

CHAPTER 3 - ZONING DISTRICTS

3.1 ESTABLISHMENT OF DISTRICTS

A. In order to classify and segregate the uses of land and buildings, the following districts are hereby established:

- Agricultural Residential
- Single Family Residential - 1
- Single Family Residential - 2
- Single Family Residential - 3
- Single Family Residential - 4
- Attached Housing
- Planned Residential Overlay
- Local Retail
- General Business
- Lakeside Commercial
- Highway Commercial
- Industrial
- Flood plain
- Planned Commercial
- Design Review District
- Master Planned Development

Amended by Ord. No. 525 on 2/28/2011

B. For purposes of determining consistency between the zoning ordinance and the Comprehensive Plan, zoning districts must correspond with one of the land use categories on the Land Use Diagram of the Comprehensive Plan as set forth in Chart 3.1, which is incorporated by reference herein.

**Chart 3.1
Correlation of Zoning Districts and Comprehensive Plan Categories**

ZONING DISTRICT	PLAN CATEGORY
Agricultural Residential (AR)	Rural Residential Estate Residential Low Density Residential Medium Density Residential Urban Density Residential
Single Family Residential - 1 (SF-1)	Rural Residential
Single Family Residential - 2 (SF-2)	Estate Residential

ZONING DISTRICT	PLAN CATEGORY
Single Family Residential - 3 (SF-3)	Low Density Residential
Single Family Residential - 4 (SF-4)	Medium Density Residential
Attached Housing (AH)	Urban Density Residential
Attached Housing Commercial (AHC)	Urban Density Residential
Planned Residential Overlay (PRO)	Estate Residential Low Density Residential Medium Density Residential Urban Density Residential
Local Retail (LR)	Retail
General Business (GB)	Retail
Lakeside Commercial (LC)	Retail
Highway Commercial (HC)	Commercial
Industrial (I)	Industrial
Flood Plain (FP)	Flood plain - Open Space
Planned Commercial (PC)	Neighborhood Center
Master Planned Development (MPD)	Retail

Amended by Ord. No. 525 on 2/28/2011

3.2 ZONING MAP

- A. Boundaries of all zoning districts shall be shown on the Zoning Map of Sunnyvale, Texas. The Zoning Map, together with all legends, symbols, notations, references, district boundaries, and other formulation thereon, is incorporated by reference into this section as if fully set forth thereon.
- B. The Zoning Map and a record of all amendments thereto shall be kept on file with the Town Secretary and shall constitute the original record. A copy of the currently effective Zoning Map shall also be kept by the Town Administrator and the Building Official. Changes in the boundaries of any district shall be reflected on the Zoning Map.
- C. The Zoning Map may be prepared in sections as required to adequately portray the boundaries of districts. The Zoning Map may include supplemental zoning maps as required to portray street classifications, boundaries of areas subject to

specific limitations or exceptions, or such other information as may be required by this Ordinance.

D. The existing zoning map shall remain in effect until amended.

3.3 DISTRICT BOUNDARIES

A. Wherever a lot or site is divided by a district boundary, the regulations applicable within each district shall apply to each portion of the site situated in a separate district.

B. The following rules shall apply in the determination of the boundaries of any district shown on the Zoning Map:

1. Where boundaries are indicated as approximately following streets and alley lines or other identifiable property or boundary line, such lines shall be construed to be the district boundary. Where such boundaries are indicated as within street and alley lines or within identifiable rights-of-way or creeks, the center line thereof shall be construed to be the district boundary.
2. Where a district boundary divides an unsubdivided parcel, the location of the district boundary shall be determined by the use of the scale appearing on the Zoning Map unless indicated by dimensions.
3. In case of a district boundary line dividing a platted lot into two parts, the district boundary line shall be construed to be the property line nearest the less restricted district.
4. Map codes or symbols indicating the classification of property on the Zoning Map in each instance apply to the whole of the area within the district boundaries.
5. Where a public street, alley or right-of-way is officially vacated or abandoned, the regulations applicable to the abutting property apply to the centerline of the vacated or abandoned street, alley or right-of-way.
6. Should any uncertainty remain as to the location or meaning of a boundary or other feature indicated upon the Zoning Map, said location or meaning shall be determined by the Board of Adjustment.

