



City of Snellville ***Planning Commission***

PLANNING COMMISSION REPORT
December 19, 2022

CASE NUMBER:

#UDO 22-03

REQUEST:

**Text Amendment #4 to the Snellville
Unified Development Ordinance
("UDO")**

PRESENTED BY:

Jason Thompson, Director
Dept. of Planning and Development
The City of Snellville, Georgia
770-985-3518 or jthompson@snellville.org

The Planning Commission considered the thirteen (13) proposed amendments to establish definitions and regulations for certain zoning classes for "Build to Rent" developments including amendments to: Article 3 (Administration) of Chapter 100; Article 1 (Rules for All Zoning Districts), Article 2 (Residential Districts), Article 6 (Use Provisions), and Article 7 (Site Development) of Chapter 200; and Article 1 Streetscapes) of Chapter 400 of the UDO, summarized and attached hereto as Exhibit "A" at the December 19, 2022 Specially Called Meeting.

By a unanimous vote of five (5) to zero (0), the Planning Commission recommended **Approval** of the proposed amendments as presented by the Planning Department, with a change to the 30-foot minimum driveway length requirement to be measured from the inside edge (house side) of the sidewalk to the garage door, attached hereto as Exhibit "B".

EXHIBIT "A"

**SUMMARY OF PROPOSED AMENDMENT #4
TO THE SNELLVILLE UNIFIED DEVELOPMENT ORDINANCE**

#UDO 22-03 DRAFT AMENDMENT

(V1) – 11-29-2022 and (V2) – 12-20-2022

ITEM	VER.	PAGE NO.	SECTION	DESCRIPTION OF CHANGE
1.	V1	100-116	103-9.3 – Initiation of Amendments	Add new paragraph requiring pre-submittal application review meeting.
2.	V2	200-12	201-1.6 – Accessory Uses and Structures Residential Districts	D. Driveways – amend to add 24 feet wide and 30 feet long driveway requirement for Build to Rent developments.
3.	V2	200-40	201-3.3 – Small Residential Building Standards	E. Building Facades – amend to add 30 feet long driveway requirement in Build to Rent developments.
4.	V2	200-78 thru 80	202-11 – RS-30-BTR	Add new zoning district for RS-30 Build to Rent developments.
5.	V2	200-81 thru 83	202-12 – RS-15-BTR	Add new zoning district for RS-15 Build to Rent developments.
6.	V2	200-84 thru 86	202-13 – RS-5-BTR	Add new zoning district for RS-5 Build to Rent developments.
7.	V2	200-87 thru 89	202-14 – R-DU-BTR	Add new zoning district for R-DU Build to Rent developments.
8.	V2	200-90 thru 94	202-15 – R-TH-BTR	Add new zoning district for R-TH Build to Rent developments.
9.	V2	200-95 thru 98	202-16 – RO-BTR	Add new zoning district for RO Build to Rent developments.
10.	V1	200-139	206-1.5 – Use Table Key	Uses requiring a special use permit denoted by ‘S’ in Allowed Use Table.
11.	V1	18 pages	206-2 – Allowed Use Table	Add the 6 new Build to Rent districts to Allowed Use Table.
12.	V1	200-257	207-2 – Buffers and Screening	Table 207-2.1.B. Minimum Buffer Strip Requirements - Add Build to Rent districts to table.
13.	V1	400-28 400-29	401-5.2 – Right-of-Way and Improvements	Add minimum right-of-way width; cul-de-sac radius and minimum roadway width; cul-de-sac width for streets in Build to Rent developments.

EXHIBIT "B"

Sec. 103-9. Amendments

103-9.1. Applicability

A. Zoning Amendments

Amendments to the provisions of this UDO that constitute a zoning ordinance under Sec. 101-1.6.B (Zoning Compliance Law) or that involve the Future Land Use Map of the Comprehensive Plan must conform to this section.

B. Non-Zoning Amendments

Amendments to the provisions of this UDO that are not included in paragraph A above may be amended using the City's general procedures for ordinance amendments.

