

Use	A-1	R-1	R-2	R-3	R-4	R-5	MX	CBD	C-1	C-2
Accessory building or structure	S	S	S	S	S	S	S	S	S	S
Accessory dwelling unit	S	S	S				S			
Accessory farm	P	S								
Accessory guest quarters	S	S	S	S	S	S	S			
Accessory use	S	S	S	S	S	S	S	S	S	S
Adult business uses										
Agriculture	P	S								
Aircraft sales and service	S									S
Airport	S									
Amphitheater	S	S						S	S	S
Amusement center									S	P
Animal hospital	S						S		S	P
Animal shelters	S								S	P
Apartment building					S	S	S			
Armory	P									S
Asphalt and/or concrete plants	S									S
Assisted living home	S	S	S	S	S	S	S			
Automotive repair, major	S								S	S
Automotive repair, minor	S								P	P
Automotive sales and service	S								P	P
Automobile service stations	S								P	P
Banks and other registered financial institutions							S	P	P	P
Bar							S	S	S	S
Bar & Grill (Sports Bar)							S	S	P	P
Bed and breakfast inn	P	P	S	S	S	S	P	S		
Big box retail								S	P	P
Billboard										
Boarding house	S	S	S	S	S	S				
Bowling alley							S	S	P	P
Broadcasting studio	S						S	S	P	P
Brown bag establishment								S	S	S
Building materials and supply sales									S	P
Business or financial services							P	P	P	P
Campground and/or RV Park	S									
Car wash facility									S	S
Caretaker residence	P	S	S	S	S	S				
Cemetary or mausoleum	S	S								S
Check cashing/title loan business										
Clinic	S						S	S	P	P
Clubs and lodges (civic & fraternal)	S						S	S	P	P
Coin laundry business										P
Coliseums and stadiums	S						S	S	P	P
College	S						S	S	P	P
Commercial, heavy							S	S	S	P
Commercial, light							P	P	P	P
Commerical strip center							S	S	P	P

Use	A-1	R-1	R-2	R-3	R-4	R-5	MX	CBD	C-1	C-2
Machine shop	S									S
Manufactured building used for non-residential purposes	S	S							S	S
Manufactured (or mobile) home	S		S							
Manufacturing, Heavy										
Manufacturing, Light							S	S	S	S
Mini (self) storage or mini warehouse	S								S	S
Miniature golf course	P								S	P
Modular home	S	S	S	S	S	S				
Motel							S	P	P	P
Museum	S						S	S	P	P
Newspaper and other publishing, printing & distribution facility								S	P	P
Nightclub										S
Non-conforming use (Re-establishment of)	S	S	S	S	S	S	S	S	S	S
Nursing home and convalescent center	S	S	S	S	S		S			
Nursery or greenhouse	P									S
Offices-medical (includes Labs)							S	S	P	P
Offices-nonmedical							P	P	P	P
Office park									P	P
Outdoor café							P	P	P	P
Outlet mall								S	S	P
Park and/or green space	P	P	P	P	P	P	P	P	P	S
Parking lots on separate lots	S	S	S	S	S	S	S	S	S	S
Paper mill										
Pawn shop										P
Personal service establishment							P	P	P	P
Pharmacy							P	P	P	P
Physical fitness center							P	P	P	P
Prototype Production Plant	S									S
Psychic/palm reader										S
Pool hall or arcade							S	S	P	P
Public safety station	P	S	S	S	S	S	P	P	P	P
Public utility facility	S	S	S	S	S	S	S	S	S	S
Race track	S									
Radio and television broadcast studio	S							P	P	P
Railroad yard	S							S	S	S
Real estate sales office	S						S	S	P	P
Recreational center	S	S	S	S	S	S	P	P	P	P
Recreational vehicle, motorcycle, trailer, and boat sales/service	S						S	S	P	P
Recycling and salvage operation	S									
Recycling drop-off station	S								S	S
Rehabilitation center							S	S	P	P
Regular place of worship	S	S	S	S	S	S	S	S	P	P
Research laboratory							S	S	P	P

