted within the zoning district in which it is or will be located.

### LOT REDUCTION

No lot shall be reduced in size which will not maintain the total lot area, lot width, necessary yards, courts or other open space, lot area per dwelling unit or other requirements specified by the zoning regulations.

### YARD USE LIMITATIONS

No part of a yard, court or other open space or off-street parking required in connection with any building for the purpose of complying with the zoning regulations shall be included as part or all of the required yard, court, or other open space or off-street parking for another building or structure, except as provided in the code.

### YARD REDUCTION

No building shall hereafter be erected, altered or moved to create narrower or smaller front yards, side yards, rear yards or other open spaces than required by the regulations for the zoning district in which such building is or will be located, except as provided in the code.

### MOBILE HOME PARKS MOBILE HOMES AND/OR TRAILERS

All mobile home park development shall be required to meet all the most current regulations established for their use and operation by the state department of health and environmental control. All mobile home units shall be attached to and supported by a permanent-type foundation (the standard wheel assembly or running gear shall not be construed as a permanent-type foundation) that shall be covered by a foundation "skirt". All such units shall be required to have adequate sanitary facilities with such facilities being properly connected to the sanitary sewer system of the town.

### RESIDENTIAL VARIANCES AND RESTRICTIVE COVENANTS

The zoning officer may grant an administrative variance for a lot size or setback requirement that conforms to the restrictive covenants of a subdivision existing at the time of the adoption of the code or at the time of annexation into the town.

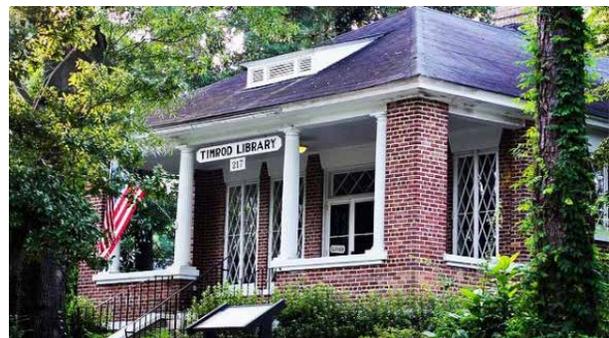
## MIXED-USE DISTRICT STANDARDS

- **Neighborhood Residential (N-R):** The Neighborhood General District is established to accommodate a wide variety of housing types in close walking or biking proximity to Summerville’s mixed-use centers. *(R3 & R-5)*
- **Neighborhood Mixed-Use (N-MX):** The purpose of the Neighborhood Mixed-use district is to encourage diverse housing and residentially-scaled professional services, offices, small shops, and restaurants directly adjacent to or in easy walking distance of neighborhoods. *(R3, B1 & some B2)*
- **Downtown Mixed-Use (D-MX):** The Downtown Mixed-use district permits a wide range of mixed-use buildings including the full range of housing, retail, offices, and lodging in the downtown area. *(CBD/B3 in the downtown area)*
- **Urban Corridor Mixed-Use (UC-MX):** The Urban Corridor Mixed-Use district is intended to permit the retrofit and redevelopment of various suburban corridors throughout the community into walkable areas with a wide range of mixed-use buildings including the full range of housing, retail, offices, and lodging. *(B3 redevelopment areas e.g., Oakbrook)*

### NEIGHBORHOOD RESIDENTIAL (N-R) PRECEDENT PHOTOS



### NEIGHBORHOOD MIXED-USE (N-MX) PRECEDENT PHOTOS



EXAMPLE OF TYPICAL BLOCK IN MIXED-USE DISTRICT



DOWNTOWN MIXED-USE (D-MX) PRECEDENT PHOTOS



URBAN CORRIDOR MIXED-USE (UC-MX) PRECEDENT PHOTOS



PROPOSED USE TABLES : MIXED-USE DISTRICT

DISTRICT DESCRIPTION	Neighborhood Residential	Neighborhood Mixed-Use	Downtown Mixed-Use	Urban Corridor Mixed-Use	DISTRICT DESCRIPTION	Neighborhood Residential	Neighborhood Mixed-Use	Downtown Mixed-Use	Urban Corridor Mixed-Use	DISTRICT DESCRIPTION	Neighborhood Residential	Neighborhood Mixed-Use	Downtown Mixed-Use	Urban Corridor Mixed-Use					
DISTRICT	N-R	N-MX	D-MX	UC-MX	DISTRICT	N-R	N-MX	D-MX	UC-MX	DISTRICT	N-R	N-MX	D-MX	UC-MX					
PREVIOUS DISTRICTS	B1 and some B2	B1 and some B2	CBD/B3	B3 (Re-development)	PREVIOUS DISTRICTS	R-3 and R-5	B1 and some B2	CBD/B3	B3 (Re-development)	PREVIOUS DISTRICTS	R-3 and R-5	B1 and some B2	CBD/B3	B3 (Re-development)					
<b>RESIDENTIAL</b>					Hotel/Inn/Extended Stay (No Room Limit)	—	—	P	P	Entertainment, Outdoor	—	—	P	P					
Single Family Dwelling	P	P	P	P	Short Term Rental	C	C	P	P	General Commercial	—	C	P	P					
Accessory Dwelling Unit	C	—	P	P	Recreational Vehicle Park	—	—	—	—	General Commercial – Use Greater than 100,000 sf	—	—	—	P					
2-4 Unit Dwelling	P	P	P	P	<b>OFFICE/SERVICE</b>					Open Air Retail	—	—	—	P					
Townhome	P	P	P	P	ATM	—	C	C	P	Outside Display/Sales	—	C	C	C					
Multifamily Dwelling (5+ units/bldg)	—	P	P	P	Banks, Credit Unions, Financial Services	—	P	P	P	Restaurant	—	P	P	P					
Manufactured Housing	—	—	—	—	Business Support Services	—	P	P	P	<b>CIVIC USES &amp; PARKS</b>									
Manufactured Home Park	—	—	—	—	Funeral Homes/ Crematoria	—	—	P	P	Cemetery	P	P	P	P					
Group Home (≤9 residents)	P	P	P	P	Home Occupation	C	C	P	P	Community Facility	C	P	P	P					
Group Home (>9 residents)	—	P	P	P	Kennels, Outdoor	—	—	—	P	Cultural Facility	C	P	P	P					
Residential Care Facilities	—	C	C	C	Laundry, Dry Cleaning Plant	—	—	—	P	Conference/ Convention Center	—	—	P	P					
<b>LODGING</b>					Medical Clinic/Urgent Care	—	P	P	P	Educational Campus	SE	P	P	P					
Home Stay Bed and Breakfast (Up to 3/5? guest rooms)	C	P	P	P	Personal Services	—	C	C	P	Government Facility	—	P	P	P					
Bed and Breakfast Inn (3/5?-10 guest rooms)	C	C	P	P	Professional Services	—	C	C	P	Parks and Playgrounds	P	P	P	P					
Inn (Up to 24 Rooms)	—	P	P	P	Small Equipment Repair/Rental	—	—	P	P	Recreation Facilities, Indoor	C	P	P	P					
<i>P: Permitted Use</i> <i>C: Conditional Use</i> <i>SE: Special Exception</i> <i>E: in Existing Building Only</i> <i>RF: Retail Frontage Only</i> <i>— Prohibited use</i>					Studio – Art, dance, martial arts, music	—	P	P	P	Recreation Facilities, Outdoor	P	P	P	P					
					Veterinary Services	—	—	P	P	Religious Institution	P	P	P	P	<b>EDUCATIONAL/INSTITUTIONAL</b>				
					<b>COMMERCIAL/ENTERTAINMENT</b>					Family Child Day Care Home (6 or less children)	C	P	P	P	Family Child Day Care Home (6 or less children)	C	P	P	P
					Adult Establishment	—	—	—	—	Group Child Care Home (7-12 children)	—	P	P	P	Group Child Care Home (7-12 children)	—	P	P	P
					Alcoholic Beverage Sales Store	—	—	P	P	Commercial Child Care Center (More than 13 children)	—	P	P	P	Commercial Child Care Center (More than 13 children)	—	P	P	P
					Bar/Tavern/Night Club	—	SE	P	P	Community Advocacy Facility	C	C	P	P	Community Advocacy Facility	C	C	P	P
					Entertainment, Indoor	—	—	P	P										

