

#### 14.08.02 Definitions of Terms and Usage

**(Added) Accessory Structure or Use shall mean a building or use that is incidental to and customarily found in connection with a principal building or use; is subordinate to and serves a principal building or use; is subordinate in area, extent, or purpose to the principal building or use served; and is located on the same lot as the principal building or use served. Shall include the following: garages, barns, carports and off-street parking and loading areas; guard houses, pool houses, accessory dwellings, playhouses, separate decks, gazebos, household storage buildings, radio and television receiving antennas, swimming pools, recreational and play courts or facilities for residents; storm and fallout shelters; and other necessary and customary uses determined to be appropriate, incidental and subordinate to the principal use on the lot.**

**(Add) Accessory Dwelling Unit shall mean a separate living quarters within or adjacent to a single family residence for the exclusive independent occupancy of no more than 2 persons who are related by blood, marriage, adoption or other legal relationship to the owner of the residence. The dwelling unit space shall contain no more than 3 habitable rooms such as living, sleeping or sitting activities in addition to bath and kitchen spaces.**

**~~(Replace) Accessory buildings and uses: A subordinate building or a portion of the principal building, the use of which is customarily incidental to that of the dominant use of the principal building or land. An accessory use is one which is customarily incidental, appropriate and subordinate to the principal use of land and buildings. Accessory buildings and uses are located on the same lot and in the same zoning district as the principal use.~~**

**(ADD) Density shall mean the quotient of the total number of dwelling units as divided by total area of the site. ~~Gross~~ Density shall be the total number of dwelling units as divided by the gross area of a site (not including public street right-of way, easements, etc.). Net density shall be the total number of dwelling units divided by the gross area of the site minus any land used for easements and/or rights-of-way. (18% shall be the reduction).**

**Add: (a.1) New Zoning Districts**

- RS-1: Single Family Residence District**
- RS-2: Single Family Residence District**
- RS-3: Single Family Residence District**
- RS-4: Single Family Residence District**
- RS-5: Single Family Residence District**
- RS-6: Single Family Residence District**
- RS-7: Single Family Residence District**
- RS-8: Single Family Residence District**

**Rename: R-3M to RMH District establishing a district with use restricted to manufactured housing unit placement. Said units no older than 8 years old as measured from date the letter of approval is sought will be allowed. Manufactured housing residential style will not be affected.**

**Add (a.2) Multi-Family Districts**

**RM-4 - Residential - Multi-Family Classification - 4 units per net acre, includes all forms of units, duplexes, tri-plexes, quads, and higher.**

**RM-6 - Residential - Multi-Family Classification - 6 units per net acre, includes all forms of units, duplexes, tri-plexes, quads, and higher.**

**RM-8 - Residential - Multi-Family Classification - 8 units per net acre, includes all forms of units, duplexes, tri-plexes, quads, and higher.**

**RM-12 - Residential - Multi-Family Classification - 12 units per net acre, includes all forms of units, duplexes, tri-plexes, quads, and higher.**

**RM-16 - Residential - Multi-Family Classification - 16 units per net acre, includes all forms of units, duplexes, tri-plexes, quads, and higher.**

**(Retain) AG, Agricultural District. The purpose of this district is to help preserve existing agricultural resources, and to guide the conversion of rural lands to suburban use when appropriate. Development standards are designed to implement long range development goals by preserving areas that have prime soils for agricultural use, and by protecting appropriate areas for development until they are well served by public facilities and services.**

**The following are previously zoning districts (Ordinance No. 3511) in which no future land requests for rezonings shall be issued having such title. The above district amendments shall cause the following to be nonconforming lots of record. Such lots shall be allowed to be developed under the code restrictions in existence at the effective date of this Zoning Text Amendment:**

(2) RR, Rural Residential District. The purpose of this district is to accommodate single-family residential and complementary land uses on large rural lots or acreage. This zone is generally applied to fringe areas of the city, between the built-up areas of the city and those areas that are agricultural in nature. These areas may, over time, be converted to higher density residential areas.

(3) R-O, Single-Family Low Density District. Of the urban residential districts, this is the most restrictive and least intense. The district is characterized by single-family residential development and complimentary uses on large lots. These areas are intended to be defined and protected from the encroachment of uses not performing a function necessary to the low density, residential environment.

