

DATE: November 28, 2017; *Updated 12/6/2017.*
TO: Mayor & City Council
FROM: Planning Director
SUBJECT: Zoning Ordinance Amendment Articles 4, 9, and 10 |
Updated Zoning Districts, Dimensional Standards and Overlays.



SUGGESTED ACTION

Conduct public hearing and consider approval as discussion warrants.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission held a scheduled public hearing on 8/21/17. No one spoke in opposition or support of the proposal.

Planning Commission recommends APPROVAL of the amendment to Article 4, Article 9, and Article 10 as presented by Staff on 8/21/17. (3-0)

DISCUSSION

- This zoning ordinance amendment contemplates broad changes to Articles 4 Zoning Districts & 9 Dimensional Standards.
- The bulk of changes occur in the principal and accessory use matrices with corresponding updates to the restrictions for affected uses and the dimensional standards for the particular zoning classifications reviewed.
- Incorporates recommendations from 2016 Housing Study to diversify housing choices, elevate and maintain visual integrity of neighborhoods as well as promote walkable development patterns.
- Market analysis identifies broad trends which indicate a pent up demand for middle income housing.
- A wide gap exists between the dimensional standards of our highest density multifamily zoning and highest density single family residential zoning.
- Neighborhoods with smaller footprint lots and thoughtfully designed high quality outdoor living spaces and common amenities can serve as transitional development between existing low density residential neighborhoods and commercial or industrial land uses.
- Includes updates to the matrix of permitted uses to clean up various irregularities and outdated restrictions.
- Includes recommendation to remove the 75% off-site sales for a microbrewery to coincide with passage of SB85 earlier this year.
- *Includes maximum density (6 units per acre) for MH zoning classification.*

ARTICLE 4.

ZONING DISTRICTS & USE PROVISIONS

Section 400. District Designations.

For the purposes of this Ordinance, the City of Sugar Hill, Georgia is divided into zoning districts designated as follows:

- AF** Agricultural-Forest District provides for agriculture, forestry, very low density residential development, and limited other uses under specific conditions.
- RS-200** Low Density Single-Family Residential District provides for twenty thousand (20,000) square foot minimum lot sizes.
- RS-175** Low Density Single-Family Residential District provides for seventeen thousand five hundred (17,500) square foot minimum lot sizes.
- RS-150** Low Density Single-Family Residential District provides for fifteen thousand (15,000) square foot minimum lot sizes.

The three (3) Low Density Single-Family Residential Districts include existing low density residential areas and vacant or open areas where similar residential development is appropriate. The regulations for these districts are designed to encourage low density one-family residential development, protected from the depreciating effects of small lot development and excessive density.

- RS-100** Medium Density Single-Family Residential District provides for ten thousand (10,000) square foot minimum lot sizes. This district includes areas of medium density residential development. The regulations for this district are designed to take advantage of the greater economy and convenience afforded by more intensive development but still retain some of the open aspects of a detached dwelling unit district.

RS-72 **Medium Density Single-Family Residential District provides for seven thousand two hundred (7,200) square foot minimum lot sizes. This district includes areas of medium density residential development. The regulations for this district are designed to encourage more compact development in appropriate transitional areas particularly between existing residential and non-residential development.**

~~CSD~~ **~~Conservation Subdivision District encourages development of residential communities that are density neutral, designed to preserve and protect environmental resources, scenic vistas as well as natural and cultivated~~**

~~landscapes. Maintaining underlying density of 3 units/acre with 40% open space and 4 units/acre with 50% open space with one story structure minimum 1,600 square feet and two or more story with minimum 1,800 square feet of heated space.~~

RM Residential Multi-Family District provides for multi-unit structures which are attached housing at a net density not to exceed eight (8) units per acre, and high density single family residential, providing eight thousand (8,000) square foot minimum lot sizes. Includes areas where higher density and/or multifamily development is appropriate. The regulations for this district are designed to provide an area where individuals and families may establish homes in an environment which satisfies their needs for convenience and economy.

This zoning district is to be located where public water supply and waste water treatment facilities are available or can be obtained and where there is convenient access to collector streets, major thoroughfares or state or interstate highways. The purpose of this district is to promote better utilization of land and freedom of architectural and engineering design without maximizing density.

MH Mobile Home Park District provides for the transient and permanent uses of residential mobile home units within the City in mobile home parks located on un-subdivided parcels which have single ownership control. Mobile home subdivisions are not permitted.