C. Where applicable regulations refer to the classification of property, the term classification means the zone or district applicable to the property.

3.4 USES NOT PROVIDED FOR IN ZONING DISTRICT REGULATIONS

- A. If a proposed land use is not expressly listed as a conditional or permitted use in the zoning district regulations, the Town Administrator initially may determine, after providing the Town Council with notice of the proposed unlisted use, whether the proposed unlisted use is significantly similar to a specific listed use or uses so as to be classified within the category of permitted or conditionally permitted uses within the zoning district, taking into consideration the type of activity (sales, storage, manufacturing, etc.) to be conducted on the premises and related accessory uses, anticipated employment, transportation requirements, traffic generation, storage, parking, noise, odor, fumes, dust, toxic materials and vibration. If the Manager determines that the use is significantly similar to an authorized use, he shall allow the application to be processed either as a permitted or as a conditional use, as the case may be, subject to appeal to the Board of Adjustment.
- B. If the Town Administrator determines that the use is not significantly similar to a specific authorized use, or elects not to make such a determination, he shall refer the classification of the proposed use to the Planning and Zoning Commission and Town Council, accompanied by a statement of facts listing the nature of the proposed use based on the items listed above in subsection A and any other information that the Town Administrator deems important to assisting the Commission and Council with making an informed decision.
- C. The Commission shall recommend and the Council shall determine the classification of the unlisted use as a zoning text amendment utilizing the procedures set forth in Chapters 21 and 23. The Commission and Council shall consider the nature and compatibility of the proposed use with the used permitted in the various districts and determine the zoning district or districts within which such use should be permitted outright or conditionally.
- D. No provision of this Zoning Ordinance shall be construed to require classification of any new or unlisted use that constitutes transportation by rail carrier, nor shall any classification of uses listed in sections 3.8 or 3.9, or in the regulations of any zoning district, be construed to regulate transportation by rail carrier.

Amended by Ord. No. 513 on 06/28/2010

3.5 PROHIBITIVE CONVERSIONS

Unless expressly provided for in these zoning regulations, no land shall be used and no building shall be erected for or converted to any use other than provided in the regulations prescribed for the district in which it is located. No building or portion thereof designed and constructed as a residential building shall be changed to an office, retail or business use of any type.

3.6 DESIGNATION OF ANNEXED TERRITORY

A. Zoning for Newly Annexed Territory.

All territory annexed to the Town hereafter shall be permanently zoned by the governing body of the Town simultaneous with annexation or, as soon as practicable thereafter utilizing the procedure set forth in Chapter 21. The Town may consider any zoning classification requested by the property owner, or, in the absence of such request in advance of annexation, the Town may zone the property as Agricultural Residential or any other zoning classification reasonably appropriate for the property.

B. Issuance of Permits.

Prior to initial zoning of the area, no permit for the construction of a building other than a single-family detached dwelling or accessory building shall be issued by the Building Official.

3.7 AREA STANDARDS FOR DETACHED SINGLE-FAMILY DWELLINGS

Minimum lot width, together with front, side and rear yard setbacks in any residential district shall be based upon lot size, in accordance with the specifications in Chart 3.2. In the event that the standards identified in the matrix vary from those specified in the district regulations, the standards in the district regulations shall govern.

**Chart 3.2
Area Standards for Residential Lots**

Lot Size	Width ¹	Front Yard Setback	Side Yard Setback ²	Rear Yard Setback
2 acres and over	250 feet	80 Feet	50 feet	120 feet
1.5 to 1.99 acres	200 feet	80 feet	40 feet	100 feet
1 acre-1.49 acres	170 feet	70 feet	30 feet	80 feet
35,000-43,559 square feet	150 feet	60 feet	30 feet	60 feet
20,000-34,999 square feet	120 feet	60 feet	20 feet	40 feet
14,000-19,999 square feet	100 feet	50 feet	20 feet	30 feet
12,000-13,999 square feet	100 feet	40 feet	15 feet	30 feet
10,000-11,999 square feet	100 feet	30 feet	15 feet	20 feet
7,000-9,999 square feet	70 feet	25 feet	10 feet	20 feet
4,500-6,999 square feet	50 feet	25 feet	5 feet	20 feet

1. For lots on cul-de-sacs or similar circumstances, the minimum width shall apply at the front yard setback line.
2. When adjacent to a side street, the side yard setback of a corner lot shall not be less than the following, whichever is greater: (a) 150 % of the side yard setback shown; or (b) the front yard set back of any adjacent lot located within 20 feet of the rear lot line of the corner lot, where the front yard of the adjacent lot faces in the same general direction as the side yard of the corner lot.

