

Appendix A

Existing Zones in the Study Area

The purpose of this appendix is to provide a reference to the different land uses permitted under the current zoning within the study area. There are currently 13 individual zoning classifications in use which fall into four categories; residential, commercial, industrial, and special purpose. This appendix reviews that intent and purpose of each individual zoning classification accompanied by easy to read matrix tables listing the permitted uses and specific building and lot sizes.

The current zoning classifications within the study area are shown in blue lettering on Map 6.2 (page 63). The orange alphanumeric symbols which follow some of the zoning classifications represent intensity and character designations. Intensity designations, depicted as numerical values, correspond to lot and building standards while character designations, depicted as letters, correspond to specific regulations for building placement and façade treatments to ensure proper integration of permitted land uses into the built up character of specific areas of the city.

Residential Zones

There are six different residential zones within the study area: RU-1, RU-2, RU-2B(P-O), RU-2B, RU-3.5, and RU-5.

The intent of the RU-2, RU-2B, RU-3.5, and RU-5 Zones is to accommodate moderate-density residential development that is in keeping with the established character of some areas of the city. These zones are primarily intended to be applied in already built-up areas with excellent transportation access and a full range of urban facilities and services. Special infill development standards apply in built-up areas to help ensure that new development is compatible with the surrounding context. The intent of the RU-1 Zone is the same as the aforementioned with the omission that it is intended for higher density residential development rather than moderate density residential development.

The RU-2B(P-O) Zone, shown in the southern portion of the study area, has the same intent and purpose as the RU-2B zone with the exception that it carries an phased overlay zoning designation. Phased Zoning is used in cases where the timing and/or phasing of the zoning of an area is especially critical to the implementation of the Area Wide Comprehensive Plan. The intent of the phased zoning is to encourage redevelopment of a specified area for the land use designated within the comprehensive plan when the necessary conditions for the development are realized. The comprehensive plan identifies the approximate 3.8 acre area within the study area for industrial land uses. Phased Zoning does not restrict the use of a property as it pertains to the underlying zone.

The matrix table located on page 102 features each residential zone in the study area along the horizontal axis and the different land use categories along the vertical axis. Permitted uses are designated with a (P), Conditional Uses are designated with a (C) and those uses that are not permitted are designated with a dash (-). Conditional Uses, unlike outright Permitted Uses, require a public hearing to determine whether the proposed use can and will integrate properly into the existing fabric of the community and surrounding areas.

Note: A table showing the lot and building sizes for each residential zone within the study area immediately follows this table.

Note: The study area is located within an urban area. As such, each residential zone does permit a number of non-residential uses that would not detract from a residential neighborhood.

Use Category (Defined in Article 16)	RU 5	RU 3.5	RU 2	RU 2B	RU 1	Use-Specific Standards
RESIDENTIAL						
Household Living						
Detached (single-family) Houses	P	P	P	P	P	
Lot Line (single-family) Houses	P	P	P	P	P	§2.03.02
Attached (single-family) Houses	P	P	P	P	P	§2.03.03
Two-unit (two-family) Buildings	–	C	–	P	P	
Multi-unit (multi-family) Buildings	–	–	–	P	P	
Qualified Manufactured Housing Units	P	P	P	P	P	§Section 6.22
Group Living						
Residential care facility	P	P	P	P	P	
Nursing home	C[1]	C[1]	C[1]	C[1]	C[1]	
Youth shelter	C	C	C	C	C	§Section 6.13
PUBLIC AND CIVIC						
Cultural Exhibits and Libraries						
	C	C	C	C	C	
Day Care						
Babysitting or Family Day Care Home	P	P	P	P	P	
Day Care, Type 1/Type 2	C	C	C	C	C	§Section 6.07
Hospital	C	–	C	–	–	§section 6.14
Lodge or Private Club	–	–	–	–	C	
Recreation and Open Space						
Low-Intensity	P	P	P	P	P	
High-Intensity	C	C	C	C	C	
Religious Assembly	C	C	C	C	C	
Safety Services	C[1]	C[1]	C[1]	C[1]	C[1]	
Schools	C	C	C	C	C	
Utilities						
Essential services	P	P	P	P	P	
Major	C	C	C	C	C	
COMMERCIAL						
Artist Studios				P	P	P
Funeral and Internment Services						
Cemetery	C	C	C	C	C	
Funeral home (undertaking)	C[1]	C[1]	C[1]	C[1]	C[1]	
Lodging						
Bed and Breakfast	C	C	C	C	–	§Section 6.04
Neighborhood Retail Sales and Service	P	P	P	P	P	§Section 6.20
Office (no medical or dental offices/clinics)	C	C	C	C	C	
Reuse of Historic Commercial Structure	C	C	C	C	C	§14.05.06, E.