OI Office-Institutional District provides for limited commercial and institutional land uses where traffic, noise and congestion are minimized. This district is established to provide a location for offices, institutions and limited related retail business and service activities in buildings of high character in attractive surroundings. Distributive functions such as loading, unloading, storage, packaging and un-packaging shall be limited to ten (10) percent of the total building area and five (5) percent of the total lot area.

HSB Highway Service Business District provides for limited uses of commercial land adjacent to major traffic arteries. Established to provide locations for retail trade establishments compatible with surrounding residential and office-institutional areas, and for business activities which primarily cater to the traveling public. The HSB District requires individual free-standing structures, larger yard areas, greater setbacks, and lower building densities than are permitted in the General Business District.

BG General Business District provides for a wide range of retail land service establishments in a central business environment. Intended to provide

	3. An adult entertainment establishment shall be located no closer than 1,000 feet from any parcel of land upon which any establishment licensed to sell alcoholic beverages in the City of Sugar Hill.
	4. An adult entertainment establishment shall be located on a parcel of land having at least one hundred (100) feet of road frontage.
	5. For the purposes of these standards, distance shall be by airline measurement from property line, using the closest property lines of the parcels of land involved. The term "parcel of land" means any quantity of land capable of being described by location and boundary that is designed and used or to be used as a unit.
Agricultural building, Customary.	Includes commercial greenhouses and one and two-family tenant houses, subject to all of the yard requirements of the zoning district.
Agricultural use, Customary.	Includes farm ponds, fishing lakes, forestry, plant nurseries, except the raising of livestock or poultry.
Brew Pub	Subject to all local, state and federal regulations and licensing requirements. No outdoor storage. Shall be limited to restaurants that brew and sell 25% or more of their own beer for on-premise consumption.
<u>Building material sales with outdoor storage.</u>	<u>All areas containing outdoor storage shall be subject to the same setback and screening requirements found under the restrictions associated with an “outdoor storage yard”. Outdoor storage of bulk landscape materials such as mulch, soil, sand, gravel, stone and similar materials shall be prohibited within 1,000 feet of a residential use.</u>
Bulk storage tanks (argon, carbon dioxide, helium and nitrogen).	Up to 12,000 gallons per tank with no more than two (2) tanks on the property. No above ground tanks shall be allowed if the tank is within 500’ of any residential use. All facilities shall be permitted and constructed in accordance with all other applicable regulatory requirements.
Bulk storage tanks (including natural gas or fuel).	No above ground tanks shall be allowed if the tank is within 500’ of any residential use. All facilities shall be permitted and constructed in accordance with all other applicable regulatory requirements.

Church, temple and synagogue, restricted.	1. Shall be located on a site of not less than five (5) acres with 250 feet of road frontage.
	2. The buildings shall be located not less than 50 feet from any street and not less than 30 feet from any side or rear property line.
	3. If adjacent to residentially-zoned property, a buffer of at least 50 feet wide shall be provided along the property lines adjacent to said zoning, provided, however, that this buffer may be reduced to no less than 20 feet in width adjacent to the sanctuary building or "Sunday School" educational building and parking related to these buildings.
	4. A church, temple or synagogue located in a manufactured building may be erected on the property for a period not to exceed three (3) years.
Composting facility, wood chipping and shredding and yard trimmings.	1. Composting materials shall be limited to tree stumps, branches, leaves, and grass clippings or similar putrescent vegetative materials, not including animal products, inorganic materials such as bottles, cans, plastics, metals, or similar materials.
	2. The facility shall not be located within 1,000' of any property used or zoned for residential.
	3. Along the entire road frontage (except for approved access crossings), provide a three-foot high landscaped earthen berm with a maximum slope of 3 to 1 and/or a minimum six-foot high, 100 percent opaque, solid wooden fence or masonry wall. The landscaped berm shall consist of a staggered double row of evergreen and semi-evergreen trees and shrubs; must not contain more than 30% of a single species and shall provide an effective visual screen of at least 20' at maturity. The fence/wall or berm must be located outside of any public right-of-way and interior to any landscaped strip. The finished side of a fence/wall shall face the exterior property lines.
Crematorium.	The facility shall not be located within 1,000' of any property used or zoned for residential use.
<u>Dwelling, Attached;</u> <u>Dwelling, Multiple;</u> <u>Dwelling, Single Family; and</u> <u>Dwelling, Two-Family.</u>	<u>1. Simple massing is preferred and should be used with stoops, porches, galleries, arcades, roof eaves, and balconies to provide expressive character over excessive articulation of building massing and shape. Roof lines shall not be overly complex and should typically not</u>