103-9.2. General

The regulations, restrictions, and boundaries contained in this UDO may from time to time be amended, supplemented, changed, or repealed, provided, however, that no such action may be taken until after a public hearing in relation thereto, at which parties in interest and citizens must have an opportunity to be heard. This UDO, including the Official Zoning Map and the Future Land Use Map, may be amended from time to time by the City Council, but no amendment is effective unless it has been proposed by or has first been submitted to the Planning Commission for review and recommendation.

103-9.3. Initiation of Amendments

A. Prior to the submittal of an amendment application, the applicant must meet with the planning department staff for a Pre-Submittal Review Meeting.

B. Amendment applications may be in the form of proposals to amend the text, the Future Land Use Map, or the Official Zoning Map. An application to amend the text of this UDO may be initiated by the Department, submitted to the Planning Commission by the City Council, or submitted by any person with an interest in the city. An application to amend the Future Land Use Plan or the Official Zoning Map may be initiated by the Planning Commission or be submitted to the Planning Commission by the City Council. Unless initiated by the City Council or the Planning Commission, all applications to amend the Future Land Use Plan, Official Zoning Map, or conditions of zoning must be submitted by the owner of the affected property or the authorized agent of the owner. Such authorization must be notarized and attached to the application.

103-9.4. Application Requirements

Each application to amend the text of this UDO, the Future Land Use Map, or the Official Zoning Map must be filed with the Department. Applications must be submitted in compliance with the following:

A. UDO Text Amendments

UDO text amendment applications must include the following:

B. Accessory Use and Structure Setback Requirements

When shown in Table 201-1.6, accessory uses and structures must observe the following setback requirements adjacent to all lot lines, except when the required building setback is less than the following distances:

1. Up to 100 square feet in area: min. 5-foot setback
2. 101 to 300 square feet: min. 10-foot setback.
3. 301 to 500 square feet: min. 15-foot setback.
4. Over 500 square feet: min. 20-foot setback

C. Canopies and Covered Entrances

Canopies and covered entrances for places of worship may encroach:

1. Into the required side (interior) or rear yard up to 3 feet; and
2. Into the required front yard or side (street) yard, provided such extensions are not closer than 15 feet from the street right-of-way line or future right-of-way line as designated on the Gwinnett County Long Range Road Classification Map, whichever is greater.

D. Driveways

1. No more than 35% of the front yard area may be used for driveways or authorized on-site parking. See paragraph G below.
 - a. The Director is authorized to grant administrative variances to the requirement of this section, in order to meet the requirements of Sec. 201-1.6.D.2. or Sec. 201-1.6.D.3.
2. All garage doors facing a public or private street must observe a minimum 22-foot front and side (street) setback from sidewalk in all residential districts.
3. Build to Rent residential districts require a minimum 24-foot wide driveway and minimum 30-foot driveway length, measured from inside edge (house side) of sidewalk to garage door.