OTHER						
Neighborhood parking lot	P	P	P	P	P	
Greenhouse or nursery	-	-	-	-	-	
Roadside stand	-	-	-	-	-	
Stable or riding academy	-	-	-	-	-	§Section 6.27

The table shown below displays the lot and building standards for each of the residential zones located within the study area.

	RU-5	RU-3.5	RU-2, 2A, 2B	RU-1
Minimum lot area (square feet)	5,000	3,500	2,000 [3]	2,000
Minimum lot area for multi-unit buildings (square feet)	NA	NA	6,000	6,000
Min. lot area per dwelling unit (sq ft)	5,000	3,500	2,000 [2] [3]	1,000
Maximum density of cluster development (dwelling units/net acre)	8.7	12.4	21.8	43.6
Minimum lot width (feet)	50	35	20	20
Minimum setbacks (feet)				
Front	20	15 [1]	10 [1]	10 [1]
Rear	25	25	25	25
Side (1 side/combined total)	3/10	2/6	2/4	2/4
Maximum height (feet)	35	38	38	38
Minimum height (feet)	24	24	24	24

[1] Street-facing garages, where allowed, must be setback at least 20 feet.

[2] Within the RU-2B Zone, the minimum lot area per dwelling unit is 2,000 square feet, except that in the case of an existing residential building, one dwelling unit shall be permitted for each 1,000 square feet of gross floor area in the building, not including the basement.

[3] In the case of an existing residential building within the RU-2A Zone, the minimum lot area shall be 1,800 square feet per dwelling unit. This provision only applies to an existing residential building being converted into single-family residential

Commercial Zones

There are six commercial zones within the study area comprised of three different zoning classifications, shown in blue on Map 6.2, which are as follows: CN (Commercial-Neighborhood), CC (Commercial-Community), and CG (Commercial-General). Each commercial zone has its own unique alphanumeric intensity and character designation shown in orange following immediately following the individual zoning classification. More information regarding intensity and character designations can be found on page one of this appendix.

The intent and purpose of each commercial zone within the study area is as follows:

CN (Community Neighborhood)

The CN Zone is intended to accommodate mixed-use, neighborhood-serving commercial land uses that have a relatively small-scale, pedestrian-oriented character. They are intended to be applied in compact nodes at street intersections characterized by slower traffic speeds in order to promote storefront-style buildings with residential dwelling units above the ground floor.

CC (Commercial-Community)

The CC Zones is intended to accommodate a broad range of commercial and mixed-use development, such as shopping centers and other large building development, typically reached by automobile and located at sites with primary access to major streets. The CC Zone permits and is intended to accommodate mixed-use buildings with residential dwelling units above the ground floor.

CG (Commercial-General)

The CG Zone is intended to accommodate a very wide variety of commercial uses and development styles with typically large building sizes located adjacent to an arterial street. The CG Zone permits and is intended to accommodate mixed-use buildings with residential dwelling units above the ground floor.

The matrix table located below or on Page %% features each commercial zone in the study area listed along the horizontal axis and the different land use categories listed along the vertical axis. Permitted uses are designated with a (P), Conditional Uses are designated with a (C) and those uses that are not permitted are designated with a dash (-). Conditional Uses, unlike outright Permitted Uses, require a public hearing to determine whether the proposed use can and will integrate properly into the existing fabric of the community and surrounding areas.

Note: Tables and listed information showing how the intensity and density designations of a zone affect the lot size, building size and building location immediately follow this table.

Note: The study area is located within an urban area. As such, each commercial zone does permit some non-commercial uses that would not detract from a commercial area.