	<p><u>overlap. The overall length:height ratio on facades shall be simple proportions 1:1, 2:1, 3:2 or 4:3.</u></p> <p><u>2. Windows and façade articulations should be placed in a regular pattern and relate to doors, columns, and other façade articulations.</u></p> <p><u>3. If used, shutters shall be sized exactly half the size of the window. Curved shutters must match the curve of the window. Shutters must be mounted directly to the casing with proper shutter hardware.</u></p> <p><u>4. The following architectural design conditions are prohibited: Material changes on outside corners. Recessed front porches. More than two principal building materials. Chimneys on outside walls that do not extend completely to the ground.</u></p> <p><u>5. Attached front entry garage doors shall be recessed from the building line a distance of at least 1/4 the depth of the principal building and shall be no more than 9' in width.</u></p>
Equipment rental, sales and service (Commercial & Industrial).	1. Equipment or rental vehicles shall not be parked or stored in the required front yard.
	2. The storage area for the vehicles or equipment to be rented shall be screened by an opaque fence at least six (6) feet high.
	3. The storage areas shall be located no closer than 100 feet from any side or rear property lines zoned residential and shall be appropriately landscaped and maintained.
Farmer's market or fruit and vegetable stand.	For the sale of products and commodities produced on the premises provided that any structure for such sales shall be located no closer than 35 feet to any property line.
Fruit and vegetable stand, Temporary.	Shall not exceed 3 months.
Fuel pumps.	No closer than 15 feet to the right of way and not closer than the existing setback of any residential structure on abutting lots on either the frontage or a side street.
Fur farm.	Provided than no animal quarters are located closer than 200 feet to any property line.

	3. A buffer strip at least ten (10) feet wide shall be provided along the side and rear property lines, planted with evergreen trees and shrubs that provide an effective visual screen.
Microbrewery	Subject to all local, state and federal regulations and licensing requirements. No outdoor storage. Shall be limited to a brewery that produces less than 15,000 barrels of beer annually with 75% or more of its beer sold off-premise.
Mobile building.	Temporary while permitted or special uses are under construction. Not to exceed six months.
Mobile home park.	1. Location. A mobile home park shall front for a sufficient distance to provide safe access upon a State Highway, a Major Thoroughfare, a Collector Street or a local access road paralleling an expressway and shall have access and egress only on such road.
	2. Street Access Requirements. The entrance road to a Mobile Home District development shall have a minimum right-of-way width of 60 feet with a minimum pavement width of 28 feet. The entrance road shall have a turning radius from the highway of at least 30 feet and the entrance road shall extend at least 100 feet into the Mobile Home District development.
	3. Size. A Mobile Home District development shall have a minimum buildable area of at least 20 contiguous acres.
	4. Density. A Mobile Home District development shall have a density of not more than six (6) mobile home lots per buildable acre.
	5. Mobile Home Lots. Each mobile home shall be located on a separate mobile home lot as shown on a development plan for the Mobile Home Park meeting the following:
	a. Each mobile home lot or space shall be directly accessible from an approved internal paved park driveway not less than twenty (20) feet in width. No direct access to mobile home lots or spaces from public streets shall be permitted.

	city ordinances and regulations.
<u>Accessory Dwelling Unit</u>	<ol style="list-style-type: none"><u>1. No more than one accessory dwelling unit per primary dwelling unit.</u><u>2. The primary dwelling unit shall be owner-occupied.</u><u>3. The accessory dwelling unit shall contain at least 400 square feet of heated living space.</u><u>4. The height of the building containing the accessory dwelling shall not exceed the height of the principal dwelling.</u><u>5. The accessory dwelling shall be constructed with the same or similar and compatible exterior style, materials, roof type and slope, doors, window style and proportions, color, trim and landscaping as the principal dwelling.</u><u>6. The windows of an accessory dwelling unit shall not be directly opposite windows of a principal dwelling on an abutting lot unless screened by a fence, wall or hedge, or separated by more than 50 feet.</u><u>7. An accessory dwelling unit shall contain a kitchen and at least one, but no more than two, bedrooms and at least one full bathroom.</u><u>8. An accessory dwelling unit shall have at least one paved off-street parking space dedicated for the use, in addition to any parking spaces for the primary dwelling unit.</u><u>9. An accessory dwelling shall have a separate electrical meter and service panel with main disconnect.</u><u>10. An accessory dwelling shall have a backflow preventer and shut-off valve on the potable water service line.</u>