(4) R-1, Single-Family Medium Density District. The purpose of this district is to provide for a higher population density, but with basic restrictions similar to the R-O district. This zone is intended for application in areas of medium sized lots which are or will soon be served by municipal water and sanitary sewer service.

(5) R-1A, Single-Family High Density District. This district is to provide for a slightly higher density and a greater diversity of housing type, but with restrictions similar to the R-1 district. It is intended for application in areas in which municipal water and sanitary sewer services are available.

(6) R-2, Multi-Family Low Density District. The purpose of this zone is to accommodate higher density residential development and uses, with a wider variety of housing types. The principal use of land is for single-family, duplex, triplex, and four-plex residential structures, with all municipal services available.

(7) R-2A, Multi-Family Medium Density District. The purpose of this zone is to accommodate moderate density multi-family residential development and complementary land uses, and is intended for application in areas where all municipal services are available. The maximum density in this zone is twelve (12) dwelling units to the acre.

(8) R-3, Multi-Family High Density District. This district is to provide for high density, multi-family development, with restrictions similar to the R-2A district, and with all municipal services available. The maximum density in this zone is eighteen (18) dwelling units to the acre.

(9) R-3M District creating a new district with use restricted to manufactured housing unit placement. Said units no older than 8 years old as measured from date the letter of approval is sought will be allowed. Manufactured housing residential style will not be affected.

(10) R-4 District. The purpose of this zone is to accommodate higher density

residential development and uses, with a wider variety of housing types. The principal use of land is for single-family, duplex, triplex, and four-plex residential structures, with all municipal services available.

- (11) R-5 District. This district is to provide for higher density multi-family developments, with all municipal services available. The principle use of the land shall be for attached apartments or condominium units. The maximum density in this zone shall not exceed twelve (12) units per acre.
- (12) R-6 District. This district allows multi-family units in excess of six buildings, unlimited dwelling units, with maximum unrestricted dwellings units per acre.

#### **14.20.02 Commercial and Industrial Districts.**

(a) General description, commercial districts. Commercial districts are principally intended for the provision of services and the conduct of business essential to support residents within the City and the surrounding area. Five (5) different commercial districts exist to provide for the diversity of uses and appropriate locations required for the range of goods and services needed in Jonesboro. More specific descriptions of these districts follows.

~~(1) C-5, Neighborhood Office District. The purpose of this district is to accommodate administrative, executive, and professional offices and associated uses, together with certain limited commercial and accessory uses. Such uses are typically located in close proximity to apartments and other residential uses, usually on collector and arterial streets, with area regulations designed to assure compatibility with adjacent residential districts. Buildings are to be of residential character regarding outward appearance.~~

**(1. CR-1 Commercial Residence Mixed Use District (formerly C – 5) shall be classified as a transitional zoning classification for mixed-use type developments. It allows commercial development, with a residential appearance, and professional uses to be completed in areas between existing commercial more of a retail nature, and single family residential. By definition it represents transition. Therefore, the logical conclusion would be that a transitional use, such as “quadraplexes” shall be permitted in this district with commercial below or coordinated to blend or relate. *Site plan review shall be subject to Planning Commission review and administrative approval upon Commission recommendation.***

(2) C-4, Neighborhood Commercial District. This district provides for limited retail trade and services designed to serve adjacent residential neighborhoods, usually of a high or medium density character. Such districts should generally be limited to collector or arterial street locations, or other carefully selected areas. Buildings are to be of residential character regarding outward appearance.

(3) C-3, General Commercial District. The purpose of this district is to provide appropriate locations for commercial and retail uses which are convenient and serve the needs of the traveling public. The district also provides locations for limited amounts of merchandise, equipment and material being offered for retail sale that are more suitable for storage and display outside the confines of an enclosed structure. Appropriate locations for this district are along heavily traveled arterial street. Development of groupings of facilities shall be encouraged, as opposed to less desirable strip commercial.