USE GROUP	Zones			Use-Specific Standards
Use Category	CN	CC	CG	
1 Specific Use Type	CN	CC	CG	
P = permitted by right C =				
RESIDENTIAL				
Group Living				
Addiction Treatment Facility	-	C	-	§Section 6.13
Household Living				
Attached house	C	C	C	
Detached house	C	C	C	
Dwellings in mixed-use buildings	P	P	P	§Section 6.18
Multi-unit	C	C	C	
Two-unit	C	C	C	
Qualified Manuf. Housing Units	C	C	C	§section 6.22
PUBLIC AND CIVIC				
Colleges and Universities	C	C	C	
Cultural Exhibits and Libraries	P	P	P	
Day Care	P	P	P	§Section 6.07
Hospital	C	C	C	§Section 6.14
Lodge or Private Club	C	C	C	§Section 6.17
Recreation and Open Space				
Low-Intensity	P	P	P	
High-Intensity	C	C	C	
Postal Service	P	P	P	
Religious Assembly	P	P	P	
Safety Services	P	P	P	§Section 6.25
Schools	C	C	C	
Utilities				
Essential services	P	P	P	
Major	C	C	C	
COMMERCIAL				
Animal Services				
Sales and grooming	P	P	P	§Section 6.03
Veterinary hospitals	C	P	P	
Kennels and shelters	-	-	C	
Other (not specifically listed, above)	-	-	C	
Artist Galleries and Studios (excluding Body Art Services)	P	--	P	
Body Art Services	-	-	-	§Section 6.06
Building Maintenance Services				
Indoor	-	-	P	
Outdoor	-	-	C	
Business Equipment Sales and Service	P	P	P	
Business Support Services				
Day laborer employment	-	-	-	

USE GROUP	Zones			Use-Specific Standards
Use Category	CN	CC	CG	
1 Specific Use Type	CN	CC	CG	
P = permitted by right C =				
agency or pick-up facility				
Other (not specifically listed, above)	-	C	P	
Communication Service Establishments	-	-	P	
Construction Sales and Service				
Indoor	-	-	P	
Outdoor	-	-	P	
Repair or Laundry Service, Consumer				
Laundromat	-	C	-	
Other (not specifically listed, above)	P	P	P	
Eating/Drinking Establishments				
Microbrewery	-	-	-	§Section 6.28
Restaurant with or without beer, wine or alcohol	P	P	P	§Section 6.28
Tavern	P	P	P	§Section 6.28
Entertainment				
Small	P	P	P	
Medium	-	C	P	§Section 6.08
Large	-	-	C	§Section 6.09
Bingo Hall	-	C	-	
Financial Services				
Currency exchange (check cashing)	-	C	-	§Section 6.10
Payday loan	-	C	-	§Section 6.10
Pawn shop	-	C	-	§Section 6.10
Tax Preparation Service	C	C	-	§Section 6.10
Other (not specifically listed, above)	C	P	P	
Food and Beverage Sales, Retail				
Package Liquor (Distilled Spirits)	-	P	C	
Other (not specifically listed, above)	P	P	P	
Fortune Telling Service	-	C	-	§Section 6.11
Funeral and Internment Services	C	C	P	
Gasoline Stations	-	C	P	§Section 6.12
Lodging				
Bed and breakfast	P	P	P	§Section 6.04
Hotel/motel	-	-	P	
Medical Service	C	P	P	
Office	P	P	P	§Section 6.21
Personal Improvement Service	P	P	P	

USE GROUP	Zones			Use-Specific Standards
Use Category	CN	CC	CG	
1 Specific Use Type	CN	CC	CG	
P = permitted by right C =				
Residential Storage Warehouse	-	-	-	§Section 6.23
Retail Sales and Service				
Antique shop	P	P	P	
Flea market	-	-	-	§Section 6.24
Furniture rental, consumer	-	C	-	§Section 6.24
Secondhand store	-	C	-	§Section 6.24
Vintage clothing store	-	-	-	§Section 6.24
Other (not specifically listed above or specifically excluded herein)	P	P	P	
Sexually Oriented Business				
Sexually oriented media store, sex shop or service-oriented escort bureau	-	P	-	§Section 6.26
A sexually oriented business featuring on-premise entertainment	-	P	-	§Section 6.26
Vehicle Sales and Service				
Auto supply/ accessory sales	-	-	P	
Car wash	-	-	P	
New vehicle and equipment sales, light	-	P	P	
Used vehicle and equipment sales, light	-	-	-	§Section 6.29
Vehicle and equipment sales, heavy	-	-	-	
Vehicle servicing, minor	-	P	P	§Section 6.19
Vehicle repair, minor	-	C	C	§Section 6.19
Vehicle repair, major	-	-	-	
INDUSTRIAL				
Junk/Salvage Yard	-	-	-	§Section 6.15
Manufacturing, Production, and Industrial Service				
Limited	-	-	P	§Section 6.16
General	-	-	-	
Intensive	-	-	-	
Mining/Excavation	-	-	-	
Recycling Facilities				
Class I	-	-	-	
Class II	-	-	-	
Class III	-	-	-	
Warehouse and Freight Movement				
Indoor	-	-	C	
Outdoor	-	-	-	
Waste-Related Service	-	-	-	§Section 6.30
OTHER				

USE GROUP	Zones			Use-Specific Standards
Use Category	CN	CC	CG	
1 Specific Use Type	CN	CC	CG	
P = permitted by right C =				
Marine-related Use				
Temporary passenger watercraft loading	-	-	-	
Boat docking facilities	-	-	-	§Section 6.05
Barge and industrial facilities	-	-	-	
Parking, Non-accessory	-	C	P	
Signs, Advertising	-	-	-	

The table shown below displays the affect of intensity designations as they pertain to the lot and building standards for each of the commercial zones located within the study area. The intensity designation is the orange number immediately following the blue zoning classification found on Map 6.2 on page 63.