	accordance with all other applicable regulatory requirements.
Convenience retail business.	Shall not occupy more than 50% of the principal use or structure.
Driveway, single family residential parking area.	Not to exceed 30% of the front yard or 20% of the rear yard.
Home occupation, customary.	Refer to Section 607.
<u>Outdoor storage associated with garden supply center, plant nursery and greenhouse.</u>	<u>All areas containing outdoor storage shall be subject to the same setback and screening requirements found under the restrictions associated with an “outdoor storage yard”. Outdoor storage of bulk landscape materials such as mulch, soil, sand, gravel, stone and similar materials shall be prohibited within 1,000 feet of a residential use.</u>
Recreational facility, residential neighborhood.	1. Public and semipublic playgrounds, parks, lakes, and buildings, operated on a non-profit basis for recreational and public community purposes only.
	2. Special use permit shall not be required for such facilities if they are to be located on an area reserved or dedicated for such use on a final recorded subdivision plat.
Recreational vehicle, boat or trailer.	No more than a total of two (2) may be stored outdoors on the property in compliance with all other applicable sections of this Ordinance.
Sales event, temporary outdoor.	Only allowed as an accessory activity in association with a principal use that is an existing lawfully permitted business located on the premises. Shall not exceed 20 days. For example, sidewalk, parking lot or tent sales.
Vegetable garden.	Not to exceed 30% of front yard.

A = Allowed by right.
A-R = Allowed with restrictions.

SU = Special use permit required.
SU-R = Special use permit required and subject to restrictions.

T-R = Temporary Use and subject to restrictions.

Principal Uses	/											
	AF	RS150, RS175, RS200	RS100	<u>RS72</u>	RM	MH	OI	HSB	BG	LM	HM1	HM2
Adult entertainment establishment.											A-R	A-R
Agricultural building, customary.	A-R											
Agricultural use, customary.	A-R											
Agriculture and horticulture except the raising of livestock.										A	A	A
Aircraft factory.												A
Alcoholic beverage plant or distillery.												A
Appliance repair shop.								A	A	A	A	A
Art gallery.							<u>A</u>	<u>A</u>	A	A	A	A
Asphalt plant.												SU
Assembly plant (durable goods).												A
Assembly plant (non-durable goods).									A	A	A	A
Automatic teller machine (freestanding).								SU		A	A	A
Automotive body repair shops.											A	A
Automotive repair shops or tire stores.											A	A
Automotive sales lots (new or used).								SU	SU			
Automotive service station.											A	A
Baking plants.										A	A	A
Banks and other financial institutions.							A	A	A	A	A	A
Barber and beauty shops.		SU	SU		A			A	A			
Boarding and rooming houses.					SU				A			
Book or stationery stores.								A	A			
Brew Pub									A-R	A-R	A-R	A-R
Building material sales with outdoor storage.								SU-R	<u>SU-R</u>	A	A	A
Building material yard including milling operations.											A	A
Building supply, indoor retail store.									A			

Table 4.1 - Permitted Uses

A = Allowed by right.
A-R = Allowed with restrictions.

SU = Special use permit required.
SU-R = Special use permit required and subject to restrictions.

T-R = Temporary Use and subject to restrictions.

Principal Uses	Zoning Districts											
	AF	RS150, RS175, RS200	RS100	<u>RS72</u>	RM	MH	OI	HSB	BG	LM	HM1	HM2
Bulk storage tanks (argon, carbon dioxide, helium and nitrogen).											SU-R	SU-R
Bulk storage tanks (including natural gas or fuel storage).												SU-R
Bulk storage tanks (oxidizer gases).											SU-R	SU-R
Cabinet shops and furniture manufacturing.									A	A	A	
Car wash.							<u>SU-R</u>	<u>SU-R</u>	<u>A-R</u>	A-R	A-R	
Cattery.	A-R											
Cemetery.	SU-R											A
Charitable or non-profit event, Temporary	T-R					T-R	T-R	T-R	T-R	T-R	T-R	
Chemical plant.												A
Child care facility.					A-R	<u>A-R</u>	SU-R	A-R	A-R	A-R	A-R	A-R
Christmas tree sales, Temporary	T-R						T-R	T-R	<u>T-R</u>	<u>T-R</u>	<u>T-R</u>	
Church, temple and synagogue, restricted.	A-R	A-R	A-R		A-R	A-R						
Church, temple and synagogue, unrestricted.	SU	SU	SU		SU	SU	A	A	A	A	A	A
Cold Storage Plant or commercial cold storage.										SU	A	A
Composting facility, wood chipping and shredding and yard trimmings.											SU-R	A-R
Concrete or masonry plant.												A
Contractor office (e.g. building, construction, HVAC, electrical, etc).									A	A	A	A
Convenience store.								A	A			
Crematorium.												A-R
Cultural facility.							A	<u>A</u>	<u>A</u>			
Dance studio.								A	A	<u>A</u>	<u>A</u>	<u>A</u>
Department store.									A			
Depot or passenger terminal (bus, rail).										A	A	A

Table 4.1 - Permitted Uses

A = Allowed by right.
A-R = Allowed with restrictions.