(4) C-2, Downtown Fringe Commercial District. This district provides for a transitional area between the Downtown Core Commercial District (C-1) and the surrounding older residential areas which have yet to experience intrusions of other type uses. The fringe area is characterized by mixed uses, including offices, services, government facilities, and housing. This district is generally considered an inappropriate location for large retail uses (greater than 3,000 square foot).

(5) C-1, Downtown Core Commercial District. This district is characterized by concentrated development of permitted uses, including office and institutional, service, convenience and specialty retail, entertainment, and housing. Redevelopment of the area is contemplated, with emphasis on an art and entertainment cluster. Accordingly, it is anticipated that one or more overlay or other special districts will be established to help foster transformation of the area.

**CIVIC/COMMERCIAL USES**

AG RS-1 RS-2 RS-3 RS-4 RS-5 RS-6 RS-7 RS-8 RM-H RM-4 RM-6 RM-8 RM-12 RM-16

|                                   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|-----------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Golf course                       | C | C | C | C | C | C | C |   |   | P | P | P | P | P | P |   |
| Government service **             | P | P | P | P | C | C | C | C | C |   | P | P | P | P | P |   |
| Hospital                          |   |   |   |   |   |   |   |   |   |   |   |   |   | P | P |   |
| Library                           | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |   |
| Medical services                  |   |   |   |   |   |   |   |   |   |   |   |   |   | C | C |   |
| Museum                            |   |   |   |   |   |   |   |   |   |   |   |   |   | C | C |   |
| Nursing home                      |   |   |   |   |   |   |   |   |   |   |   |   |   | C | C |   |
| Parks and recreation              | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |   |
| Post office                       |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| Recreation/entertainment, indoor  | C | C | C | C |   |   |   |   |   |   |   |   |   |   |   |   |
| Recreation/entertainment, outdoor | C | C | C |   |   |   |   |   |   |   |   |   |   |   |   |   |
| Safety services                   | C | C | C | C | C | C | C | C | C | C | C | C | C | P | P | P |
| School, elementary/middle & high  | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| Utility, major**                  | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C |
| Utility, minor**                  | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| Vocational school                 | C |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |

**INDUSTRIAL, MANUFACTURING & EXTRACTIVE USES**

|                              |  |    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------|--|----|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| ***Asphalt or concrete plant |  | -C |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| ***Landfill (private)        |  |    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| ***Mining or quarrying       |  | -C |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| ***Oil and gas drilling      |  | -C |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

Where "P" appears opposite a listed use and underneath a district, the use is permitted in that district "by right" subject to all requirements of Article 14. Where the letter "C" appears instead of "P", the use is permitted subject to acquiring conditional use permit as set forth in Chapter 14.24. Where "P" nor "C" appears similarly within the table, the use is not permitted.

| <b>RESIDENTIAL USES</b>            |    |      |      |      |      |      |      |      |      |      |      |      |      |       |       |
|------------------------------------|----|------|------|------|------|------|------|------|------|------|------|------|------|-------|-------|
|                                    | AG | RS-1 | RS-2 | RS-3 | RS-4 | RS-5 | RS-6 | RS-7 | RS-8 | RM-H | RM-4 | RM-6 | RM-8 | RM-12 | RM-16 |
| Single-family detached             | P  | P    | P    | P    | P    | P    | P    | P    |      |      |      |      |      |       |       |
| Single-family attached             |    |      |      |      |      |      |      |      |      | P    | P    | P    | P    | P     | P     |
| Duplex, triplex, 4-plex            |    |      |      |      |      |      |      |      |      |      | P    | P    | P    | P     | P     |
| Emergency housing unit             | C  | C    | C    | C    | C    | C    | C    | C    | P    | C    |      |      |      |       |       |
| Multi-family                       |    |      |      |      |      |      |      |      | P    | P    | P    | P    | P    | P     | P     |
| Manufactured housing unit          | P  |      |      |      |      |      |      |      | P    | P    | C    | P    | P    | P     | P     |
| Manuf. housing, residential design | P  | P    | C    | C    | C    | C    | C    | C    | C    | P    |      | C    |      | P     | P     |
| Manufactured housing park          | P  |      |      |      |      |      |      |      |      | P    |      |      |      |       |       |
| Group residential                  |    |      | C    | C    | C    | C    |      |      |      | P    | P    | P    | P    | P     | P     |
| Accessory dwelling unit            |    | P    | P    | C    | C    | C    |      |      |      |      |      |      |      |       |       |