Standard	Intensity Designation				
	-1	-2	-3	-5	-7
Maximum floor area ratio	1.0	2.0	3.0	5.0	7.0
Min. lot area per dwelling unit (square feet)	1,250	1,000	700	500	400
Maximum height (stories)	2	3	5	10	None
Minimum Front Setback (feet)	None	None	None	None	None
Minimum Side Setback (feet)					
Abutting R Zone	10% of lot width				
Abutting non-R Zone	None required				
Minimum Rear Setback (feet)					
Abutting property line of R-zoned lot	25% of lot depth or 25 feet, whichever is less				
Abutting alley, street or non-R Zone	None required				
Floors containing dwelling units	30 feet				

Character designations, shown as the orange number following the intensity designation on Map 6.2 on page 63, determine the location and setback of buildings, thus ensuring proper integrations with the existing built up character of specific areas.

“P” Designation

In zones with a “P” suffix, buildings must be placed within 5 feet of the front and street side property lines.

“M” Designations

In zones with an “M” suffix, at least 60 percent of the building façade must be placed within 5 feet of the front and side yard property lines

“A” Designations

In zones with an “A” suffix, no additional building placement standards apply, other than those governing required setbacks

Industrial Zones

There are two industrial zones within the study area comprised of two different zoning classifications, shown in blue on Map 6.2 on page 63, which are as follows: IP (Industrial Park) and IL (Industrial-Limited). Each commercial zone has its own unique alphanumeric intensity and character designation shown in orange following immediately following the individual zoning classification. More information regarding intensity and character designations can be found on page one of this appendix.

The intent and purpose of each commercial zone within the study area is as follows:

IP (Industrial Park)

The IP Zone is intended to accommodate low-impact manufacturing, wholesaling, warehousing, and distribution activities that occur within enclosed buildings, typically within an industrial or business park setting.

IL (Industrial-Limited)

The IL Zone is intended to accommodate low- to moderate-impact manufacturing, wholesaling, warehousing, and distribution uses, including storage and work-related activities that occur outside of enclosed buildings.

The matrix table located on Page 109 features each industrial zone in the study area listed along the horizontal axis and the different land use categories listed along the vertical axis. Permitted uses are designated with a (P), Conditional Uses are designated with a (C) and those uses that are not permitted are designated with a dash (-). Conditional Uses, unlike outright Permitted Uses, require a public hearing to determine whether the proposed use can and will integrate properly into the existing fabric of the community and surrounding areas.

Note: The intensity and density designations of a zone, and the manner in which they affect the lot size, building size and building location are the same as those found within the aforementioned commercial section of this appendix.

Note: The study area is located within an urban area. As such, each industrial zone does permit a some non-industrial uses that would not detract from an industrial areas

USE GROUP	Zones		Use-Specific Standards
Use Category	IP	IL	
1 Specific Use Type			
P = permitted bermitted			
RESIDENTIAL			
Group Living			
Addiction Treatment Facility	-	-	§Section 6.13
Household Living			
Attached house	-	-	
Detached house	-	-	
Dwellings in mixed-use buildings	-	-	§Section 6.18
Multi-unit	-	-	
Two-unit	-	-	
Qualified Manuf. Housing Units	-	-	§section 6.22
PUBLIC AND CIVIC			
Colleges and Universities	C	C	
Cultural Exhibits and Libraries	-	-	
Day Care	C	-	§Section 6.07
Hospital	-	-	§Section 6.14
Lodge or Private Club	C	-	§Section 6.17
Recreation and Open Space			
Low-Intensity	C	C	
High-Intensity	C	C	
Postal Service	P	P	
Religious Assembly	-	-	
Safety Services	P	P	§Section 6.25
Schools	-	-	
Utilities			
Essential services	P	P	
Major	C	C	
COMMERCIAL			
Animal Services			
Sales and grooming	-	-	§Section 6.03
Veterinary hospitals	P	P	
Kennels and shelters	P	P	
Other (not specifically listed, above)	P	P	
Artist Galleries and Studios (excluding Body Art Services)	--	--	
Body Art Services	-	-	§Section 6.06
Building Maintenance Services			
Indoor	P	P	
Outdoor	P	P	
Business Equipment Sales and Service	P	-	
Business Support Services			
Day laborer employment	C	C	