3.8 RESIDENTIAL USES

Chart 3.3 is a summary of the permitted and conditional uses allowed in the residential zoning districts. This chart is for information only. The detailed provisions of authorized uses in Chapters 4-10 are controlling in the event of a conflict with the listings in this chart.

Chart 3.3
Residential Use Summary Chart

LEGEND	
Y =	Allowed as a permitted use
C =	May be allowed under a Conditional Use Permit
P =	May be allowed in a Planned Residential Overlay District Only
- =	Not allowed

Use	Zoning District						
	AR	SF-1	SF-2	SF-3	SF-4	AH	AHC
Accessory Buildings ¹	Y	Y	Y	Y	Y	Y	Y
Accessory Dwelling	C	C	C	C	C	C	C
Agricultural Uses	Y	-	-	-	-	-	-
Animal Farm	Y	-	-	-	-	-	-
Antennas - Amateur Radio (up 40 feet high)	Y	Y	Y	Y	Y	Y	Y
Antennas - Satellite Dish	Y	Y	Y	Y	Y	Y	Y
Artesian Well	Y	Y	Y	Y	Y	Y	-
Church or Rectory	Y	Y	Y	Y	Y	Y	Y
Commercial Amusement	-	-	-	-	-	C	C
Dairies	Y	-	-	-	-	-	-
Day-Care Center - Group	C	C	C	C	C	C	Y
Dog Kennels - 5 Acre Site or Larger	C	-	-	-	-	-	-
Dwelling - Attached single-family	-	-	-	-	-	P	Y
Dwelling - Duplex	-	-	-	-	-	P	Y
Dwelling - Multi-family	-	-	-	-	-	P	Y

Use	Zoning District						
	AR	SF-1	SF-2	SF-3	SF-4	AH	AHC
Dwelling - Patio home	-	-	-	-	-	P	Y
Dwelling - Triplex and Fourplex	-	-	-	-	-	P	Y
Dwelling, Single Family	Y	Y	Y	Y	Y	Y	Y
Fire station	Y	Y	Y	Y	Y	Y	-
Golf Course - Miniature	-	-	-	-	-	-	-
Golf Course - Signature	-	C	C	P	-	-	-
Golf Driving Range	-	-	-	-	-	-	-
Government Building	C	C	C	C	C	C	Y
Home - Community	C	C	C	C	C	C	Y
Home - Group	C	C	C	C	C	C	Y
Home - Registered Family	C	C	C	C	C	C	Y
Home Occupations	Y	Y	Y	Y	Y	-	-
Hospital	C	C	C	C	C	C	Y
Neighborhood Recreation Centers	Y	Y	Y	Y	Y	Y	Y
Nurseries	Y	-	-	-	-	-	-
Orchards	Y	-	-	-	-	-	-
Parks - 10 Acres or Less	Y	Y	Y	Y	Y	Y	Y
Parks - over 10 Acres	C	C	C	C	C	C	C
Playgrounds	Y	Y	Y	Y	Y	Y	Y
Public Library	Y	Y	Y	Y	Y	Y	Y
Public Museum	Y	Y	Y	Y	Y	Y	Y
Public Stable - 8 Acre Site or Larger	C	-	-	-	-	-	-
Quarry, Rock, Sand, Gravel & Earth Excavations	C	-	-	-	-	-	-
Radio Broadcasting Stations and Towers	C	C	C	C	C	C	C
Riding Academy - 8 Acre Site or Larger	C	C	-	-	-	-	-
Schools - Private	C	C	C	C	C	C	C
Schools - public kindergarten, elementary school, middle school or high school.	Y	Y	Y	Y	Y	Y	Y