DISTRICT DESCRIPTION	Neighborhood Residential	Neighborhood Mixed-Use	Downtown Mixed-Use	Urban Corridor Mixed-Use
DISTRICT	N-R	N-MX	D-MX	UC-MX
PREVIOUS DISTRICTS	R-3 and R-5	B1 and some B2	CBD/ B3	B3 (Redevelopment)
Correctional Institution	—	—	—	—
Halfway House	—	—	—	—
Health Care Facilities (Hospital, Inpatient Facilities)	—	—	—	P
VEHICULAR				
Drive-Thru/Drive-In Facility	—	—	—	C
Gas/Fueling Station	—	—	—	C
Heavy Equipment/ Manufactured Home Rental/Sales	—	—	—	—
Parking Lot/Structure – Principal Use	—	—	P	P
Theater, Drive-In	—	—	—	—
Vehicle Rental/ Leasing/Sales	—	—	—	C
Vehicle Services – Minor Maintenance/ Repair	—	—	—	C
Vehicle Services – Major Repair/Body Work	—	—	—	C?
Water/Marine-Oriented Facilities	—	—	—	—
INDUSTRIAL/WHOLESALE/STORAGE				
Distribution Terminal	—	—	—	—
Landfill	—	—	—	—
Light Manufacturing Workshops/Brewery	—	C	C	C
Manufacturing & Production, Light	—	—	—	—
Manufacturing & Production, Heavy	—	—	—	—

DISTRICT DESCRIPTION	Neighborhood Residential	Neighborhood Mixed-Use	Downtown Mixed-Use	Urban Corridor Mixed-Use
DISTRICT	N-R	N-MX	D-MX	UC-MX
PREVIOUS DISTRICTS	R-3 and R-5	B1 and some B2	CBD/ B3	B3 (Redevelopment)
Materials Recovery & Waste Transfer Facilities	—	—	—	—
Recycling Collection Stations	—	—	—	—
Storage - Outdoor Storage Yard	—	—	—	C
Storage – Self-Service	—	—	C	C
Truck Terminal	—	—	—	—
Warehousing	—	—	—	C
Wholesaling and Distribution	—	—	—	—
AGRICULTURE				
Animal Production	—	—	—	—
Backyard Pens/ Coops/Beehives	C	C	C	C
Equestrian Centers	—	—	—	—
Forestry	—	—	—	—
Gardens (Community and Private)	P	P	P	P
Nurseries & Garden Centers	—	—	P	P
Roadside Stands/ Farmer's Markets	—	—	P	P
INFRASTRUCTURE				
Aviation Services	—	—	—	—
Minor Infrastructure/ Utilities	P	P	P	P
Major Infrastructure/ Utilities	—	—	—	—
Wireless Telecommunications Tower	SE	SE	C	C

**DIMENSIONAL STANDARDS : MIXED-USE DISTRICT**

Replaces Previous Districts:		R-3 / R-5	some R-3 / B-1 / some B-2	CBD / B-3	B-3 (redevelopment areas)
DISTRICT	N-R	N-MX	D-MX	UC-MX	
General Description of Permitted Uses:	Diverse residential including detached, townhomes, duplexes, triplexes, and quadruplexes	Diverse housing, professional services, offices, small stores, and restaurants	Permits a wide range of mixed-use buildings including the full range of housing, retail, offices, and lodging	Permits a wide range of mixed-use buildings including the full range of housing, retail, offices, and lodging	
<b>A. DEVELOPMENT</b>					
1. Maximum Density	n/a	n/a	n/a	n/a	
2. Required Open Space/Park Space	5% / 2%	n/a	n/a	n/a	
3. Perimeter Buffer	none unless adjacent to existing R1 or R2	none unless adjacent to existing R1 or R2	none unless adjacent to existing R1 or R2	none unless adjacent to existing R1 or R2	
<b>B. LOT CONFIGURATION</b>					
1. Lot Width at Front Setback	20 ft min	n/a	n/a	n/a	
2. Lot Size	n/a	n/a	n/a	n/a	
3. Maximum Lot Coverage <sup>1</sup>	65% of lot area	80% of lot area	100%	100%	
4. Frontage Buildout	n/a	60% min	75% min	n/a	
<b>C. PRIMARY BUILDING PLACEMENT</b>					
1. Front Setback	0 ft min	0 ft min	0 ft min	0 ft min	
	20 ft max	15 ft max	5 ft max	5 ft max	
2. Side Setback - Corner	0 ft min	0 ft min	0 ft min	0 ft min	
	No max	10 ft max	15 ft max	15 ft max	
3. Side Setback - Interior	0 feet or 10 ft min between detached buildings	0 feet or 10 ft min between detached buildings	5 ft max	5 ft max	
4. Rear Setback <sup>2</sup>	20 ft min	5 ft min	5 ft min	5 ft min	
5. Rear Setback from Alley <sup>2</sup>	3 ft	0 ft	0 ft	0 ft	
6. Attached Garage Setback (from front facade) <sup>3</sup>	5 ft min behind primary façade (detached homes only - not permitted otherwise)	attached garages along frontage are prohibited	attached garages along frontage are prohibited	attached garages along frontage are prohibited	
<b>D. ACCESSORY BUILDING PLACEMENT<sup>4</sup></b>					
1. Side Setback - Corner	5 ft min	3 ft min	2 ft min	2 ft min	
2. Side Setback - Interior	5 ft min	5 ft min	0 ft min	0 ft min	
3. Rear Setback <sup>2</sup>	5 ft min	5 ft min	3 ft min	3 ft min	
4. Rear Setback from Alley <sup>2</sup>	3 ft min	3 ft min	3 ft min	3 ft min	
5. Detached Garage Door Setback (from front facade) <sup>3</sup>	15 from centerline of the alley	15 from centerline of the alley	must be located behind primary building and accessed via alley or side street		
<b>E. BUILDING HEIGHT</b>					
1. Primary Building Height	3 stories max	4 stories max	4 stories max (min of 2 stories)	6 stories (may be waived through design review - near the interstate)	
2. Accessory Building Height	2 stories	2 stories	2 stories	3 stories	
<b>F. PARKING LOCATION<sup>5</sup></b>					
1. Zone 1 (Front Yard)	Restricted to detached homes only	n/a	n/a	n/a	
2. Zone 2 (Side Yard)	X	X	n/a	X	
3. Zone 3 (Rear Yard)	X	X	X	X	
4. Unrestricted	n/a	n/a	n/a	n/a	