SU = Special use permit required.
SU-R = Special use permit required and subject to restrictions.

T-R = Temporary Use and subject to restrictions.

Principal Uses	/											
	AF	RS150, RS175, RS200	RS100	RS72	RM	MH	OI	HSB	BG	LM	HM1	HM2
Distribution center.										A	A	A
Drug store.								A	A			
<u>Dwelling, Attached (townhouse).</u>				A-R	A-R							
<u>Dwelling, Multiple (apartment house and condominium).</u>				SU-R	A-R							
<u>Dwelling, Single-Family.</u>	A	A	A	A-R	A-R	A-R						
<u>Dwelling, Two-Family (Duplex)</u>				A-R	A-R							
Dye casting works.												A
Electronic sales and service.								A	A			
Equipment rental, indoor sales and service (Home and Garden).										A	A	A
Equipment rental, sales and service (Commercial & Industrial).											A-R	A-R
Explosives, plant or storage.												SU
Farmers' market or fruit and vegetable stand.	A-R											
Feed processing facility.												A
Fertilizer plant.												A
Fishing club.	A											
Fireworks sales.								SU-R				
Fitness center, health club, spa.									A	A	A	A
Florist.								A	A			
Foster home.					A							
Fruit and vegetable stand, Temporary								T-R	T-R			
Funeral home.												A
Fur farm.	A-R											
Furniture rental or sales establishments.								A	A			

Table 4.1 - Permitted Uses

A = Allowed by right.
A-R = Allowed with restrictions.

SU = Special use permit required.
SU-R = Special use permit required and subject to restrictions.

T-R = Temporary Use and subject to restrictions.

Principal Uses	/											
	AF	RS150, RS175, RS200	RS100	<u>RS72</u>	RM	MH	OI	HSB	BG	LM	HM1	HM2
Garden supply center and greenhouse.								A	A	A	A	A
Gasoline station.											A	A
Gift shop.								A	A			
Golf course & golf driving range (except mini golf).	A											
Grocery store, food store.							SU	A				
Group and congregate personal care home.						SU	A	A				
Group day care home.	SU	SU										
Growler Shop							A-R	A-R	A-R	A-R	A-R	
Half-way house.					A							
Hardware store.							A	A	<u>A</u>	<u>A</u>	<u>A</u>	
Hobby shop.							A	A				
Hospital, clinic, convalescent home.									A	A	A	
Hotel, motel.						SU	A	A	A	A	A	
HVAC equipment dealer.									A	A	A	
Ice cream shop.							A	A				
Ice manufacturing or packing plant.									A	A	A	
Industrialized home. (Refer to "Mobile home" in Section 405.)						A-R						
Institutional house for the handicapped.					A							
Interior decorating shop.							A	A				
Jewelry store.							A	A				
Kennel, dog.									<u>A</u>	<u>A</u>	<u>A</u>	
Kennel.	A-R								<u>A</u>	<u>A</u>	<u>A</u>	
Laboratory, medical or dental.									A	A	A	
Laboratory, research and testing.									A	A	A	

Table 4.1 - Permitted Uses

A = Allowed by right.
 A-R = Allowed with restrictions.

SU = Special use permit required.
 SU-R = Special use permit required and subject to restrictions.

T-R = Temporary Use and subject to restrictions.

Principal Uses	Zoning Districts											
	AF	RS150, RS175, RS200	RS100	<u>RS72</u>	RM	MH	OI	HSB	BG	LM	HM1	HM2
Landfill.												SU-R
Lodge, dormitory, fraternal and social organization with housing.					A-R							
Lodge, fraternal and social organization, no housing.							A	A	A	A	A	A
Machine shop.										A	A	A
Manufactured home. (Refer to "Mobile home" in Section 405.)						A-R						
Manufacturing, outdoor.												A
Mausoleum.												A
Meat processing or packaging except slaughtering, poultry killing, packing and dressing.											A	A
Metal smelting, forging works.												A
Microbrewery									<u>SU-R</u>	A-R	A-R	A-R
Mini-warehouse, personal storage warehouse.								<u>SU</u>	<u>SU</u>	A	A	A
Mobile building.								A-R	A-R	A-R	A-R	A-R
Mobile home.						A-R						
Mobile home park.						A-R						
Mobile home or mobile building leasing or sales (new and used).											A	A
Mortuary.												A
Movie studio.										A	A	A
<u>Multi family dwelling (E.g. Duplex, apartment, condominium and town house).</u>						A						
Museum.							<u>A</u>	<u>A</u>	<u>A</u>	A	A	A
Music store.								A	A			

Table 4.1 - Permitted Uses

A = Allowed by right.
 A-R = Allowed with restrictions.