Use	Zoning District						
	AR	SF-1	SF-2	SF-3	SF-4	AH	AHC
Sewage Lift Station	Y	Y	Y	Y	Y	Y	Y
Swimming Pools - Private	Y	Y	Y	Y	Y	Y	Y
Television Broadcasting Stations and Towers	C	C	C	C	C	C	C
Tennis Courts - Community	Y	Y	Y	Y	Y	Y	Y
Tennis Courts - Private	Y	Y	Y	Y	C	-	Y
Truck Farm	Y	-	-	-	-	-	-
Utility Installation - Public or Private	Y	Y	Y	Y	Y	Y	Y
Utility Regulating Stations	Y	Y	Y	Y	Y	Y	Y
Veterinarian Hospital	C	-	-	-	-	-	-
Water Pumping Plant	Y	Y	Y	Y	Y	Y	Y
Water Supply Reservoir	Y	Y	Y	Y	Y	Y	Y
Water Tower	Y	Y	Y	Y	Y	Y	Y

¹ Accessory buildings exceeding the requirements of Section 19.1 require a Conditional Use Permit.

Chart 3.3 amended by Ord. No. 513 on 6/28/2010; Ord. No. 15-01 on 3/3/2015

3.9 NONRESIDENTIAL USES

Chart 3.4 is a summary of the permitted and conditional uses allowed in the nonresidential zoning districts. This chart is for information only. The detailed provisions of authorized uses in Chapters 11-16 are controlling in the event of a conflict with the listings in this chart.

Chart 3.4
Non-Residential Use Summary Chart

LEGEND	
Y =	Allowed as a permitted use
C =	May be allowed under a Conditional Use Permit
P =	May be allowed in a Planned Residential Overlay District Only
- =	Not allowed

Use	Zoning District					
	LR	GB	LC	HC	I	FP
Accessory Buildings ¹	Y	Y	Y	Y	Y	Y
Accessory Dwelling	-	-	-	-	-	-
Agricultural Activities	-	-	-	-	-	Y
Airport or Heliport	-	-	-	-	C	-
Alternative Financial Establishment	-	C	-	C	C	-
Ambulance Service	-	-	-	Y	Y	-
Antique Stores - Indoor Sales and Storage	Y	Y	-	Y	-	-
Appliance Repair Shop	Y	Y	-	C	-	-
Aquarium	Y	Y	-	Y	-	-
Aquarium - Wholesale	-	-	-	Y	Y	-
Art Gallery	Y	Y	-	Y	-	-
Artesian Well	Y	Y	Y	Y	Y	Y
Artist And/or Craftsman Store	Y	Y	-	Y	-	-
Auto Repair, Major	-	-	-	C	C	-
Auto Dealership, New Cars	-	C	-	C	-	-
Auto Parts Store - Reconditioned Parts	Y	Y	-	Y	Y	-
Auto Parts Store - Used Auto Parts	-	-	-	Y	Y	-
Auto Parts Store - New Auto Parts	Y	Y	-	Y	-	-
Auto Repair - Minor	C	C	-	C	Y	-
Bakery - Commercial	-	-	-	-	Y	-
Bakery - Retail	Y	Y	-	Y	-	-
Bank or Financial Institution	Y	Y	-	Y	-	-
Barber & Beauty Shop - Retail	Y	Y	-	Y	-	-
Baseball Fields	-	-	-	C	-	-
Bed and Breakfast	-	-	-	Y	Y	-
Boat Sales	-	-	Y	Y	Y	-
Boat Storage	-	-	-	C	-	-

Use	Zoning District					
	LR	GB	LC	HC	I	FP
Boat Storage Building	-	-	Y	-	-	-
Body Piercing Salons	-	-	-	-	C	-
Book or Stationery Store	Y	Y	-	Y	-	-
Bottling Plants	-	-	-	-	Y	-
Bowling Alley	C	C	-	C	-	-
Brewery or Distillery	-	-	-	-	C	-
Building or Garden Materials Sales and Storage	-	-	-	C	Y	-
Bulk Materials Sales and Storage	-	-	-	-	C	-
Bus, Recreational Vehicle, Truck or Trailer Storage	-	-	-	C	-	-
Camera Shop	Y	Y	-	Y	-	-
Tobacco Stores - Retail	-	C	-	C	-	-
Car Wash – Self-Serve, Automated, or Full Service	C	C	-	C	C	-
Carnivals	-	-	-	C	-	-
Caterer	Y	Y	-	Y	-	-
Cemetery	-	C	-	C	-	-
Ceramic Products - Retail	-	Y	-	Y	Y	-
Church or Rectory	Y	Y	-	Y	Y	-
Cleaning & Laundry - Retail - less than 6,000 Sq. Ft. - Including Self Service	Y	Y	-	Y	-	-
Clothing Store	Y	Y	-	Y	-	-
Clubs, Private	C	C	-	C	-	-
Clubs, Service - Lodges, Fraternities, Sororities	-	C	-	C	-	-
Colleges, Commercial, Public, State or Other Institution of Higher Learning.	-	-	-	Y	Y	-
Commercial Amusement	-	-	-	C	-	-
Community Centers	-	-	-	-	-	Y
Contractor's Shop	-	Y	-	Y	Y	-
Contractor's Storage Yard	-	C	-	-	C	-