<sup>1</sup> Lot coverage may also be subject to Stormwater Regulations (See 8.X.X).

<sup>2</sup> Garage doors shall be 15 feet min from alley centerline.

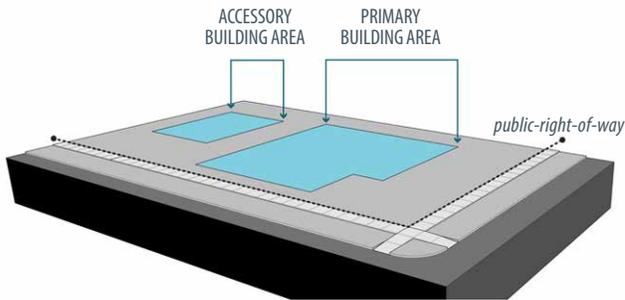
<sup>3</sup> In addition to the setback requirements listed above, garage doors which face a public right-of-way, except for rear alleys, must be set back a minimum of 20 ft from that right-of-way.

<sup>4</sup> Also see Accessory Uses & Structures in Section XX

<sup>5</sup> Also see Lot Access Standards in Section XX

All references are located in the Summerville Code

**B.3. LOT CONFIGURATION: LOT COVERAGE**



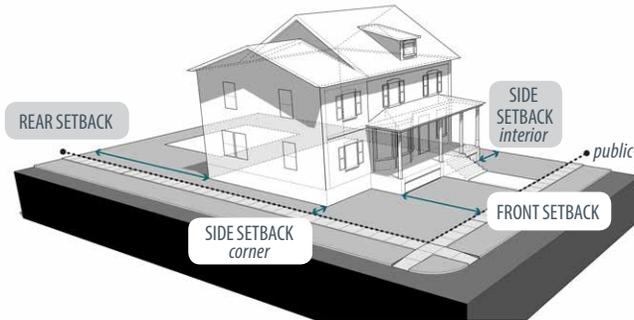
$$\left( \begin{matrix} \text{PRINCIPAL} \\ \text{BUILDING} \\ \text{AREA} \end{matrix} + \begin{matrix} \text{ACCESSORY} \\ \text{BUILDING} \\ \text{AREA} \end{matrix} \right) \div \text{TOTAL LOT AREA} = \text{LOT COVERAGE}$$

**B. 4. FRONTAGE BUILDOUT**

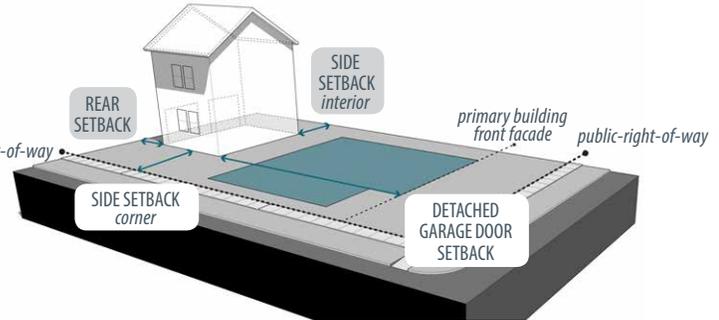


- *Frontage Buildout is the percentage of the lot width where the front elevation of the building is located between the minimum and maximum front setbacks established for the district.*
- *Driveways and pedestrian use areas (such as walkways, plazas and sidewalk cafes) within the minimum and maximum front setbacks shall be exempt from Frontage Buildout requirement. The width of such areas shall be subtracted from the total lot width for the purposes of calculating Frontage Buildout.*