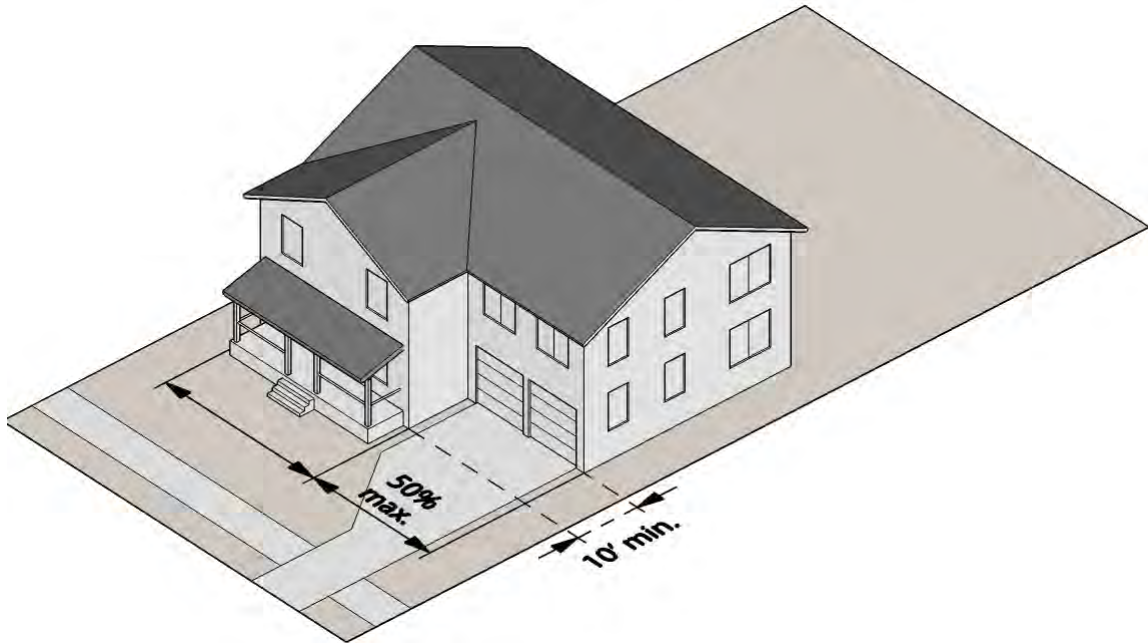
E. Fences and Walls

1. Fences, walls, and retaining walls are allowed in all yards, except as provided for in Sec. 201-1.9 (Buffer Setbacks) and clause 2 below.
2. Fences, walls, and retaining walls in a front yard or side (street) yard must be placed within 2 feet of the vertical plane of any lot line unless a greater distance is required by Sec. 201-1.8 (Intersection Visibility).

F. Mechanical Equipment

1. Mechanical equipment associated with residential uses, such as HVAC units, swimming pool pumps or filters, and security lighting, may encroach into a side (interior) or rear yard, provided that such extension is at least 3 feet from the vertical plane of any lot line.
2. Mechanical equipment associated with residential uses may only encroach into a front or side (street) yard when less than 30 square feet in footprint.

3. Single-family detached dwelling garage doors facing a street may not comprise more than 50% of the overall width of the front wall plane of the house.



4. All garage doors facing a public or private street must observe a minimum 22-~~feet foot~~ front and side (street) setback from sidewalk in all zoning districts, unless a greater setback is required to meet the 30-foot minimum driveway length, measured from inside edge (house side) of sidewalk to garage door, required in the Build to Rent districts.
5. No more than three adjacent single-family attached units may have identical façade designs. Differentiation between adjacent units may be accomplished by a change in materials, building height, color, or roof form.

F. Building Massing

1. Pitched roofs, if provided, must be symmetrically sloped no less than 5:12, except that roofs for front porches and attached sheds may be sloped no less than 2:12.
2. Flat roofs must be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment by Sec. 207-2.2.C (Screening, Roof Mounted Equipment).

G. Roofs

All roofs must have a minimum 25-year roof life (per manufacturer's warranty) and must have no visible roll roofing.

Sec. 202-11. RS-30-BTR, Single-Family Residential-Build to Rent

202-11.1. Purpose

This district is intended to provide stable residential areas of high-quality single-family houses that can be rented to residents; to protect the residential character of the district; and to encourage a suitable residential environment on lots which are of moderate width but greater depth than other single-family districts.

202-11.2. Use Provisions

See Sec. 206-2 (Allowed Use Table).

202-11.3. Building Types

No building type requirements apply in RS-30-BTR.