Use	Zoning District					
	LR	GB	LC	HC	I	FP
Convenience Store With or Without Gasoline Sales	C	C	C	C	-	-
Day Camps	-	-	-	-	-	Y
Day Care Center	C	C	-	C	-	-
Department Store	Y	Y	-	Y	-	-
Distribution Center, Large	-	-	-	C	Y	-
Distribution Center, Small	-	C	-	C	Y	-
Dog Kennel with Outside Pens	-	C	-	C	-	-
Doughnut Shop	Y	Y	-	Y	-	-
Drug Store or Pharmacy - Retail	C	C	-	C	-	-
Dwelling - Single-family Detached, Existing	Y	Y	-	Y	Y	-
Electronic Cigarette/Vaping Store, Retail	-	C	-	C	-	-
Electrical Goods - Retail	Y	Y	-	Y	-	-
Electrical Substation	Y	Y	-	Y	Y	-
Exterminating Company - Retail	Y	Y	-	Y	-	-
Farming Equipment Sales	-	-	-	C	-	-
Feed Store - Wholesale	-	-	-	Y	Y	-
Film Developing & Printing	Y	Y	-	Y	-	-
Fire Station	Y	Y	Y	Y	Y	Y
Fish Bait - Retail	-	-	C	-	-	-
Fix it Shops - Retail with No Outside Storage	Y	Y	-	Y	-	-
Florist - Retail	Y	Y	-	Y	-	-
Florist - Wholesale	-	-	-	Y	Y	-
Food Processing and Storage	-	-	-	-	C	-
Funeral Home	-	C	-	C	-	-
Furniture and Appliance Cleaning and Repair	-	C	-	C	Y	-
Furniture Store - Retail	Y	Y	-	Y	Y	-
Utility Regulating Stations (gas and electrical)	Y	Y	Y	Y	Y	-

Use	Zoning District					
	LR	GB	LC	HC	I	FP
Golf Course	-	-	-	Y	Y	Y
Golf Driving Range	-	-	-	C	-	-
Golf, Miniature	-	-	-	C	-	-
Government Building	Y	Y	-	Y	-	-
Greenhouse	-	-	-	-	-	Y
Grocery or Food Store - Retail	C	C	C	C	-	-
Grocery or Food Store - Wholesale and Storage	-	-	-	Y	Y	-
Hardware Store - Retail	Y	Y	-	Y	-	-
Heavy Machinery Sales, Rental, Storage, and Repair	-	-	-	-	C	-
Helistop	-	-	-	-	C	-
Hobby Shop	Y	Y	-	Y	-	-
Home Improvement Center	-	Y	-	Y	-	-
Homes, Community	C	C	-	Y	Y	-
Homes, Group	C	C	-	Y	Y	-
Hospital	C	C	-	Y	Y	-
Hotel	C	C	-	C	-	-
Ice House - Retail	Y	Y	-	Y	-	-
Industrial or Manufacturing, Heavy	-	-	-	-	C	-
Industrial or Manufacturing, Light	-	-	-	-	Y	-
Key Shop	Y	Y	-	Y	-	-
Laboratories	-	-	-	-	Y	-
Landscape Nursery or Tree Farm	-	-	-	-	C	-
Laundry and Rug Cleaning Plant, Commercial	-	-	-	-	Y	-
Leather and Allied Products Manufacturing	-	-	-	-	C	-
Letter & Mimeograph Shop (Small Shop)	Y	Y	-	Y	-	-
Library	Y	Y	Y	Y	Y	Y
Manufactured Home Sales	-	-	-	C	Y	-