**CIVIC/ COMMERCIAL USES** AG RS-1 RS-2 RS-3 RS-4 RS-5 RS-6 RS-7 RS-8 RM-H RM-4 RM-6 RM-8 RM-12 RM-16

|                                 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|---------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Airport or airstrip             | C |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| Animal care, general            | C |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| Animal care, limited            | C |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| Automated teller machine        |   |   |   |   |   |   |   |   |   |   |   | C | C |   |   |
| Bed and breakfast               |   | C | C | C | C |   |   |   |   | C | C | C | C | C | C |
| Cemetery                        | C | C | C | C | C | C | C | C |   |   |   |   |   | C | C |
| Church                          | P | P | P | C | C | C |   |   |   | C | C | C | C | C | C |
| College or university           |   |   | P | P | P | P | P |   |   |   |   | P | P | P | P |
| Communication tower             | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C |
| Convenience store               |   |   |   |   |   |   |   |   |   |   |   |   |   | C | C |
| Day care, limited (family home) | P | P | P | C | C | C | C | C |   |   |   | P | P | P | P |
| Day care, general               |   |   |   |   |   |   |   |   |   |   |   |   |   | C | C |

Where "P" appears opposite a listed use and underneath a district, the use is permitted in that district "by right" subject to all requirements of Article 14. Where the letter "C" appears instead of "P", the use is permitted subject to acquiring conditional use permit as set forth in Chapter 14.24. Where "P" nor "C" appears similarly within the table, the use is not permitted.

**AGRICULTURAL USES**

AG RS-1 RS-2 RS-3 RS-4 RS-5 RS-6 RS-7 RS-8 RM-H RM-4 RM-6 RM-8 RM-12 RM-16

|                            |   |   |   |   |   |   |  |  |  |  |  |  |  |  |  |
|----------------------------|---|---|---|---|---|---|--|--|--|--|--|--|--|--|--|
| Agriculture, animal        | P | P | C | C | C | C |  |  |  |  |  |  |  |  |  |
| Agriculture, crop          | P | P | P | C | C | C |  |  |  |  |  |  |  |  |  |
| Agriculture, product sales | P | P | P | C | C | C |  |  |  |  |  |  |  |  |  |

*Where "P" appears opposite a listed use and underneath a district, the use is permitted in that district "by right" subject to all requirements of Article 14. Where the letter "C" appears instead of "P", the use is permitted subject to acquiring conditional use permit as set forth in Chapter 14.24. Where "P" nor "C" appears similarly within the table, the use is not permitted.*

**\*\* Note: Public Utilities and Government Service Uses shall be exempt from the maximum lot size of 5 acres restriction.**

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**ACCESSORY USES: PERMITTED SUBJECT TO PROVISIONS OF CHAPTER 14.28 .**

**RS – 1 through RS – 2:** Single Family Dwellings only. Accessory dwelling structures are permitted, but may not exceed 25 % of the heated square footage of the primary residence (maximum 1500 sf. ft.). Accessory buildings (storage, and miscellaneous buildings) are permitted, but shall not exceed 50% of the total area of the principle structure. Any accessory buildings shall be similar in architectural style and appearance to the primary dwelling and must be placed in the rear yard only. Any structure exceeding 1500 sq. ft. must be reviewed by MAPC as a conditional use application.

**RS – 3 through RS – 5:** Single Family Dwellings only. Accessory dwelling structures are permitted only as a conditional use. Accessory buildings are permitted in the rear yard only (storage and miscellaneous buildings), but shall not exceed 600 SF. Any accessory buildings shall be similar in architectural style and appearance to the primary dwelling and must be placed in the rear yard only..

**RS – 6 through RS – 8:** Single Family Dwellings only. Accessory dwelling structures are permitted only by conditional application to the MAPC. Accessory buildings (storage and miscellaneous buildings) are permitted, but shall not exceed 50% of the total area of the principle structure. Any accessory building shall be similar in architectural style and appearance to the primary dwelling and must be placed in the rear yard only..