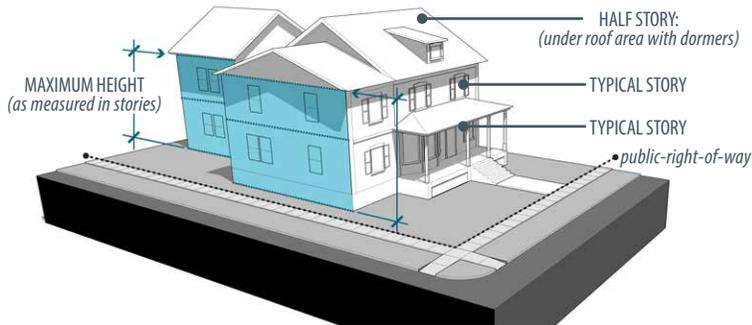
**C. PRIMARY BUILDING PLACEMENT**



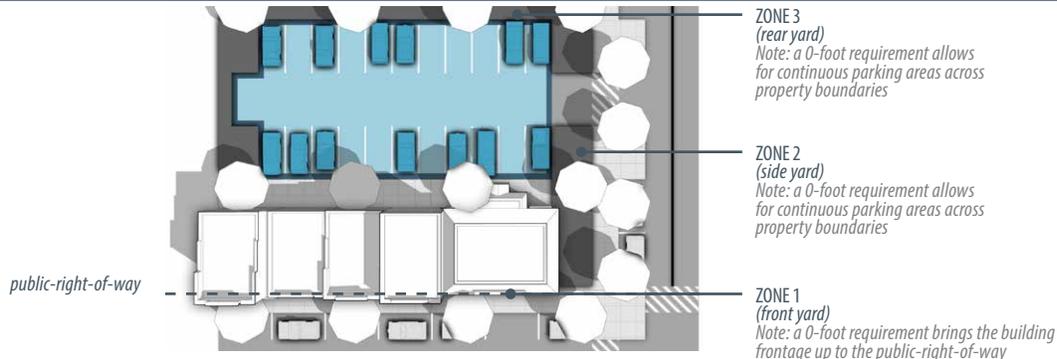
**D. ACCESSORY BUILDING PLACEMENT**



**E. BUILDING HEIGHT**



**F. PARKING LOCATION**



## CONVENTIONAL DISTRICT STANDARDS

- **General Residential (GR-2):** The purpose of the General Residential (2) district is to establish and preserve lowdensity residential areas (2 units/acre) designed to encourage and continue a stable and healthy environment for residential uses and to exclude uses which are not compatible with such residential uses. G-R district principally includes the older residential areas of the town with large lots containing cottages, garages and customary outbuildings. *(R-1)*
- **General Residential (GR-5):** The purpose of this General Residential (5) district is to establish and preserve medium density residential areas (5 units/acre) designed to encourage and continue a stable and healthy environment for residential uses and to exclude uses which are not compatible with such residential uses. *(R-2 & some R-3 areas)*
- **Multi-family Residential (MF-R):** The purpose of the Multi-family Residential district is to establish and preserve multifamily residential uses designed to encourage and continue a stable and healthy environment for residential uses and to exclude uses which are not compatible with such residential uses. *(R-6)*
- **Manufactured Home Residential (MH-R):** The purpose of the Manufactured Home Residential district is to accommodate manufactured homes, mobile homes and trailer parks and continue a stable and healthy environment for these residential uses and to exclude uses which are not compatible with such residential uses. *(Mobile homes and trailer parks only R-7)*
- **Neighborhood Business (N-B):** The purpose of this Neighborhood Business center district is to provide for limited shopping areas that contain convenience goods and personal and professional services, shops, and restaurants (no drive-thrus) located near or adjacent to residential areas. Because of the location of this district it is important that any adjacent residential property be protected. *(R-3, B-1, and B-2)*
- **General Business (G-B):** The purpose of this General Business district is to provide for the continuation and expansion of generally auto-oriented general business and commercial areas along major thoroughfares. *(B3)*

### GENERAL RESIDENTIAL (GR-2) PRECEDENT PHOTOS



### GENERAL RESIDENTIAL (GR-5) PRECEDENT PHOTOS



MULTI-FAMILY RESIDENTIAL (MF-R) PRECEDENT PHOTOS



MANUFACTURED HOME RESIDENTIAL (MH-R) PRECEDENT PHOTOS



NEIGHBORHOOD BUSINESS (N-B) PRECEDENT PHOTOS



GENERAL BUSINESS (G-B) PRECEDENT PHOTOS



PROPOSED USE TABLES : CONVENTIONAL DISTRICT

DISTRICT DESCRIPTION	General Residential	General Residential	Multi-Family Residential	Manufactured Home Parks	Neighborhood Business	General Business
DISTRICT	GR-2	GR-5	MF-R	MH-R	N-B	G-B
PREVIOUS DISTRICTS	R-1	R-2 & R-3 (AS CU/SUP)	R-6	R-7	B-2	B-3
<b>RESIDENTIAL</b>						
Single Family Dwelling	P	P	P	P	P	C/E
Accessory Dwelling Unit	C	C	C	C	P	—
2-4 Unit Dwelling	—	—	P	P	P	—
Townhome	—	C	P	P	P	—
Multifamily Dwelling (5+ units/bldg)	—	—	P	P	P	—
Manufactured Housing	—	—	—	C	—	—
Manufactured Home Park	—	—	—	C	—	—
Group Home (≤9 residents)	P	P	P	P	P	—
Group Home (>9 residents)	—	—	C	P	P	—
Residential Care Facilities	SE	SE	C	C	C	C
<b>LODGING</b>						
Home Stay Bed and Breakfast (Up to 3/5? guest rooms)	C	C	C	—	P	P
Bed and Breakfast Inn (3/5?-10 guest rooms)	—	C	C	—	P	P
Inn (Up to 24 Rooms)	—	—	—	—	P	P
<i>P: Permitted Use</i> <i>C: Conditional Use</i> <i>SE: Special Exception</i> <i>E: in Existing Building Only</i> <i>RF: Retail Frontage Only</i> <i>— Prohibited use</i>						

DISTRICT DESCRIPTION	General Residential	General Residential	Multi-Family Residential	Manufactured Home Parks	Neighborhood Business	General Business
DISTRICT	GR-2	GR-5	MF-R	MH-R	N-B	G-B
PREVIOUS DISTRICTS	R-1	R-2 & R-3 (AS CU/SUP)	R-6	R-7	B-2	B-3
Hotel/Inn/Extended Stay (No Room Limit)	—	—	—	—	—	P
Short Term Rental	C	C	C	C	P	—
Recreational Vehicle Park	—	—	—	P	—	P
<b>OFFICE/SERVICE</b>						
ATM	—	—	—	—	C	P
Banks, Credit Unions, Financial Services	—	—	—	—	P	P
Business Support Services	—	—	—	—	P	P
Funeral Homes/ Crematoria	—	—	—	—	—	P
Home Occupation	C	C	C	C	P	—
Kennels, Outdoor	—	—	—	—	—	P
Laundry, Dry Cleaning Plant	—	—	—	—	P	P
Medical Clinic/Urgent Care	—	—	—	—	P	P
Personal Services	—	—	—	—	C	P
Professional Services	—	—	—	—	P	P
Small Equipment Repair/Rental	—	—	—	—	—	P
Studio – Art, dance, martial arts, music	—	—	—	—	P	P
Veterinary Services	—	—	—	—	P	P
<b>COMMERCIAL/ENTERTAINMENT</b>						
Adult Establishment	—	—	—	—	—	—
Alcoholic Beverage Sales Store	—	—	—	—	—	P
Bar/Tavern/Night Club	—	—	—	—	SE	P
Entertainment, Indoor	—	—	—	—	—	P
Entertainment, Outdoor	—	—	—	—	—	P