Use	Zoning District					
	LR	GB	LC	HC	I	FP
Marina	-	-	C	-	-	-
Meat Market - Retail	Y	Y	-	Y	-	-
Mortuary	-	C	-	C	-	-
Motel	C	C	-	C	-	-
Motion Picture Studios - Commercial Films	-	Y	-	Y	Y	-
Motion Picture Theater (Indoor Only)	C	C	-	C	-	-
Motor Freight Terminal	-	-	-	C	C	-
Motor Home Sales	-	-	-	C	-	-
Motor Vehicles - New and Used Sales and Service	-	-	-	C	-	-
Motorcycle Repairing	-	-	-	Y	Y	-
Museum, Public	Y	Y	Y	Y	-	Y
Neighborhood Recreation Centers	C	C	-	Y	Y	-
Nursery - Retail Sales of Plants, Trees & Shrubs	Y	Y	-	Y	-	-
Offices - Bank, Savings and Loan	-	Y	-	Y	-	-
Offices - Professional and Administrative	Y	Y	Y	Y	Y	-
Offices & Clinics - Dental & Medical	Y	Y	-	Y	-	-
Open Space, Private	-	-	-	-	-	Y
Open Space, Public	-	-	-	-	-	Y
Paint Shop - Retail	-	-	-	Y	Y	-
Parks	Y	Y	Y	Y	Y	Y
Pawn Shop	-	-	-	-	Y	-
Pet Grooming - with No Outside Pens	Y	Y	-	Y	-	-
Pet Shops - Retail with No Outside Pens	Y	Y	-	Y	-	-
Piano & Musical Instruments	Y	Y	-	Y	-	-
Playgrounds	Y	Y	Y	Y	Y	Y
Printing or Publishing House	-	-	-	Y	Y	-
Printing Equipment, Supplies, Repairs	-	-	-	Y	Y	-

Use	Zoning District					
	LR	GB	LC	HC	I	FP
Printing Shop - (Small Job Shop)	Y	Y	-	Y	-	-
Private Track	-	-	-	C	C	-
Public Library	Y	Y	Y	Y	Y	-
Public Museum	Y	Y	-	Y	Y	-
Public Utility	Y	Y	Y	Y	Y	Y
Public Utility Service Yard	-	-	-	-	Y	-
Quarries, Rock, Sand, Gravel and Earth Excavations	-	-	-	-	C	-
Radio Broadcasting Towers and Stations	C	C	-	C	-	-
Radio or Television Broadcasting - Without Tower	Y	Y	-	Y	-	-
Railway Passenger Stations	C	C	-	-	-	-
Railway ROW and Tracks	C	C	-	-	-	-
Recycling or Reclamation Collection Center	-	-	-	-	C	-
Recycling or Reclamation Plant and Salvage Yard	-	-	-	-	C	-
Restaurants, Cafeterias and Cafés	C	C	C	C	-	-
Restaurants, With Drive-through Facilities	C	C	-	C	-	-
Retail Store or Shop	Y	Y	-	Y	-	-
Schools - All	-	Y	-	Y	Y	-
Schools - Beauty & Barber Schools	C	C	-	C	-	-
Schools - Public	Y	Y	-	Y	-	-
Schools - Private	C	C	-	C	-	-
Seamstress, Dressmaker or Tailor Shop	Y	Y	-	Y	-	-
Seed Company - Wholesale	-	-	-	Y	Y	-
Seed Store	Y	Y	-	Y	-	-
Self Storage/mini-warehouse	-	-	-	C	-	-
Service Station - Gasoline Filling Station	C	C	-	C	-	-
Sewage Lift Station	Y	Y	Y	Y	Y	Y
Sexually Oriented Businesses.	-	-	-	-	C	-