SU = Special use permit required.
 SU-R = Special use permit required and subject to restrictions.

T-R = Temporary Use and subject to restrictions.

Principal Uses	Zoning Districts											
	AF	RS150, RS175, RS200	RS100	<u>RS72</u>	RM	MH	OI	HSB	BG	LM	HM1	HM2
Music studio.								A	A			
Newspaper and printing facility.									A	<u>A</u>	A	A
Nursing and convalescent home.							A	<u>A</u>	A			
Office, professional or business.							A	A	A	A	A	A
Orphanage.					A							
Outdoor storage yard, except junkyard or salvage operation.											A-R	A-R
Paper or pulp mill.												SU
Park and other similar public and semi-public building and land use.	A	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>
Parking lot and garage.							<u>A SU</u>	<u>A SU</u>	<u>A SU</u>	<u>A SU</u>	<u>A SU</u>	<u>A SU</u>
Pawn Shop									SU			
Pest control or extermination business.										A	A	A
Petroleum refinery or processing plant.												SU
Pharmacy.								A	A	A	A	A
Photo processing plant.										A	A	A
Photography shop and studio.								A	A	A	A	A
Plant nursery (wholesale or retail).										A	A	A
Plant nursery providing lawn and garden supplies and plants.								A	A			
Plastics extrusion plant.										A	A	A
Plumbing equipment dealer.										A	A	A
Plumbing, electrical, pool and home building supply showroom and sales center (provided there is no outdoor storage associated with the use).									A			
Printing, bookbinding, publishing plant.										A	A	A

Table 4.1 - Permitted Uses

A = Allowed by right.
A-R = Allowed with restrictions.

SU = Special use permit required.
SU-R = Special use permit required and subject to restrictions.

T-R = Temporary Use and subject to restrictions.

Principal Uses	/											
	AF	RS150, RS175, RS200	RS100	<u>RS72</u>	RM	MH	OI	HSB	BG	LM	HM1	HM2
Psychic reading, fortune telling, astrology, phrenology, palmistry, clairvoyance or related commercial practice.									A			
Public building, office, land use and facility.	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	A	A	A	A	A	A
Quarry.												SU-R
Radio and television repair shop.								A	A			
Radio or television station and transmitter.										A	A	A
Radio, recording or television studio, broadcasting station and facility.									A			
Railroad repair and storage yard.												A
Railroad sidings, maintenance and terminal facility.									SU	SU	SU	A
Recording or rehearsal studio.							<u>A</u>	<u>A</u>	A	A	A	A
Recovered material processing, recycling station.										A-R	A-R	A-R
<u>Recreation facility, indoor.</u>							<u>SU</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>
Recreation facility (indoor, such as bowling alleys, skating rinks, shooting ranges and movie theaters).								A				
Recreation facility, indoor training center (E.g. gymnastics schools, baseball academies).									A	A	A	A
Recreation facility, outdoor (e.g. miniature golf, driving range, water slides, drive in theater).								SU	SU			
Recreational facility, public and semipublic such as parks, country clubs and community centers.							A					
Rental, moving trucks and vans (E.g. Ryder and U-Haul).											A-R	A-R
Rental, passenger vehicles (Cars, trucks and vans).							<u>SU</u>	<u>SU</u>			A	A
Research and testing facility.							A	A	A			
Restaurant.								A	A			

Table 4.1 - Permitted Uses

A = Allowed by right.
A-R = Allowed with restrictions.

SU = Special use permit required.
SU-R = Special use permit required and subject to restrictions.

T-R = Temporary Use and subject to restrictions.