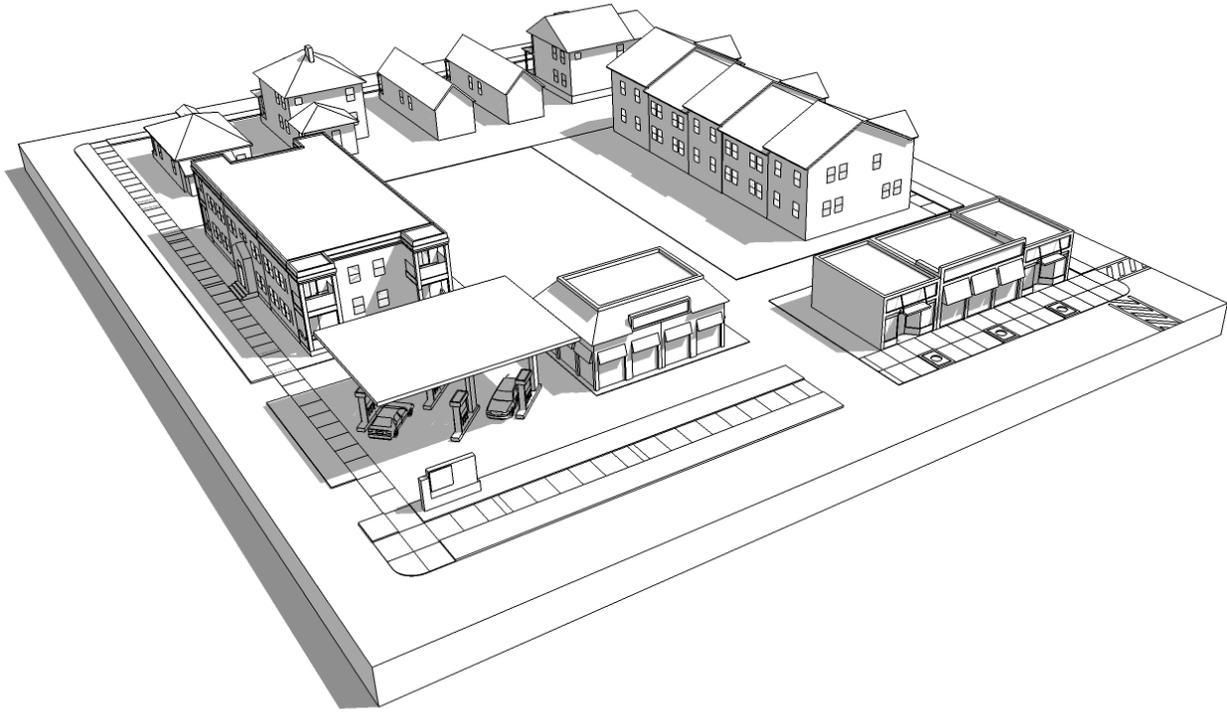
DISTRICT DESCRIPTION	General Residential	General Residential	Multi-Family Residential	Manufactured Home Parks	Neighborhood Business	General Business
DISTRICT	GR-2	GR-5	MF-R	MH-R	N-B	G-B
PREVIOUS DISTRICTS	R-1	R-2 & R-3 (AS CU/SUP)	R-6	R-7	B-2	B-3
General Commercial	—	—	—	—	C	P
General Commercial – Use Greater than 100,000 sf	—	—	—	—	—	P
Open Air Retail	—	—	—	—	—	P
Outside Display/Sales	—	—	—	—	C	C
Restaurant	—	—	—	—	P	P
<b>CIVIC USES &amp; PARKS</b>						
Cemetery	P	P	P	P	P	P
Community Facility	C	C	P	P	P	P
Cultural Facility	—	—	P	P	P	P
Conference/ Convention Center	—	—	—	—	—	P
Educational Campus	—	—	SE	SE	P	P
Government Facility	—	—	—	—	P	P
Parks and Playgrounds	P	P	P	P	P	P
Recreation Facilities, Indoor	SE	SE	P	P	P	P
Recreation Facilities, Outdoor	SE	P	P	P	P	P
Religious Institution	P	P	P	P	P	P
<b>EDUCATIONAL/INSTITUTIONAL</b>						
Family Child Day Care Home (6 or less children)	C	C	C	C	P	P
Group Child Care Home (7-12 children)	—	—	—	—	P	P
Commercial Child Care Center (More than 13 children)	—	—	—	—	P	P
Community Advocacy Facility	SE	—	—	—	P	—

DISTRICT DESCRIPTION	General Residential	General Residential	Multi-Family Residential	Manufactured Home Parks	Neighborhood Business	General Business
DISTRICT	GR-2	GR-5	MF-R	MH-R	N-B	G-B
PREVIOUS DISTRICTS	R-1	R-2 & R-3 (AS CU/SUP)	R-6	R-7	B-2	B-3
Correctional Institution	—	—	—	—	—	—
Halfway House	—	—	SE	—	SE	SE
Health Care Facilities (Hospital, Inpatient Facilities)	—	—	—	—	—	P
<b>VEHICULAR</b>						
Drive-Thru/Drive-In Facility	—	—	—	—	—	P
Gas/Fueling Station	—	—	—	—	—	P
Heavy Equipment/ Manufactured Home Rental/Sales	—	—	—	—	—	—
Parking Lot/Structure – Principal Use	—	—	—	—	—	P
Theater, Drive-In	—	—	—	—	—	P
Vehicle Rental/ Leasing/Sales	—	—	—	—	—	P
Vehicle Services – Minor Maintenance/ Repair	—	—	—	—	—	P
Vehicle Services – Major Repair/Body Work	—	—	—	—	—	P
Water/Marine-Oriented Facilities	—	—	—	—	—	P
<b>INDUSTRIAL/WHOLESALE/STORAGE</b>						
Distribution Terminal	—	—	—	—	—	—
Landfill	—	—	—	—	—	—
Light Manufacturing Workshops/Brewery	—	—	—	—	C	P
Manufacturing & Production, Light	—	—	—	—	—	P
Manufacturing & Production, Heavy	—	—	—	—	—	—
Materials Recovery & Waste Transfer Facilities	—	—	—	—	—	—

PROPOSED USE TABLES CONTINUED: CONVENTIONAL DISTRICT

DISTRICT DESCRIPTION	General Residential	General Residential	Multi-Family Residential	Manufactured Home Parks	Neighborhood Business	General Business
DISTRICT	GR-2	GR-5	MF-R	MH-R	N-B	G-B
PREVIOUS DISTRICTS	R-1	R-2 & R-3 (AS CU/SUP)	R-6	R-7	B-2	B-3
Recycling Collection Stations	—	—	—	—	—	—
Storage - Outdoor Storage Yard	—	—	—	—	—	C
Storage – Self-Service	—	—	—	—	C	P
Truck Terminal	—	—	—	—	—	—
Warehousing	—	—	—	—	—	P
Wholesaling and Distribution	—	—	—	—	—	C
<b>AGRICULTURE</b>						
Animal Production	—	—	—	—	—	—
Backyard Pens/ Coops/Beehives	C	C	C	C	C	C
Equestrian Centers	—	—	—	—	—	—
Forestry	—	—	—	—	—	—
Gardens (Community and Private)	P	P	P	P	P	P
Nurseries & Garden Centers	—	—	—	—	P	P
Roadside Stands/ Farmer's Markets	—	—	—	—	P	—
<b>INFRASTRUCTURE</b>						
Aviation Services	—	—	—	—	—	—
Minor Infrastructure/ Utilities	P	P	P	P	P	P
Major Infrastructure/ Utilities	—	—	—	—	—	—
Wireless Telecommunications Tower	SE	SE	SE	SE	C	C