**RS – 1 through RS – 8:** “In-home” occupations are permitted in compliance with Sec. 14.28.03 (b). The approval shall only be granted to the occupant at the permission of the owner of the property. Applications shall include a description of the proposed “in-home” occupation including considerations of noise, traffic, odor, drainage, visual appearance, light, vibration, and the proposed hours of use or operation. A site development plan shall only be required if there is not ample space in the existing driveway and/or parking area to provide a minimum of four “off-street” parking spaces.

| BULK DIMENSIONAL REQUIREMENTS |                |                  |               |              |                                     |  |
|-------------------------------|----------------|------------------|---------------|--------------|-------------------------------------|--|
| Zoning Classification         | Min. Lot Width | Minimum Lot Area | Front Setback | Rear Setback | Side Setback                        |  |
| AG                            | 240'           | 5 ac.            | 30'           | 30'          | 10' ea.                             |  |
| RS-1                          | 120'           | 43,560 SF        | 40'           | 30'          | 25.0' ea.                           |  |
| RS-2                          | 100'           | 21,780 SF        | 35'           | 25'          | 15' ea.                             |  |
| RS-3                          | 80'            | 14,520 SF        | 30'           | 25'          | 10.0' ea.                           |  |
| RS-4                          | 80'            | 10,890 SF        | 25'           | 25'          | 7.5' ea.                            |  |
| RS-5                          | 70'            | 8,712 SF         | 25'           | 20'          | 7.5' ea.                            |  |
| RS-6                          | 65'            | 7,260 SF         | 20'           | 20'          | 15' Combined<br>(Min. 10 on 1 side) |  |
| RS-7                          | 50             | 6,222 SF         | 20'           | 20'          | 7.5' ea.                            |  |
| RS-8                          | 50             | 5,445 SF         | 15'           | 15'          | 7.5' ea.                            |  |

Maximum lot coverage (all buildings) shall not exceed thirty-five percent (35%) in RS-1 thru RS-5 Districts and forty percent (40%) in all other residential districts.

| BULK DIMENSIONAL REQUIREMENTS |                |                             |               |              |              |
|-------------------------------|----------------|-----------------------------|---------------|--------------|--------------|
| Zoning Classification         | Min. Lot Width | Minimum Lot Area            | Front Setback | Rear Setback | Side Setback |
| R-MH                          | NS             | NS                          | NS            | NS           | NS           |
| RM-4                          | 50'            | 10,890 SF per Dwelling Unit | 20'           | 15'          | 7.5' ea.     |
| RM-6                          | 60'            | 7,260 SF per Dwelling Unit  | 20'           | 15'          | 10.0' ea.    |
| RM-8                          | 70'            | 5,445 SF per Dwelling Unit  | 25'           | 20'          | 10.0'        |
| RM-12                         | 80'            | 3,630 SF per Dwelling Unit  | 25'           | 20'          | 15.0'        |
| RM-16                         | 80'            | 2,722 SF per Dwelling Unit  | 25'           | 20'          | 15.0'        |

NS= No Standard  
NP= Not Permitted

Side Setback shall increase by 5' for each additional story in excess of one story, for buildings to be placed along the property line.

Minimum On-Site Structure Separation:

Single Story: 15'  
Two Story: 20'  
More than two stories: 30'

The greater restriction applies for the tallest building being considered, e.g. If a one story building is proposed adjacent to a three story building, then the minimum separation between those two buildings shall be 30'.

**Non-Permitted Uses:**

- A. No Commercial activity will be allowed within these "RS" Classifications, aside from the "In-Home" Occupations as described above.
- B. No Industrial activity will be allowed within these "RS" Classifications, except for from the "In-Home" Occupations as described above.