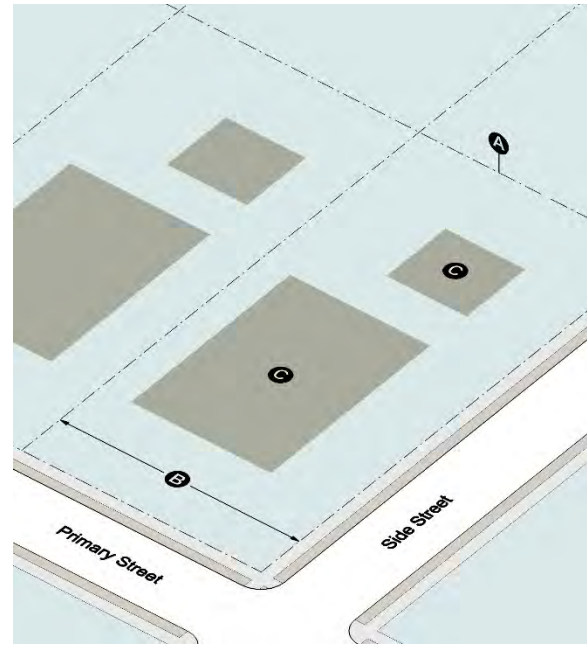
202-11.4. Architectural Standards

See Sec. 202-1.2 (Design Criteria) and Sec. 201-3 (General Architectural Standards).

202-11.5. Site Development Stds.

See Chapter 200 Article 7 (Site Development) for parking and loading, buffer and screening, landscaping, tree ordinance, lighting, signs, and utility requirements.

202-11.6. Dimensional Standards



Site Standards

Open space requirement: See Sec. 401-2 (Open Space)

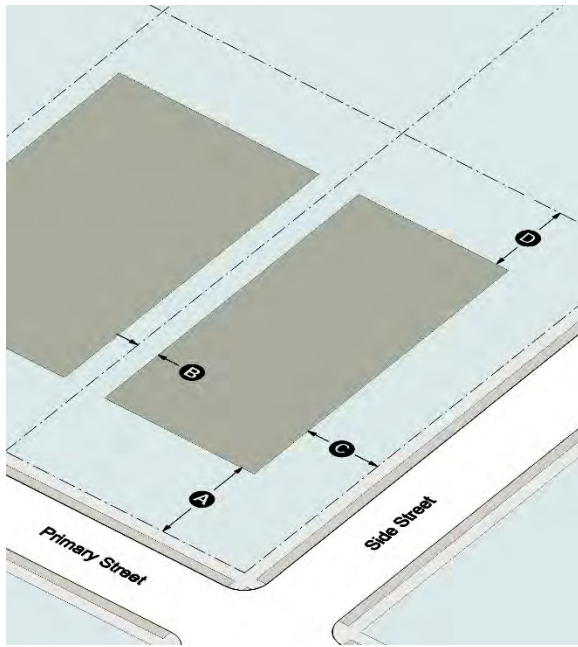
Lot Standards

	<u>(A) Area</u>	<u>(B) Width</u>
<u>All lots:</u>	<u>30,000 sf. min.</u>	<u>100 ft. min.</u>

Lot Coverage

<u>(C) All lots:</u>	<u>35% max.</u>
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202-11.7. Building Placement



Building Setbacks

(A) Front: 50 ft. min.

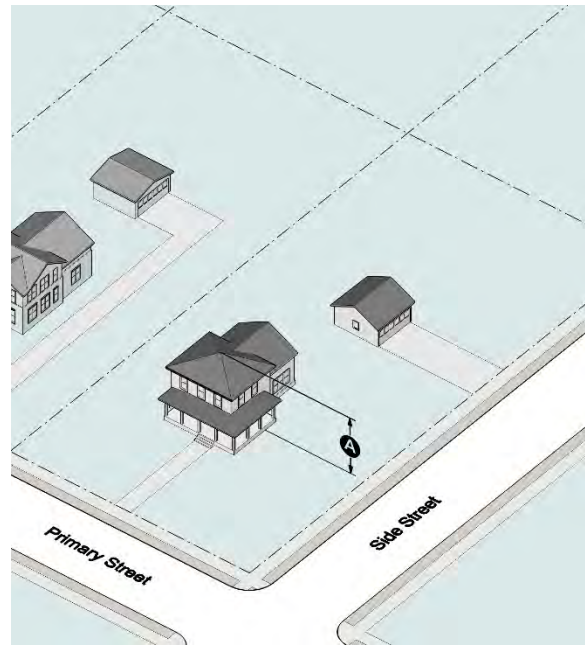
Garage door facing a street (from house side edge of sidewalk): 30 ft. min.

(B) Side (interior): 10 ft. min.

(C) Side (street): 35 ft. min.

(D) Rear: 40 ft. min.