EXAMPLE OF TYPICAL BLOCK IN A CONVENTIONAL DISTRICT



**DIMENSIONAL STANDARDS : CONVENTIONAL DISTRICT**

Replaces Previous Districts:				
	R-1	R-2 / R-3 (as cu/sup)	R-6	R-7
DISTRICT	GR-2	GR-5	MF-R	MH-R
General Description of Permitted Uses:	Low density, detached dwellings	Medium density, detached dwellings	Existing suburban apartments	Mobile homes and trailer parks only
<b>A. DEVELOPMENT</b>				
1. Maximum Density	2 units/acre	5 units/acre	n/a	n/a
2. Required Open Space/Park Space	10%	10%	10%	10%
3. Perimeter Buffer	none	none	Buffers required on all sides	Front buffer per Sec. 32-323. Buffers required at side and rear of lot (Class 1-A Buffer)
<b>B. LOT CONFIGURATION</b>				
1. Lot Width at Front Setback	40 ft min	20 ft min	50 ft min	50 ft min
2. Lot Size	20,000 sq ft	8,500 sq ft	None	Minimum of 7,500 feet per mobile home site
3. Maximum Lot Coverage <sup>1</sup>	30% of lot area	35% of lot area	65% of lot area	65% of lot area
4. Frontage Buildout	n/a	n/a	n/a	n/a
<b>C. PRIMARY BUILDING PLACEMENT</b>				
1. Front Setback	30 ft min	25 ft min	Perimeter buffer required on all sides	20 ft min
2. Side Setback - Corner	15 ft min	10 ft min	0 ft min	7.5 ft min
	15 ft max	10 ft max	0 ft max	7.5 ft max
3. Side Setback - Interior	15 ft max	10 ft max	0 ft max	7.5 ft max
4. Rear Setback <sup>2</sup>	25 ft min	25 ft min	0 ft min	20 ft min
5. Rear Setback from Alley <sup>2</sup>	n/a	n/a	n/a	n/a
6. Attached Garage Setback (from front facade) <sup>3</sup>	n/a	n/a	n/a	n/a
<b>D. ACCESSORY BUILDING PLACEMENT <sup>4</sup></b>				
1. Side Setback - Corner	10 ft min	10 ft min	3 ft min	7.5 ft min
2. Side Setback - Interior	10 ft min	10 ft min	5 ft min	7.5 ft min
3. Rear Setback <sup>2</sup>	5 ft min	5 ft min	5 ft min	5 ft min
4. Rear Setback from Alley <sup>2</sup>	n/a	3 ft min	3 ft min	n/a
5. Detached Garage Door Setback (from front facade) <sup>3</sup>	n/a	15 from centerline of the alley	15 from centerline of the alley	n/a
<b>E. BUILDING FORM</b>				
1. Primary Building Height	35 ft max	35 ft max	55 ft max	55 ft max
2. Accessory Building Height	No taller than the main structure (20 feet max)	No taller than the main structure (20 feet max)	25 ft max	25 ft max
<b>F. PARKING LOCATION <sup>5</sup></b>				
1. Zone 1 (Front Yard)	n/a	n/a	n/a	n/a
2. Zone 2 (Side Yard)	n/a	n/a	n/a	n/a
3. Zone 3 (Rear Yard)	n/a	n/a	n/a	n/a
4. Unrestricted	X	X	X	X

<sup>1</sup> Lot coverage may also be subject to Stormwater Regulations (See 8.X.X).

<sup>2</sup> Garage doors shall be 15 feet min from alley centerline.

<sup>3</sup> In addition to the setback requirements listed above, garage doors which face a public right-of-way, except for rear alleys, must be set back a minimum of 20 ft from that right-of-way.

<sup>4</sup> Also see Accessory Uses & Structures in Section XX

<sup>5</sup> Also see Lot Access Standards in Section XX

**DIMENSIONAL STANDARDS : CONVENTIONAL DISTRICT CONTINUED**

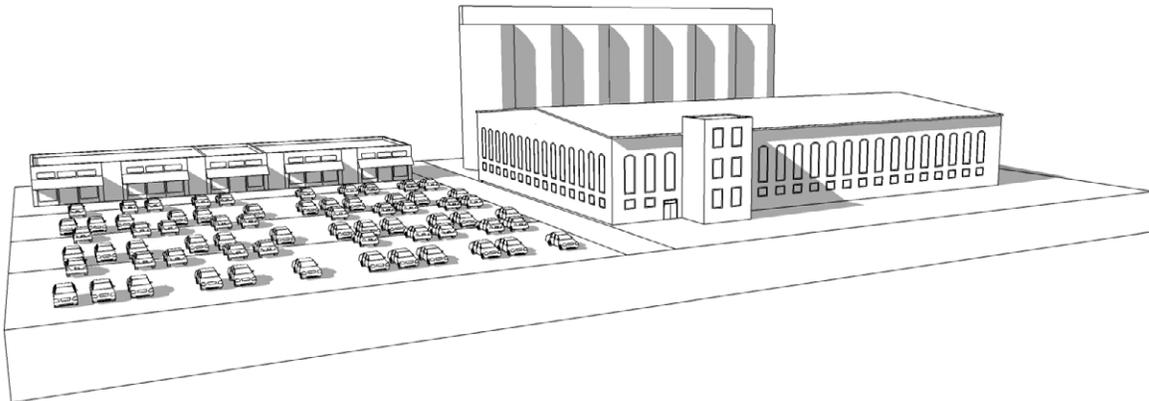
Replaces Previous Districts:		B-2	B-3
DISTRICT	N-B	G-B	
General Description of Permitted Uses:	Retail, Restaurants (no drive-thrus and no liquor), day care, storage/mini-warehouses, uses in R-3 and B-1	Auto-oriented commercial uses along major thoroughfares	
<b>A. DEVELOPMENT</b>			
1. Maximum Density	n/a	n/a	
2. Required Open Space/Park Space	n/a	n/a	
3. Perimeter Buffer	Buffers required at side and rear of lot	Buffers required at side and rear of lot	
<b>B. LOT CONFIGURATION</b>			
1. Lot Width at Front Setback	50 ft min	50 ft or 100 ft	
2. Lot Size	n/a	n/a	
3. Maximum Lot Coverage <sup>1</sup>	65% of lot area	80% of lot area	
4. Frontage Buildout	n/a	n/a	
<b>C. PRIMARY BUILDING PLACEMENT</b>			
1. Front Setback	0 ft min	10 ft min	
2. Side Setback - Corner	Buffer	Buffer	
	Buffer	Buffer	
3. Side Setback - Interior	Buffer	Buffer	
4. Rear Setback <sup>2</sup>	Buffer	Buffer	
5. Rear Setback from Alley <sup>2</sup>	n/a	n/a	
6. Attached Garage Setback (from front facade) <sup>3</sup>	n/a	n/a	
<b>D. ACCESSORY BUILDING PLACEMENT<sup>4</sup></b>			
1. Side Setback - Corner	3 ft min	3 ft min	
2. Side Setback - Interior	5 ft min	5 ft min	
3. Rear Setback <sup>2</sup>	n/a	n/a	
4. Rear Setback from Alley <sup>2</sup>	n/a	n/a	
5. Detached Garage Door Setback (from front facade) <sup>3</sup>	n/a	n/a	
<b>E. BUILDING FORM</b>			
1. Primary Building Height	35 ft max	55 feet (may be waived if site fronts Hwy 78, is north of Hwy 78, is within a block of Hwy 78, or through design review)	
2. Accessory Building Height	15 ft max	n/a	
<b>F. PARKING LOCATION<sup>5</sup></b>			
1. Zone 1 (Front Yard)	n/a	n/a	
2. Zone 2 (Side Yard)	X	X	
3. Zone 3 (Rear Yard)	X	X	
4. Unrestricted	n/a	X	