Chapter 15.08 SUBDIVISION REGULATIONS  
PRECEDURES FOR PLAT APPROVAL

Section 15.08.02 Preliminary Plat

**Modify**

(A) ~~At least 9 calendar days~~ **ten (10) working days** prior to the meeting at which it is to be considered, the subdivider or his representative shall submit to the Metropolitan Area Planning Commission (during normal working hours) ~~eleven (11)~~ **four (4) copies** of the preliminary plat of the proposed subdivision, at a scale of one hundred (100) feet to the inch. An electronic file should be transmitted to the Planning Office prior to deadline of submission including the Engineer's Plats, vicinity map and overall subdivision plan. (Ord. No. 1963, Sec. 1)

Section 15.08.03 Final Plat

**Modify**

(A) ~~At least 9 calendar days~~ **ten (10) working days** prior to the meeting at which it is to be considered, the subdivider or his representative shall submit to the Metropolitan Area Planning Commission (during normal working hours) ~~eleven (11)~~ **four (4) reproductions** of the original drawings at a scale of one (1") inch equals one hundred (100) feet or larger and one..... An electronic file should be transmitted to the Planning Office prior to deadline of submission including the Engineer's Plats, vicinity map and overall subdivision plan. (Ord. No. 1963, Sec. 2)

Update checklist to include overall vicinity map of nearest adjacent platted subdivisions @ min. scale.

ADD SECTION BELOW:

15.08.03 D.1: Time Limit on Approval of Final Subdivision Plan; Effect of Approval:

Approval of the Final Subdivision Plan shall be good for one (1) year from the date of approval or, in the case of a Final Subdivision Plan approved by the Planning Commission to be completed in two or more phases, such approvals shall be good for

one (1) year from the date of approval of the Improvement (Construction) Plans of the last preceding phase of the development. Final Subdivision Plan approval shall confer upon applicant the following rights for the one (1)- year period from the date of approval:

- (a) The general terms and conditions upon which the approval was granted shall not be changed.
- (b) The applicant may apply for and the Planning Commission may grant extension on such Final Subdivision Plan approval for additional periods of at least one (1) year but not to exceed a total extension of one (1) year.
- (d) In the case of a subdivision of more than ten (10) acres, the Planning Commission may grant the rights referred to in Subsections (a), (b) and (c) above for such period of time longer than two (2) years as shall be determined by the Planning Commission to be reasonable.

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**USE TABLE  
COMMERCIAL & INDUSTRIAL DISTRICTS**

| <u>DISTRICTS</u>                 | <u>ZONING</u> |     |     |     |     |     |     |
|----------------------------------|---------------|-----|-----|-----|-----|-----|-----|
|                                  | CR-1          | C-4 | C-3 | C-2 | C-1 | I-1 | I-2 |
| Single-family detached           |               |     |     |     |     | C   |     |
| Single-family attached           | P             |     |     |     |     | C   |     |
| Duplex, triplex, 4-plex          | P             |     |     |     |     | C   |     |
| Loft apartment                   | P             |     |     |     | P   | C   |     |
| Multi-family                     | P             |     | C   | C   | C   | C   |     |
| Manufactured housing unit        |               |     |     |     |     | C   |     |
| <b>CIVIC AND COMMERCIAL USES</b> |               |     |     |     |     |     |     |
| Airport or airstrip              |               |     |     |     |     | C   |     |
| Animal care, general             | C             | C   | P   |     |     | C   |     |
| Animal care, limited             | C             | P   | P   |     |     |     |     |
| Auditorium or stadium            |               |     | C   |     | C   | C   |     |
| Automated teller machine         | C             | P   | P   | C   | P   | P   | P   |
| Bank or financial institution    |               | P   | P   | C   | P   | P   | P   |
| Bed and breakfast                | C             | P   | P   | P   | P   |     |     |
| Car wash                         |               | C   | P   | C   | C   | P   | C   |
| Cemetery                         | P             | P   | P   | P   | P   | P   | P   |
| Church                           | P             | P   | P   | P   | C   | P   | P   |
| College or university            | P             | P   | P   | P   | P   | P   | P   |
| Communication tower              | C             | C   | C   | C   | C   | P   | P   |
| Construction sales and service   |               |     | P   |     |     | P   |     |
| Convenience store                | C             | P   | P   | C   | C   | C   |     |
| Day care, limited (family home)  | P             | P   | P   | P   | P   | C   | C   |
| Day care, general                | P             | P   | P   | C   | C   | C   | C   |