Use	A-1	R-1	R-2	R-3	R-4	R-5	MX	CBD	C-1	C-2
Residential in commercial						S	P	P	S	S
Resource conservation facility	S									S
Resource extractions	S									
Restaurant (general dine-in)							P	P	P	P
Restaurant (fast food)	S						S	S	S	P
Restaurant (take out)	S						P	P	P	P
Retail store, sales and/or service							P	P	P	P
Salon	S	S	S	S	S	S	P	P	P	P
Sawmill										
School	S	S	S	S	S	S	P	P	P	P
School, commercial	S						P	P	P	P
School, trade	S						S	S	P	P
Shooting range-indoor									P	P
Shooting range-outdoor	S									
Shopping center								P	P	P
Shopping mall (indoor)								S	P	
Small engine repair	S								S	P
Special event center	P	S	S	S	S	S	S	S	S	P
Sports bar									S	
Stage (outdoor)	S						P	P	S	S
Swimming pool	P	P	P	P	P	P	P	P	P	P
Tattoo parlor										P
Telecommunication structure (alternative)	S							S	S	S
Telecommunication tower	S									S
Temporary outdoor display and sales	S	S	S	S	S	S	S	S	S	S
Theater (indoor)							S	P	P	P
Thrift store							S	S	S	P
Tire recapping										P
Townhouse			S	S	P	P	S			
Trade market and show	S							S	P	P
Transportation facility									S	S
Truck & heavy equipment sales and service									S	S
Trucking company										S
Truck stop									S	P
Utility substation	S	S	S	S	S	S	S	S	S	S
Vehicle sales and/or rental									S	P
Veterinary clinics	S						S	S	P	P
Warehousing, distribution, & storage	S							S	S	S
Wholesale or jobbing establishment									P	P
Woodworking or cabinet shop	S						S	S	S	S

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Appendix I: Site Standards by Zoning Districts

District	Minimum Lot Area (s.f.)	Maximum Density (units/acre)	Lot Dimensions		Required Setbacks			Maximum Building Height (feet) ^[4]
			Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Front Yard (feet) ^[1]	Minimum Side Yard (feet) ^[2] ^[3]	Minimum Rear Yard (feet)	
A-1 Agricultural District	5 acres	0.2 upa	300	300	65	30	30	35
R-1 Estate Residential District	1 acre	1 upa	150	200	50	30	30	35
R-2 Low Density Residential District	17,500	2 upa	115	150	30	20	20	35
R-3 Medium Density Residential District	10,000	4 upa	90	100	25	15	20	35
R-4 High Density Residential District	7,000	6 upa	60	100	25	10	20	35
R-5 Downtown Residential District	5,000	8 upa	50	75	15	5	15	35
MX Mixed Use Neighborhood District	4,500	10 upa	60 ^[5]	75	10	5	10	40
CBD Central Business District	2,500	n/a	25	75	0 ^[6]	0	25	50
C-1 General Commercial District	10,000	n/a	75	100	30	15	20	40
C-2 Commercial Corridor District	15,000	n/a	100	125	40 ^[6]	15	25	40
PS Public Service District	10,000	n/a	75	100	30	15	25	50
I-1 Industrial District	1 acre	n/a	200	200	50	30	35	80

[1] Corner lots on public streets have front setback lines along each street. The remaining two sides represent side setbacks (Sec. 8.1.3).

[2] Residential garages which are front-loading (directly facing a street) shall have a minimum 40 foot front setback, not applicable to the dwelling (Sec. 11.2.2).

[3] For attached dwelling units, this requirement only applies to the outside walls (Sec. 8.1.3).

[4] Accessory towers, agricultural storage structures, windmills, and similar agricultural structures shall be permitted to exceed the maximum height if approved by the Mayor (Sec. 8.4.1; 11.8.3).

[5] Lot dimensions may be reduced up to 20 feet (to a minimum of 40 feet wide), under special circumstances with Board Approval (Chapter 7, Part 8).

[6] Commercial buildings with parking in front of the building shall have a minimum 75 foot front setback (Sec. 8.1.3).

Maximum Lot Coverage
15%
25%
35%
40%
50%
80%
80%
80%
50%
50%

50%
65%