## SPECIAL DISTRICT STANDARDS

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- **Light Industrial (L-I):** The purpose of Light Industrial district is to provide areas for manufacturing, industrial and processing or assembly operations of a non-nuisance nature (i.e., those that can be conducted wholly within a structure and do not produce smoke, odors or excessive noise) and to encourage sound industrial development. *(I-1)*
- **Heavy Industrial (H-I):** The purpose of the Heavy Industrial industrial district is to provide areas for the use of non-noxious industries and manufacturers and to encourage sound industrial development. *(I-2)*
- **Agricultural Conservation (AC):** The purpose of the Agricultural Conservation district is to provide areas generally of five acres or more that are undeveloped or used for agricultural, farming or conservation.
- **Public Lands (PL):** The purpose of the Public Lands district is to establish and preserve areas for the use of certain public purposes.

### EXAMPLE OF TYPICAL BLOCK IN THE SPECIAL DISTRICT



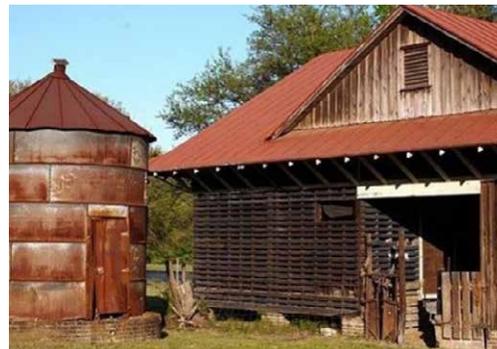
LIGHT INDUSTRIAL (L-I) PRECEDENT PHOTOS



HEAVY INDUSTRIAL (H-I) PRECEDENT PHOTOS



AGRICULTURAL CONSERVATION (AC) PRECEDENT PHOTOS



PUBLIC LANDS (PL) PRECEDENT PHOTOS



PROPOSED USE TABLES : SPECIAL DISTRICT

DISTRICT DESCRIPTION	Light Industrial	Heavy Industrial	Agricultural Conservation	Public Lands
DISTRICT	L-1	H-1	AC	PL
PREVIOUS DISTRICTS	I-1	I-2	No Changes	No Changes
<b>RESIDENTIAL</b>				
Single Family Dwelling	C/E	C/E	P	—
Accessory Dwelling Unit	—	—	P	—
2-4 Unit Dwelling	—	—	—	—
Townhome	—	—	—	—
Multifamily Dwelling (5+ units/bldg)	—	—	—	—
Manufactured Housing	—	—	—	—
Manufactured Home Park	—	—	—	—
Group Home (≤9 residents)	—	—	—	—
Group Home (>9 residents)	—	—	—	—
Residential Care Facilities	—	—	—	—
<b>LODGING</b>				
Home Stay Bed and Breakfast (Up to 3/5? guest rooms)	—	—	P	—
Bed and Breakfast Inn (3/5?-10 guest rooms)	—	—	P	—
Inn (Up to 24 Rooms)	—	—	—	—
<i>P: Permitted Use</i> <i>C: Conditional Use</i> <i>SE: Special Exception</i> <i>E: in Existing Building Only</i> <i>RF: Retail Frontage Only</i> — Prohibited use				

DISTRICT DESCRIPTION	Light Industrial	Heavy Industrial	Agricultural Conservation	Public Lands
DISTRICT	L-1	H-1	AC	PL
PREVIOUS DISTRICTS	I-1	I-2	No Changes	No Changes
Hotel/Inn/Extended Stay (No Room Limit)	P	—	—	—
Short Term Rental	—	—	—	—
Recreational Vehicle Park	P	—	—	—
<b>OFFICE/SERVICE</b>				
ATM	—	—	—	—
Banks, Credit Unions, Financial Services	P	P	—	—
Business Support Services	—	—	—	—
Funeral Homes/ Crematoria	P	P	—	—
Home Occupation	—	—	P	—
Kennels, Outdoor	P	P	—	—
Laundry, Dry Cleaning Plant	P	P	—	—
Medical Clinic/Urgent Care	P	P	—	—
Personal Services	P	P	—	—
Professional Services	P	P	—	—
Small Equipment Repair/Rental	—	—	—	—
Studio – Art, dance, martial arts, music	P	—	—	—
Veterinary Services	P	P	P	—
<b>COMMERCIAL/ENTERTAINMENT</b>				
Adult Establishment	—	C	—	—
Alcoholic Beverage Sales Store	P	—	—	—
Bar/Tavern/Night Club	P	P	—	—
Entertainment, Indoor	P	—	—	—

DISTRICT DESCRIPTION	Light Industrial	Heavy Industrial	Agricultural Conservation	Public Lands
DISTRICT	L-1	H-1	AC	PL
PREVIOUS DISTRICTS	I-1	I-2	No Changes	No Changes
Entertainment, Outdoor	P	—	—	—
General Commercial	P	—	—	—
General Commercial – Use Greater than 100,000 sf	?	—	—	—
Open Air Retail	—	—	—	—
Outside Display/Sales	P	—	—	—
Restaurant	P	P	P	P
<b>CIVIC USES &amp; PARKS</b>				
Cemetery	P	P	P	P
Community Facility	P	P	P	P
Cultural Facility	P	—	P	P
Conference/ Convention Center	P	—	—	P
Educational Campus	P	P	—	P
Government Facility	P	P	—	P
Parks and Playgrounds	P	P	P	P
Recreation Facilities, Indoor	P	P	P	P
Recreation Facilities, Outdoor	P	P	P	P
Religious Institution	P	P	P	—
<b>EDUCATIONAL/INSTITUTIONAL</b>				
Family Child Day Care Home (6 or less children)	P	P	—	—
Group Child Care Home (7-12 children)	P	P	—	—
Commercial Child Care Center (More than 13 children)	P	P	—	—
Community Advocacy Facility	—	—	—	—

