

COMPOSITE ZONING FEATURES SUMMARY

- **USE COMPONENTS:** Churches, schools, parks, and public buildings permitted in all districts.
SFR – SINGLE-FAMILY RURAL: 1 acre lot min.; 1,600 square foot living area min.
SFE – SINGLE FAMILY ESTATE: 12,000 sq. ft. lot min.; 1,600 sq. ft. living area min.
SFS – SINGLE FAMILY SUBURBAN: 9,000 sq. ft. lot min.; 1,500 sq. ft. living area min.
SFU – SINGLE FAMILY URBAN: 7,200 sq. ft. lot min.; 1,200 sq. ft. living area min.
SFC – SINGLE FAMILY COMPACT: 5,500 sq. ft. lot min.; 1,100 sq. ft. living area min.
SFL – SINGLE FAMILY LIMITED: 3,500 sq. ft. lot min.; 1,000 sq. ft. living area min.
SFT – SINGLE FAMILY TOWNHOUSE: 2,000 sq. ft. lot min; 900 sq. ft. living area min.
SFU/MH – SINGLE-FAMILY URBAN, MANUFACTURED HOME: 7,200 sq. ft. lot min.; 1,200 sq. ft. living area min. for site built; 720 sq. ft. min. for man. home.
TF – TWO-FAMILY: 9,000 sq. ft. lot min.; 1,200 sq. ft. for s.f. home, 900 sq. ft. per unit for 2 - family.
MF – MULTI-FAMILY: Apartments (25 un./ac. if Type A; 18 un./ac. if Type B)
LO – LOCAL OFFICE: Office, assisted living, day care.
Hours of operation 7:00 a.m. to 10:00 Sun.-Thurs., 7:00 a.m. to 11:00 p.m. Fri. and Sat.
LC – LOCAL COMMERCIAL: Any use in LO plus retail sales and services, restaurants, banks, nursery or greenhouse, grocery sales, pharmacies, fitness centers, dance and music academies, artist studio, colleges and universities, bed and breakfast.
Hours of operation 5:00 a.m. to 10:00 Sun.-Thurs., 5:00 a.m. to 11:00 p.m. Fri. and Sat.
GC – GENERAL COMMERCIAL: Any use in LC plus bar, nightclub, entertainment venues, hospital, hotel, liquor store, office/warehouse, vehicle and equipment sales, leasing and repair, furniture sales, pet shop, wholesale activities less than 3,500 sq. ft.
LI – LIGHT INDUSTRIAL: Any use in GC plus commercial laundry, contractor storage yard, lumber yards, indoor manufacture, assembly and processing, mini-warehouse, RV, trailer and boat storage, SOB's, testing and research, warehouse and distribution, wholesale, wrecker impoundment.
HI – HEAVY INDUSTRIAL: Any use in LI plus outdoor manufacture, assembly and processing.
- **SITE COMPONENTS:**
TYPE 1: Accessory buildings greater of 5% of primary building or 120 sq. ft.; 150% of standard landscaping; pedestrian scale signage and lighting; scale of buildings limited; mansion style multi-family; alley access to SFL and SFT; accessory dwellings for SFT and SFE.
TYPE 2: Accessory buildings greater of 10% of primary building or 120 sq. ft.; accessory dwellings for SFR, SFE and SFS; drive-thru service lanes; uses not to exceed 40,000 sq. ft.
TYPE 3: Accessory buildings up to 30% of primary building; accessory dwellings; drive-thru service; limited outdoor display and storage; outdoor fueling and washing of vehicles; overhead service doors.
TYPE 4 (non-residential only): Accessory buildings up to 60% of primary building; drive-thru service; outdoor fueling and washing of vehicles; overhead service doors; maximum outdoor display; substantial outdoor storage; outdoor entertainment venues and animal boarding.
TYPE 5 (non-residential only): Accessory buildings; drive-thru service; outdoor fueling and washing of vehicles; overhead service doors; maximum outdoor display and storage; outdoor entertainment venues and animal boarding.
- **ARCHITECTURAL COMPONENTS:**
TYPE A: 85% masonry; 5 or more architectural features.
TYPE B: 85% masonry 1st floor, 50% overall; 4 or more architectural features.
TYPE C (non-residential only): 35% masonry (60% street facing); 3 or more architectural features.
TYPE D (non-residential only): 35% masonry (60% street facing); metal siding for remainder not facing a street; 2 or more architectural features.