Use	Zoning District					
	LR	GB	LC	HC	I	FP
Shoe Sales and Repair - Retail	Y	Y	-	Y	-	-
Shoe Store - Wholesale Sales and Storage	-	-	-	Y	Y	-
Skating Rinks	-	-	-	C	-	-
Skin Art Salons	-	-	-	-	C	-
Sporting Goods - Retail	Y	Y	Y	Y	-	-
Stable- Public or Private	-	-	-	-	-	Y
Stone Monument Works - Retail	-	Y	-	Y	Y	-
Studios, Art	Y	Y	-	Y	-	-
Studios, Cloth And/or Draperies	Y	Y	-	Y	-	-
Studios, Dance	Y	Y	-	Y	-	-
Studios, Drama	Y	Y	-	Y	-	-
Studios, Glass And/or China	Y	Y	-	Y	-	-
Studios, Health	Y	Y	-	Y	-	-
Studios, Martial Arts	Y	Y	-	Y	-	-
Studios, Music	Y	Y	-	Y	-	-
Studios, Reducing	Y	Y	-	Y	-	-
Studios, Therapeutic Massage	Y	Y	-	Y	-	-
Swimming Pools, Private	-	-	-	Y	Y	Y
Taxicab Storage / Repair	-	-	-	C	-	-
Taxidermist	-	-	-	C	-	-
Television Towers and Transmitting Stations	C	C	-	C	-	-
Tire Dealer	-	-	-	Y	Y	-
Tool Rental	-	C	-	C	-	-
Trailer Sales and Leasing - Trailers less than 28' Length	-	C	-	C	C	-
Trailer Sales or Leasing - All Lengths	-	-	-	C	C	-
Travel Agency	Y	Y	-	Y	-	-
Truck Leasing - Excluding Semi-trucks and Heavy Load	-	C	-	C	C	-

Use	Zoning District					
	LR	GB	LC	HC	I	FP
Vehicles.						
Truck Sales or Leasing - Semi-trucks and Heavy Load Trucks	-	-	-	C	C	-
Truck Stop	-	-	-	C	-	-
Used Merchandise	C	C	C	C	-	-
Utility Installation - Public or Private	Y	Y	Y	Y	Y	Y
Veterinarian with Indoor Kennels Only	C	Y	-	Y	-	-
Veterinarian with Outside Kennels	-	C	-	C	-	-
Warehouse, Office with Showroom	-	-	-	Y	Y	-
Water Distillation or Wholesale Water Bottling	-	-	-	C	-	-
Water Pumping Plant	Y	Y	Y	Y	Y	Y
Water Supply Reservoir	Y	Y	Y	Y	Y	Y
Water Tower	Y	Y	Y	Y	Y	Y
Wedding Service	Y	Y	-	Y	-	-
Welding Supply - Retail or Wholesale	-	-	-	Y	Y	-
Winery	-	-	-	-	C	-

¹ Accessory Buildings exceeding the requirements of Section 19.1 require a Conditional Use Permit.

Chart 3.4 amended by Ord. No. 513 on 6/28/2010; by Ord. No. 12-06 on 4/23/2012; by Ord. No. 12-05 on 4/23/2012; by Ord. No. 14-20 on 11/10/2014; by Ord. No. 15-01 on 3/3/2015

3.10 RESIDENTIAL DEVELOPMENT STANDARDS

Chart 3.5 is a summary of the development standards for base density in residential zoning districts. This chart is for information only. The detailed development standards in Chapters 4-10 are controlling in the event of a conflict with the listings in this chart.

Chart 3.5
Residential Development and Performance Standards Summary
Base Density

Zoning District	Maximum Density (D.U./Acre)	Minimum Lot Size (square feet)	Minimum Lot Depth (feet)	Maximum Height (feet)	Maximum Lot Coverage (percent of lot area)	Minimum Dwelling Unit Size (square feet)
AR	0.3	130,680	250	31	20	2,200
SF-1	0.4	87,120	250	31	25	2,200
SF-2	0.8	43,560	greater than width	31	30	2,200
SF-3	1.0	43,560	greater than width	31	35	2,200
SF-4	1.4	24,000	greater than width	31	35	2,000
AH	2.5	7,000	greater than width	31	40	1,200

Note: In Planned Overlay Districts, density and lot sizes may be different from that tabulated above.

3.11 NON-RESIDENTIAL LOT WIDTHS

Minimum lot widths for non-residential uses shall be as follows:

- A. The minimum lot width shall be 200 feet for lots facing an arterial of higher thoroughfare classification.
- B. The minimum lot width shall be 150 feet for all other locations.