DISTRICT DESCRIPTION	Light Industrial	Heavy Industrial	Agricultural Conservation	Public Lands	DISTRICT DESCRIPTION	Light Industrial	Heavy Industrial	Agricultural Conservation	Public Lands
DISTRICT	L-1	H-1	AC	PL	DISTRICT	L-1	H-1	AC	PL
PREVIOUS DISTRICTS	I-1	I-2	No Changes	No Changes	PREVIOUS DISTRICTS	I-1	I-2	No Changes	No Changes
Correctional Institution	P	P	—	—	Materials Recovery & Waste Transfer Facilities	P	P	—	P
Halfway House	—	—	—	—	Recycling Collection Stations	—	P	—	—
Health Care Facilities (Hospital, Inpatient Facilities)	P	P	—	—	Storage - Outdoor Storage Yard	P	P	—	—
<b>VEHICULAR</b>					Storage – Self-Service	P	P	—	—
Drive-Thru/Drive-In Facility	P	P	—	—	Truck Terminal	P	P	—	—
Gas/Fueling Station	P	P	—	—	Warehousing	P	P	—	—
Heavy Equipment/Manufactured Home Rental/Sales	P	P	—	—	Wholesaling and Distribution	P	P	—	—
Parking Lot/Structure – Principal Use	P	—	—	P	<b>AGRICULTURE</b>				
Theater, Drive-In	P	P	—	—	Animal Production	—	—	P	—
Vehicle Rental/Leasing/Sales	P	P	—	—	Backyard Pens/Coops/Beehives	P	P	P	P
Vehicle Services – Minor Maintenance/Repair	P	P	—	—	Equestrian Centers	—	—	P	—
Vehicle Services – Major Repair/Body Work	P	P	—	—	Forestry	—	—	P	P
Water/Marine-Oriented Facilities	P	—	—	P	Gardens (Community and Private)	P	P	P	P
<b>INDUSTRIAL/WHOLESALE/STORAGE</b>					Nurseries & Garden Centers	P	P	—	—
Distribution Terminal	P	P	—	—	Roadside Stands/Farmer's Markets	—	—	—	—
Landfill	—	SE	—	—	<b>INFRASTRUCTURE</b>				
Light Manufacturing Workshops/Brewery	P	P	—	—	Aviation Services	—	P	—	—
Manufacturing & Production, Light	P	P	—	—	Minor Infrastructure/Utilities	P	P	P	P
Manufacturing & Production, Heavy	—	P	—	—	Major Infrastructure/Utilities	C	C	SE	SE
					Wireless Telecommunications Tower	C	C	C	P

**DIMENSIONAL STANDARDS : SPECIAL DISTRICT**

<i>Replaces Previous Districts:</i>		I-1	I-2	no changes	no changes
<b>DISTRICT</b>	<b>L-I</b>	<b>H-I</b>	<b>AC</b>	<b>PL</b>	
<i>General Description of Permitted Uses:</i>	<i>Limited manufacturing and industrial (non-nuisance, fully enclosed)</i>	<i>All industrial and adult establishments &amp; tattoo facility (1000 foot separation)</i>			
<b>A. DEVELOPMENT</b>					
1. Maximum Density	n/a	n/a	n/a	n/a	
2. Required Open Space/Park Space	n/a	n/a	n/a	n/a	
3. Perimeter Buffer	Buffers required at side and rear of lot	Buffers required at side and rear of lot	Buffers required at side and rear of lot		As approved by council
<b>B. LOT CONFIGURATION</b>					
1. Lot Width at Front Setback	100 ft min	100 ft min	100 ft min		50 ft min
2. Lot Size	n/a	2 acres	5 acres		As approved by council
3. Maximum Lot Coverage <sup>1</sup>	80% of lot area	80% of lot area	20% of lot area		As approved by council
4. Frontage Buildout	n/a	n/a	n/a		n/a
<b>C. PRIMARY BUILDING PLACEMENT</b>					
1. Front Setback	30 ft min	40 ft min	40 ft min		As approved by council
2. Side Setback - Corner	Buffer	Buffer	Buffer		n/a
	Buffer	Buffer	Buffer		n/a
3. Side Setback - Interior	Buffer	Buffer	Buffer		n/a
4. Rear Setback <sup>2</sup>	Buffer	Buffer	Buffer		n/a
5. Rear Setback from Alley <sup>2</sup>	n/a	n/a	n/a		n/a
6. Attached Garage Setback (from front facade) <sup>3</sup>	n/a	n/a	n/a		n/a
<b>D. ACCESSORY BUILDING PLACEMENT <sup>4</sup></b>					
1. Side Setback - Corner	Buffer	Buffer	n/a		n/a
2. Side Setback - Interior	Buffer	Buffer	n/a		n/a
3. Rear Setback <sup>2</sup>	Buffer	Buffer	n/a		n/a
4. Rear Setback from Alley <sup>2</sup>	n/a	n/a	n/a		n/a
5. Detached Garage Door Setback (from front facade) <sup>3</sup>	n/a	n/a	n/a		n/a
<b>E. BUILDING FORM</b>					
1. Primary Building Height	55 ft max	55 ft max	55 ft max		As approved by council
2. Accessory Building Height	n/a	n/a	n/a		n/a
<b>F. PARKING LOCATION <sup>5</sup></b>					
1. Zone 1 (Front Yard)	n/a	n/a	n/a		n/a
2. Zone 2 (Side Yard)	n/a	n/a	n/a		n/a
3. Zone 3 (Rear Yard)	n/a	n/a	n/a		n/a
4. Unrestricted	X	X	n/a		n/a

<sup>1</sup> Lot coverage may also be subject to Stormwater Regulations (See 8.X.X).

<sup>2</sup> Garage doors shall be 15 feet min from alley centerline.

<sup>3</sup> In addition to the setback requirements listed above, garage doors which face a public right-of-way, except for rear alleys, must be set back a minimum of 20 ft from that right-of-way.

<sup>4</sup> Also see Accessory Uses & Structures in Section XX

<sup>5</sup> Also see Lot Access Standards in Section XX

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