**USE TABLE (CONTINUED)  
COMMERCIAL & INDUSTRIAL DISTRICTS**

**ZONING**

**DISTRICTS**

**CR-1   C-4   C-3   C-2   C-1   I-1   I-2**

**CIVIC AND COMMERCIAL USES**

|                                   |   |   |   |   |   |   |   |
|-----------------------------------|---|---|---|---|---|---|---|
| Entertainment, adult              |   |   | C |   |   | C | P |
| Funeral home                      | C | C | P | C | C |   |   |
| Golf course                       |   | P | P | P | P |   |   |
| Government service                | P | P | P | P | P | P | P |
| Hospital                          | P | P | P | P | P |   |   |
| Hotel or motel                    |   |   | P |   | P |   |   |
| Library                           | P | P | P | P | P | P | P |
| Medical service/office            | P | P | P | P | P | P | P |
| Museum                            | P | P | P | P | P | C |   |
| Nursing home                      | C | P | P | P | C |   |   |
| Office, general                   | P | P | P | P | P | C |   |
| Parking lot, commercial           |   |   | P |   | P | C |   |
| Parks and recreation              | P | P | P | P | P | C | C |
| Pawn shops                        |   |   | P |   |   | C |   |
| Post office                       | C | P | P | P | P | C |   |
| Recreation/entertainment, indoor  |   | C | P | C | P | C |   |
| Recreation/entertainment, outdoor |   | C | P |   |   | C |   |
| Recreational vehicle park         |   |   | P |   |   | P |   |
| Restaurant, fast-food             |   | C | P | C | C | P |   |
| Restaurant, general               |   | P | P | P | P | P |   |
| Retail/service                    |   | C | P | C | P | C |   |
| Safety services                   | P | P | P | P | P | P | P |

**USE TABLE (CONTINUED)  
COMMERCIAL & INDUSTRIAL DISTRICTS**

**ZONING**

**DISTRICTS**

**CR-1   C-4   C-3   C-2   C-1   I-1   I-2**

**CIVIC AND COMMERCIAL USES**

|   |          |          |          |          |          |          |   |
|---|----------|----------|----------|----------|----------|----------|---|
| School, elementary/middle & high              | P        | P        | P        | P        | P        | P        | P |
| Service station                               |          | C        | P        | C        | C        | P        |   |
| Sign, off-premise *                           | <b>C</b> | <b>C</b> | <b>P</b> | <b>C</b> | <b>C</b> | <b>P</b> |   |
| Utility, major                                | C        | C        | C        | C        | C        | C        | C |
| Utility, minor                                | P        | P        | P        | P        | P        | P        | P |
| Vehicle and equipment sales                   |          |          | P        |          |          | P        |   |
| Vehicle repair, general                       |          |          | P        |          |          | P        | C |
| Vehicle repair, limited                       |          | C        | P        | C        | C        | P        | C |
| Vocational school                             |          | C        | P        | C        | P        | P        | C |
| Warehouse, residential (mini) storage         |          |          | C        |          |          | P        | C |
| <b>Vehicular &amp; Equipment Storage-yard</b> |          |          |          |          |          | P        | P |

**INDUSTRIAL, MANUFACTURING & EXTRACTIVE USES**

|                               |  |  |   |  |  |   |   |
|-------------------------------|--|--|---|--|--|---|---|
| Asphalt or concrete plant     |  |  |   |  |  | C | P |
| Auto wrecking or salvage yard |  |  |   |  |  | C | P |
| Basic industry                |  |  |   |  |  | C | P |
| Freight terminal              |  |  | C |  |  | P | P |
| Landfill (private)            |  |  |   |  |  |   | C |
| Manufacturing, general        |  |  |   |  |  | P | P |
| Manufacturing, limited        |  |  |   |  |  | P | P |
| Mining or quarrying           |  |  |   |  |  | C | P |
| Oil and gas drilling          |  |  |   |  |  |   | P |
| Research services             |  |  | C |  |  | P | P |
| Solid waste incinerator       |  |  |   |  |  | C | C |