Principal Uses	/											
	AF	RS150, RS175, RS200	RS100	<u>RS72</u>	RM	MH	OI	HSB	BG	LM	HM1	HM2
Retail business and service stores except food store.								A	A			
Retail sales showroom and warehouse store.										A	A	A
Retail shopping center over 50,000 square feet gross floor area.								<u>A</u>	<u>A</u>	A	A	A
Retirement community (To include nursing home, cafeteria, care facilities and accessory uses).					A		SU	<u>SU</u>	<u>SU</u>			
Rubber tire retreading plant.												A
Salvage operation or junk yard.												SU-R
School, Business college or business school operated as a business enterprise.							<u>A</u>	<u>SU</u>	<u>SU</u> A	<u>A</u>	<u>A</u>	<u>A</u>
School, Educational facility, trade or vocational school.							<u>A</u>	<u>SU</u>	<u>SU</u>	A	A	A
School, Educational institution offering general education courses, private.	<u>SU</u>	<u>SU</u>	<u>SU</u>		A		A			<u>SU</u>	<u>SU</u>	
Scrap tire processing plant.												SU
Shelter, commercial.									SU-R			
Shelter, residential and community.					SU		SU	SU		A	A	A
Shoe store and shoe repair shop.								A	A			
Shopping center, including food store.								SU	A			
Single family dwelling.	<u>A</u>	<u>A</u>	<u>A</u>		A							
Single family residential subdivision.		<u>A</u>	<u>A</u>		A							
Small appliance repair shop.								A	A	<u>A</u>	<u>A</u>	<u>A</u>
Soft drink bottling and distribution plant.											A	A
Solid waste transfer station.												SU
Stadium, concert hall, amphitheater. (County Board of Education Schools excepted)											SU	A

Table 4.1 - Permitted Uses

A = Allowed by right.
A-R = Allowed with restrictions.

SU = Special use permit required.
SU-R = Special use permit required and subject to restrictions.

T-R = Temporary Use and subject to restrictions.

Principal Uses	Zoning Districts												
	AF	RS150, RS175, RS200	RS100	<u>RS72</u>	RM	MH	OI	HSB	BG	LM	HM1	HM2	
Sugar refinery.												A	
Tannery, leather processing.												A	
Tattoo and body piercing establishment.												SU-R	
Taxi or limousine service.									A	A	A	A	
Telephone exchange building.										A	A	A	
Theater and other place of entertainment and amusement enclosed in a building.								A	A				
Title Pawn Sales									SU				
Transportation terminal for freight.										SU			
Transportation terminal for passengers.									A				
Truck and bus sales, leasing, repair (heavy truck/tractor trailer).											A	A	
Truck terminal.											A	A	
Upholstery shop.										A	A	A	
Utility office.								A	A				
Utility station including water and wastewater treatment facility, building and grounds for storage of vehicles, equipment, and materials.										A	A	A	
Utility structure.	A-R	A-R	A-R		A-R	A-R	A-R	A-R	A-R				
Veterinary clinic, restricted.									A-R				
Veterinary clinic, unrestricted.								<u>SU</u>		<u>A</u>	<u>A</u>	<u>A</u>	
Veterinary <u>clinic</u> , office, hospital, and laboratory.								<u>SU</u>		A	A	A	
Vetrinary clinic or hospital, agricultural.	SU-R												
Waste incineration facility.												SU	
Weather service station.										A	A	A	

Table 4.1 - Permitted Uses

A = Allowed by right.
 A-R = Allowed with restrictions.

SU = Special use permit required.
 SU-R = Special use permit required and subject to restrictions.

T-R = Temporary Use and subject to restrictions.

Principal Uses	[Redacted]											
	AF	RS150, RS175, RS200	RS100	<u>RS72</u>	RM	MH	OI	HSB	BG	LM	HM1	HM2
Wholesaling and warehousing.										A	A	A
Wild animals, raising and keeping.	A-R											
Wine Bar								A-R	A-R	A-R	A-R	

Table 4.1 - Permitted Uses

ARTICLE 9.

LOT AND BUILDING DIMENSIONAL STANDARDS

Section 900. Purpose.

This section sets out the standards that control lot size, placement of buildings and structures and intensity of development for all lots within the city limits.

Section 901. Lot area and residential density.

All property on which a residential use is to be located shall meet or exceed the lot area and density requirements shown on Table 9.1 for the zoning district in which the property is situated.

Section 902. Lot area and non-residential density.

All property on which a non-residential use is to be located shall meet or exceed the lot area requirements shown on Table 9.1 for the zoning district in which the property is situated.

Section 903. Floor area provisions.

The minimum building floor area required for a dwelling unit within each zoning district is shown on Table 9.1.

Section 904. Minimum lot width.

The minimum lot width for a lot within each zoning district is shown on Table 9.1.

Section 905. Minimum setbacks, principal buildings.