202-11.8. Bulk and Mass



Building Height

(A) Height: 35 ft. max.

Building Size

Unit floor area: 1,700 sf. min.

Garage size per dwelling unit: 2-car min.

202-11.9. Additional Requirements

A. The following standards are required in this zoning classification. In the event these requirements contradict another section of this Ordinance, the requirements listed here shall control.

1. A property owners association shall be created and all parcels in the development shall be subject to mandatory membership in the association.
2. The property owner's association or its management company shall be responsible for all ground maintenance in the development.
3. The property owner's association or its management company shall be responsible for all maintenance of all building exteriors in the development.

4. All Interior Roadways in the development must be a minimum of 29 feet from edge of pavement to edge of pavement.
5. All driveways must be a minimum width of 24 feet and minimum length of 30 feet, measured from inside edge (house side) of sidewalk to garage door.

Sec. 202-12. RS-15-BTR Single-Family Residential-Build to Rent

202-12.1. Purpose

This district is intended primarily for moderate-sized single-family detached houses and related uses that can be rented to residents.

202-12.2. Use Provisions

See Sec. 206-2 (Allowed Use Table).

202-12.3. Building Types

No building type requirements apply in RS-15-BTR.

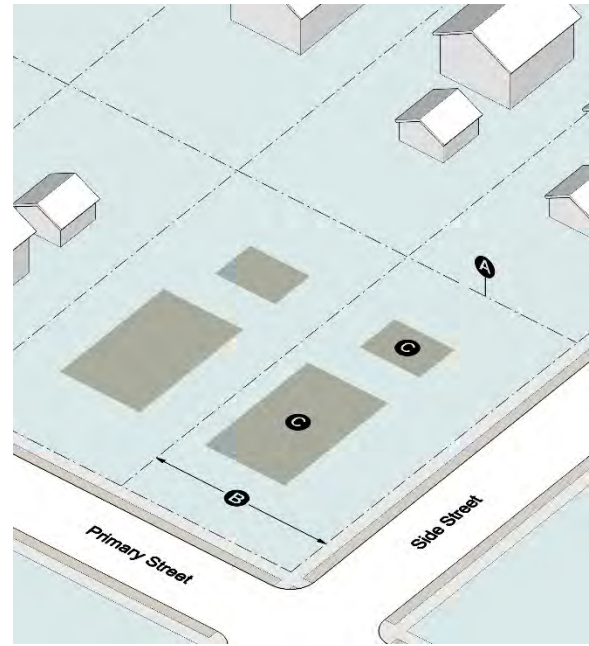
202-12.4. Architectural Standards

See Sec. 202-1.2 (Design Criteria) and Sec. 201-3 (General Architectural Standards).

202-12.5. Site Development Standards

See Chapter 200 Article 7 (Site Development) for parking and loading, buffer and screening, landscaping, tree ordinance, lighting, signs, and utility requirements.

202-12.6. Dimensional Standards



Site Standards

Open space requirement: See Sec. 401-2 (Open Space)

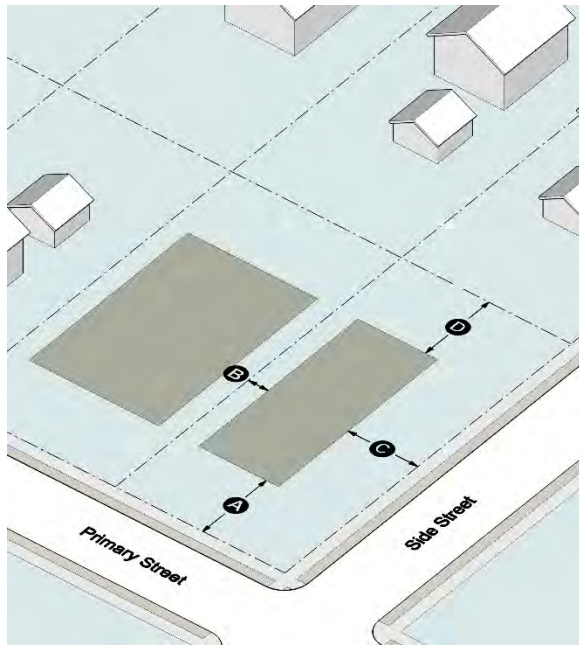
Lot Standards

	<u>(A) Area</u>	<u>(B) Width</u>
<u>All lots:</u>	<u>15,000 sf. min.</u>	<u>80 ft. min.</u>

Lot Coverage

(C) All lots: 45% max.