**USE TABLE (CONTINUED)  
COMMERCIAL & INDUSTRIAL DISTRICTS**

**ZONING**

**DISTRICTS**

**CR-1   C-4   C-3   C-2   C-1   I-1   I-2**

**INDUSTRIAL, MANUFACTURING & EXTRACTIVE USES**

|                         |  |  |  |  |  |   |   |
|-------------------------|--|--|--|--|--|---|---|
| Warehousing             |  |  |  |  |  | P | P |
| Welding or machine shop |  |  |  |  |  | P | P |

**AGRICULTURAL USES**

|                             |  |  |   |  |   |   |   |
|-----------------------------|--|--|---|--|---|---|---|
| Agriculture, animal         |  |  | C |  |   | C | P |
| Agriculture, crop           |  |  |   |  |   | C | P |
| Agriculture, farmers market |  |  | P |  | P | P |   |
| Agriculture, product sales  |  |  |   |  |   | C | P |

**ACCESSORY USES: PERMITTED SUBJECT TO PROVISIONS OF CHAPTER 14.28.**

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**DIMENSION REQUIREMENTS  
COMMERCIAL & INDUSTRIAL DISTRICTS**

**ZONING**

**DISTRICTS**

**CR-1    C-4    C-3    C-2    C-1    I-1    I-2**

**DIMENSION**

|   |       |       |       |       |      |       |        |
|---|-------|-------|-------|-------|------|-------|--------|
| <b>Minimum lot size</b>                         |       |       |       |       |      |       |        |
| Single-family (sq. ft.)                         | NP    | NP    | NP    | 6,000 | NS   | NP    | NP     |
| Duplex (sq. ft.)                                | 7,200 | NP    | NP    | 7,200 | NS   | NP    | NP     |
| Multi-family (area/family)                      | 3,600 | NP    | NP    | 3,600 | NS   | NP    | NP     |
| <b>Commercial Nonresidential uses (sq. ft.)</b> | 6,500 | 6,500 | 6,500 | 6,500 | NS   | 6,500 | 10,000 |
| <b>Minimum lot width (all uses)</b>             | 50'   | 50'   | 50'   | 50'   | 25'  | 50'   | 100'   |
| <b>Minimum lot depth (all uses)</b>             | 100'  | 100'  | 100'  | 100'  | NS   | 100'  | 100'   |
| <b>Street setback</b>                           |       |       |       |       |      |       |        |
| Residential uses                                | 25'   | NP    | NP    | 25'   | NS   | 25'   | NP     |
| Nonresidential uses                             | 25'   | 25'   | 25'   | 25'   | NS   | 25'   | 100'   |
| <b>Interior side setback</b>                    |       |       |       |       |      |       |        |
| Residential uses                                | 7.5'  | 10'   | NP    | 10'   | NS   | 10'   | NP     |
| Nonresidential uses                             | 10'   | 10'   | 10'   | 10'   | NS   | 10'   | 25'    |
| <b>Rear setback</b>                             |       |       |       |       |      |       |        |
| Residential uses                                | 20'   | 20'   | NP    | 20'   | NS   | 20'   | NP     |
| Nonresidential uses                             | 20'   | 20'   | 20'   | 20'   | NS   | 20'   | 25'    |
| <b>Maximum lot coverage (all uses)</b>          | 50%   | 50%   | 60%   | 50%   | 100% | 60%   | 60%    |
| <b>Maximum floor area (sq. ft.)</b>             | 5,000 | 5,000 | NS    | 5,000 | NS   | NS    | NS     |
| <b>% of Total Lot Area (Bldg. Floor area)</b>   | 20%   | 20%   |       | 20%   |      |       |        |

**NP = not permitted**

**NS = no standard**

- (6) Maximum height. Maximum height limitation is thirty-five feet (35') in **CR-1**, C-4, and C-2 districts; forty-five feet (45') in C-3 and I-1 districts; seventy-five feet (75') in I-2 districts; and there shall be no limitation in the C-1 district. Chimneys, smokestacks, ventilators, cooling and water towers, bulkheads, grain elevators and silos, utility and flag poles, belfries, spires and steeples, and monuments and ornamental towers, may be erected to any height not in conflict with the Airport Overlay District or other city ordinances. Communication towers are exempt only to the extent authorized through conditional use approval, if such use is not a use permitted by right.