All principal buildings shall be set back from the right of way and all other lot lines no less than the distance shown on Table 9.1.

Section 906. Minimum setbacks, accessory buildings.

For accessory buildings 240 square feet or less, refer to section 600. Accessory buildings having a gross floor area more than 240 square feet shall be subject to the same setbacks required for principal buildings as shown on Table 9.1.

Section 906. Building and structure heights.

The maximum height of all buildings and structures in each zoning district, except as otherwise noted, shall be as shown on Table 9.1.

Section 907. Maximum Lot Coverage.

The maximum lot coverage by principal and accessory buildings is shown as a percentage of the lot area in Table 9.1.

Table 9.1 - Lot and Building Dimensional Standards.

Dist.	Min. Lot Area (Sq. Ft.)	Lot Area Per Dwelling Unit (Sq. Ft.)	Density ⁽⁶⁾ (Units / Acre)	Min Dwelling Unit Size (Sq. Ft.) Single Story / Two Story or more	Min. Lot Width (Ft.)	Setback from Right-of-way (Ft.)		Min. ⁽⁵⁾ Side Yard (Ft.)	Min. ⁽⁵⁾ Rear Yard (Ft.)	Max. Height (Ft.)	Max. % of Lot Coverage ⁽¹⁾
						Major Street	Collector Street				
AF	40,000 ⁽²⁾	40,000	-1.5	2,000 / 2,400	100	60	50	20	35	35	25
RS-200	20,000 ^(2,3)	20,000	1.8	2,000 / 2,400	100	45	35	10	35	35	25
RS-175	17,500 ^(2,3)	17,500	2.1	1,900 / 2,200	100	45	35	10	35	35	25
RS-150	15,000 ^(2,3)	15,000	2.5	1,700 / 2,000	100	45	35	10	35	35	25
RS-100	10,000 ^(2,3)	10,000	3.7	1,600 / 1,800	70	45	35	10	30	35	25
RS-72	7,200^(2,3)	7,200	6	1,600 / 1,800	55	45	35	10	30	35	40
GSD	10 Acres	5,000	-	1,600 / 1,800	60 Avg.	20	20	5	20	35	-
RM	8,000 ^(2,3) N/A	5,400	8	1,000 / 2,400	50 N/A	45	35	10 ⁽⁵⁾	20 ⁽⁵⁾	35 ⁽⁴⁾	50
MH	20 Acres	6,000	6	600	40	30	20	10 ⁽⁵⁾	5 ⁽⁵⁾	35	35
OI	10,000 ⁽²⁾	-	-	-	50	50	40	10 ⁽⁵⁾	30 ⁽⁵⁾	35	40
HSB	10,000 ⁽²⁾	-	-	-	70	50	40	10 ⁽⁵⁾	30 ⁽⁵⁾	45	40
BG	NONE	-	-	-	60	40	30	10 ^(5,7)	30 ^(5,7)	45	75
LM	43,560 ⁽²⁾	-	-	-	100	50	50	20 ⁽⁵⁾	20 ⁽⁵⁾	50	50
HM-1	43,560 ⁽²⁾	-	-	-	100	50	40	20 ⁽⁵⁾	20 ⁽⁵⁾	70	75
HM-2	43,560 ⁽²⁾	-	-	-	100	50	50	20 ⁽⁵⁾	20 ⁽⁵⁾	50	75

- 1 Includes principal and accessory buildings but not pavement areas.
- 2 No portion of any lot which is flooded by a 100-year recurrence interval storm event may be counted as part of the required minimum lot area.
- 3 No subdivision lot which contains less than fifty percent (50%) of the minimum lot area required by the applicable Zoning District or eight thousand (8,000) square feet, whichever is greater, located above the base flood elevation shall be approved. All area above the flood elevation used to satisfy this requirement shall be contiguous and shall not be separated by any flood area.
- 4 The maximum number of stories is two for any multi-family bldg. ~~(basement floor shall not be used for any separate units).~~
- 5 Buffer zones are required in addition to side and rear yard where an office-institutional, business, ~~or~~ manufacturing or industrial use abuts a residential District and where a multi-family or mobile home use abuts a single-family residential District.
- 6 Density calculations shall ~~not include right of way dedications, power line easements & flood plain, exclude 50% of the land that is within a flood hazard area or within an electrical transmission, natural gas or petroleum pipeline easement.~~
- 7 Side yard required only if abutting a District requiring side yards.
- 8 The minimum setback adjoining a residential Zoning District is one hundred twenty (120) feet.