

DEVELOPMENT STANDARDS RESIDENTIAL

ZONE CATEGORY	PERMITTED USES	LOT AREA	FRONT YARD	SIDE YARD	REAR YARD	HEIGHT
R-A - Residential Agricultural	Farm/Ranch, day care, single-family unit, plant nursery	Minimum 1 acre per unit	Minimum 30 feet depth	Minimum 15 feet on each side	Minimum 30 feet depth	2 stories or 30 feet whichever is less
RR - Restricted Residential	Single-family unit, guest house, home occupation trailer storage, agriculture	Minimum ½ acre per unit	Minimum 30 feet depth	Minimum 10 feet on each side	Minimum 30 feet depth	2 stories or 30 feet whichever is less
R-1- Single Family Residential	Single family unit, guest house, home occupation trailer storage	Minimum 6,000 square feet per unit	Minimum 15 feet depth	Minimum 7 feet on each side	Minimum 20 feet depth	2 stories or 30 feet whichever is less
R-2 - Multi Family Residential	Single family unit, duplex, multi-family units, townhouses, home occupations	Minimum 7,000 square feet per lot and 1,200 for each additional unit	Minimum 15 feet depth	Minimum 7 feet on each side	Minimum 15 feet depth	Not more than 4 stories or sixty feet whichever is less
R-3 - Mixed Residential	Single family unit, parks/playgrounds , duplexes, mobile homes, guest house, home occupations	Minimum 5,000 square feet per house.	Minimum 15 feet depth	Minimum 5 feet on each side	Minimum 15 feet depth	2 stories or 30 feet whichever is less
PC - Planned Community	Single family unit attached or detached, multi-family units, churches, schools, commercial/retail	Development plan must be approved before standards are set	Development plan must be approved before standards are set	Development plan must be approved before standards are set	Development plan must be approved before standards are set	Development plan must be approved before standards are set

* The Zoning Ordinance should be consulted for complete details of permitted uses and any exceptions to the regulations noted herein

DEVELOPMENT STANDARDS CH 1 OVERLAY, 01-OFFICE, COMMERCIAL

ZONE CATEGORY	PERMITTED USES	LOT AREA	FRONT YARD	SIDE YARD	REAR YARD	HEIGHT
CH OVERLAY Cultural Historical	Refer to uses permitted by special use in underlying zones	See underlying zone requirements	See underlying zone requirements	See underlying zone requirements	See underlying zone requirements	See underlying zone requirements
0-1 - OFFICE	Clinic, dwelling unit, office, parking lot, artist studio/workshop	Minimum 7,000 square feet of lot area	Minimum 15 feet for home. Garage, carport set-back shall be 20 feet	Minimum 7 feet on each side, 15 feet when adjacent to residential zone	Minimum 20 feet depth	2 stories or 30 feet whichever is less
C-1 NEIGHBORHOOD COMMERCIAL	Institutions, offices, public utilities, retail sales, services apartments in multi-story building	Minimum 7,000 square feet	Minimum 25 feet	Minimum 5 feet on each side	Minimum 20 feet depth	2 stories or 30 feet whichever is less
C-2 - CENTRAL BUSINESS DISTRICT	Any C-1 use, restaurants/bars, hotels/motels, institutions, offices, public utilities, mortuaries, retail sales, services	No minimum required	None required, except when adjacent to a residential zone	None required, except when adjacent to a residential zone	None required, except when adjacent to a residential zone	No limitation
C-3 - GENERAL COMMERCIAL	Any C-1 use, restaurants/bars, hotels/motels, institutions, mobile home parks, mortuaries, retail services, truck stops	No minimum required	Minimum 25 feet	None, but 15 feet when adjacent to a residential zone	Minimum 25 feet	2 stories or 30 feet unless permitted by the commission

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DEVELOPMENT STANDARDS

M1, M2, M3 ZONES

ZONE CATEGORY	PERMITTED USES*	LOT AREA	FRONT YARD	SIDE YARD	REAR YARD	HEIGHT
M-1 Light Manufacturing Zone	Veterinarian, automotive, bakery, bottling plant, carpenter, feed and fit, yard, contractor, construction yard, railroad	No minimum required	25 feet, but 50 feet if adjacent to a residential zone	None, but 25 feet if adjacent to a residential zone	None, but 25 feet if adjacent to a residential zone	50 feet, unless permitted by Board of Adjustments
M-2 Heavy Manufacturing zone	Any M-1 use, wrecking yards, livestock, concrete plant, salvage yard, railroad	No minimum required	Minimum 25 feet, but 50 feet if adjacent to a residential zone	None, but 25 feet if adjacent to a residential zone	None, but 25 feet if adjacent to a residential zone	50 feet, unless permitted by Board of Adjustments
M-3 Special Environment zone	Any M-1 or M-2 use, brick plant, ceramic firing, foundry, paint manufacturing, rendering plant, meat packing railroad	No minimum required	Minimum 25 feet, but 50 feet if adjacent to a residential zone	None, but 25 feet if adjacent to a residential zone	None, but 25 feet if adjacent to a residential zone	50 feet, unless permitted by Board of Adjustments

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