202-12.7. Building Placement



Building Setbacks

(A) Front: 40 ft. min.

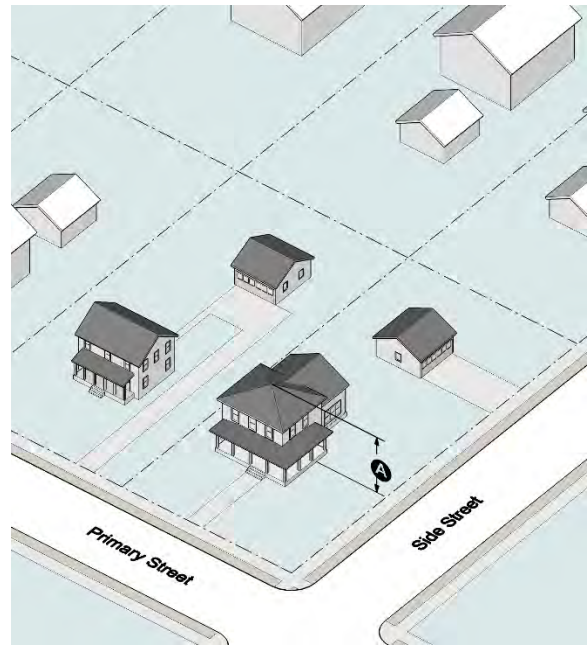
Garage door facing a street (from house side edge of sidewalk): 30 ft. min.

(B) Side (interior): 10 ft. min.

(C) Side (street): 35 ft. min.

(D) Rear: 40 ft. min.

202-12.8. Bulk and Mass



Building Height

(A) Height: 35 ft. max.

Building Size

Unit floor area: 1,700 sf. min.

Garage size per dwelling unit: 2-car min.

202-12.9. Additional Requirements

A. The following standards are required in this zoning classification. In the event these requirements contradict another section of this Ordinance, the requirements listed here shall control.

1. A property owners association shall be created and all parcels in the development shall be subject to mandatory membership in the association.
2. The property owner's association or its management company shall be responsible for all ground maintenance in the development.
3. The property owner's association or its management company shall be responsible for all maintenance of all building exteriors in the development.

4. All Interior Roadways in the development must be a minimum of 29 feet from edge of pavement to edge of pavement.
5. All driveways must be a minimum width of 24 feet and minimum length of 30 feet, measured from inside edge (house side) of sidewalk to garage door.

Sec. 202-13. RS-5-BTR Single-Family Residential-Build to Rent

202-13.1. Purpose

The district is intended to provide areas for high-quality small-lot single-family detached housing for rent in a walkable setting.

202-13.2. Use Provisions

See Sec. 206-2 (Allowed Use Table).

202-13.3. Site

202-13.4. Building Types

Building type requirements apply in the RS-5-BTR district and the following types are allowed:

A. Detached House

B. Civic Building

202-13.5. Architectural Standards

See Sec. 202-1.2 (Design Criteria) and Sec. 201-3 (General Architectural Standards).

202-13.6. Development Standards

See Chapter 200 Article 7 (Site Development) for parking and loading, buffer and screening, landscaping, tree ordinance, lighting, signs, and utility requirements.

202-13.7. Dimensional Standards



Site Standards

Open space requirement: 20% of site min.

Lot Standards

	(A) Area	(B) Width
Detached house:	5,000 sf. min.	50 ft. min
All other building types:	5,000 sf. min.	50 ft. min.

Lot Coverage

(C) All building types: 60% max.

202-13.8. Building Placement



Building Setbacks

A Front: 20 ft. min.

Garage door facing a street (from house side edge of sidewalk): 30 ft. min.