USE GROUP	Zones		Use-Specific Standards
Use Category	IP	IL	
1 Specific Use Type			
P = permitted bermitted			
agency or pick-up facility			
Other (not specifically listed, above)	P	P	
Communication Service Establishments	P	-	
Construction Sales and Service			
Indoor	P	P	
Outdoor	P	P	
Repair or Laundry Service, Consumer			
Laundromat	-	-	
Other (not specifically listed, above)	P	-	
Eating/Drinking Establishments			
Microbrewery	-	-	§Section 6.28
Restaurant with or without beer, wine or alcohol	P	-	§Section 6.28
Tavern	P	-	§Section 6.28
Entertainment			
Small	-	-	
Medium	-	-	§Section 6.08
Large	-	C	§Section 6.09
Bingo Hall	-	-	
Financial Services			
Currency exchange (check cashing)	-	-	§Section 6.10
Payday loan	-	-	§Section 6.10
Pawn shop	-	-	§Section 6.10
Tax Preparation Service	-	-	§Section 6.10
Other (not specifically listed, above)	-	-	
Food and Beverage Sales, Retail			
Package Liquor (Distilled Spirits)	-	-	
Other (not specifically listed, above)	-	-	
Fortune Telling Service	-	-	§Section 6.11
Funeral and Internment Services	-	-	
Gasoline Stations	P	P	§Section 6.12
Lodging			
Bed and breakfast	-	-	§Section 6.04
Hotel/motel	-	-	
Medical Service	-	-	
Office	C	C	§Section 6.21
Personal Improvement Service	-	-	

USE GROUP	Zones		Use-Specific Standards
Use Category	IP	IL	
1 Specific Use Type			
P = permitted bermitted			
Residential Storage Warehouse	C	C	§Section 6.23
Retail Sales and Service			
Antique shop	-	-	
Flea market	-	C	§Section 6.24
Furniture rental, consumer	-	-	§Section 6.24
Secondhand store	-	-	§Section 6.24
Vintage clothing store	-	-	§Section 6.24
Other (not specifically listed above or specifically excluded herein)	-	-	
Sexually Oriented Business			
Sexually oriented media store, sex shop or service-oriented escort bureau	-	-	§Section 6.26
A sexually oriented business featuring on-premise entertainment	-	P	§Section 6.26
Vehicle Sales and Service			
Auto supply/ accessory sales		-	
Car wash		P	
New vehicle and equipment sales, light	-	P	
Used vehicle and equipment sales, light	-	C	§Section 6.29
Vehicle and equipment sales, heavy	-	P	
Vehicle servicing, minor	-	-	§Section 6.19
Vehicle repair, minor	-	P	§Section 6.19
Vehicle repair, major	-	P	
INDUSTRIAL			
Junk/Salvage Yard	-	C	§Section 6.15
Manufacturing, Production, and Industrial Service			
Limited	P	P	§Section 6.16
General	-	P	
Intensive	-	-	
Mining/Excavation	-	-	
Recycling Facilities			
Class I	P	P	
Class II	-	P	
Class III	-	C	
Warehouse and Freight Movement			
Indoor	P	P	
Outdoor	-	P	
Waste-Related Service	-	-	§Section 6.30
OTHER			

USE GROUP	Zones		Use-Specific Standards
Use Category	IP	IL	
1 Specific Use Type			
P = permitted etermined			
Marine-related Use			
Temporary passenger watercraft loading	-	-	
Boat docking facilities	-	-	§Section 6.05
Barge and industrial facilities	-	P	
Parking, Non-accessory	P	-	
Signs, Advertising	-	-	

Special Purpose Zones

Special Purpose Zones are used to deal with fairly unique situations or help accomplish special zoning goals, such as preservation, provide for recreation or gathering facilities.

There are two special purpose zones within the study area; RP (Riparian) and REC (Recreation).

RP (Riparian)

The RP zone is intended to protect natural resource areas. Uses permitted within RP Zones include agriculture, parks (publicly or privately owned), campgrounds, boat harbors, marinas, and other activities oriented towards recreation and leisure.

REC (Recreation)

The REC Zone is intended to be applied to large parks and public gathering areas. Uses permitted within REC Zones include recreation and open space, cultural exhibits and libraries, community centers, reception facilities, and bed and breakfast facilities with housing for a caretaker or groundskeeper.