B Side (interior): 5 ft. min.

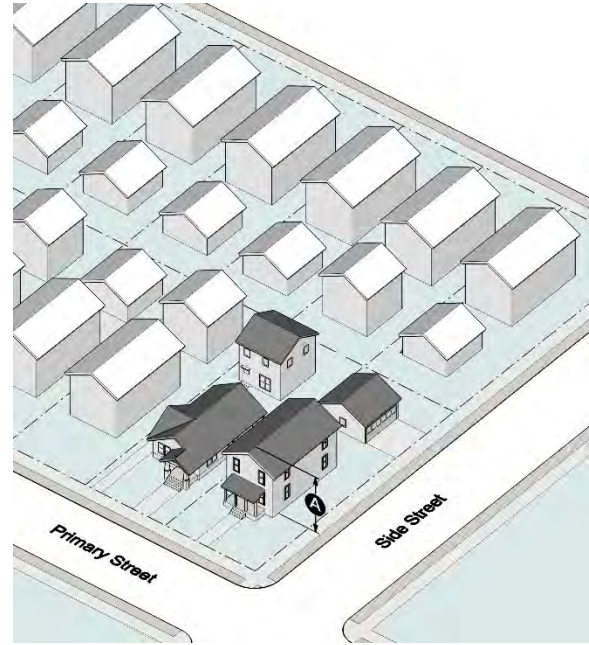
C Side (street): 15 ft. min.

D Rear: 15 ft. min.

Building Separation

Min. separation between principal buildings on the same site: 10 ft. min.

202-13.9. Bulk and Mass



Building Height

A Height: 35 ft. max.

Building Size

Unit floor area: 1,000 sf. min.

Garage size per dwelling unit: 2-car min. [1]

Table Note:
[1] See Sec. 207-1.2.B for required vehicular parking spaces.

202-12.10. Additional Requirements

A. The following standards are required in this zoning classification. In the event these requirements contradict another section of this Ordinance, the requirements listed here shall control.

1. A property owners association shall be created and all parcels in the development shall be subject to mandatory membership in the association.

2. The property owner's association or its management company shall be responsible for all ground maintenance in the development.
3. The property owner's association or its management company shall be responsible for all maintenance of all building exteriors in the development.
4. All Interior Roadways in the development must be a minimum of 29 feet from edge of pavement to edge of pavement.
5. All driveways must be a minimum width of 24 feet and minimum length of 30 feet, measured from inside edge (house side) of sidewalk to garage door.

Sec. 202-14. R-DU-BTR Duplex Residential-Build to Rent

202-14.1. Purpose

This district is intended for rentable two-family dwellings with utilities and a residential character. It is also intended for vacant lands where utilities and a residential character are likely to occur. Because these areas are served by public utilities and facilities, a moderate density of development can be supported.

202-14.2. Use Provisions

See Sec. 206-2 (Allowed Use Table).

202-14.3. Building Types

No building type requirements apply in R-DU-BTR.

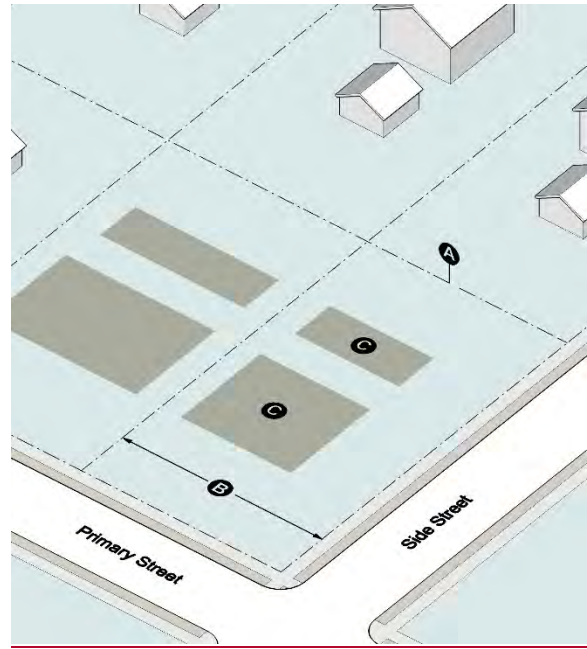
202-14.4. Architectural Standards

See Sec. 202-1.2 (Design Criteria) and Sec. 201-3 (General Architectural Standards).

202-14.5. Site Development Standards

See Chapter 200 Article 7 (Site Development) for parking and loading, buffer and screening, landscaping, tree ordinance, lighting, signs, and utility requirements.

202-14.6. Dimensional Standards



Site Standards

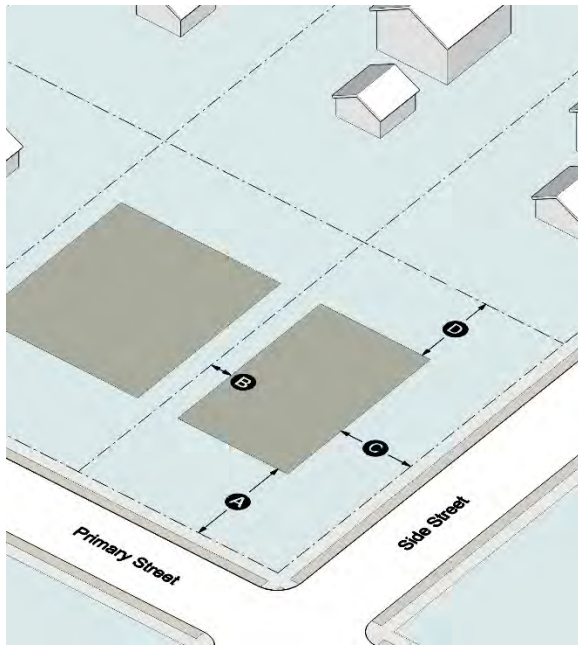
Open space requirement: See Sec. 401-2 (Open Space)

<u>Lot Standards</u>	<u>(A) Area</u>	<u>(B) Width</u>
<u>Single-family detached dwellings:</u>	<u>15,000 sf. min.</u>	<u>80 ft. min.</u>
<u>Two-family dwellings:</u>	<u>15,000 sf. min. (7,500 sf. min. per unit)</u>	<u>80 ft. min.</u>

Lot Coverage

(C) All lots: 45% max.

202-14.7. Building Placement



Building Setbacks

(A) Front: 40 ft. min.

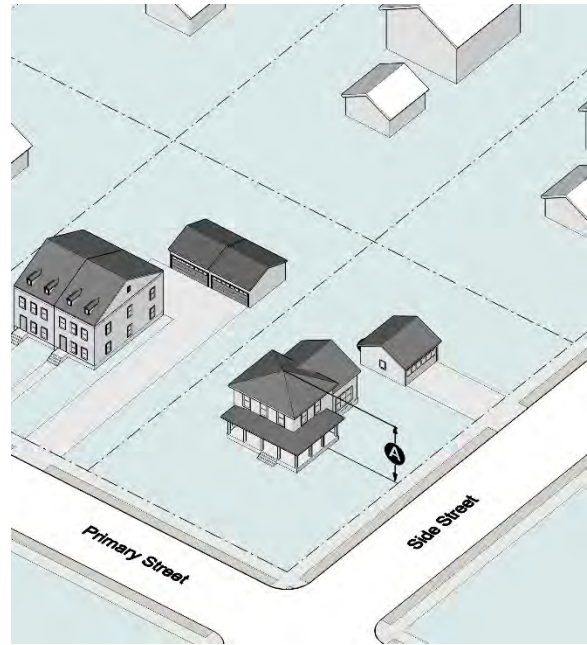
Garage door facing a street (from house side edge of sidewalk): 30 ft. min.

(B) Side (interior): 10 ft. min.

(C) Side (street): 35 ft. min.

(D) Rear: 40 ft. min.

202-14.8. Bulk and Mass



Building Height

(A) Height: 40 ft. max.

Building Size

Unit floor area: 1,000 sf. min.

Garage size per dwelling unit: 2-car min.

202-14.9. Additional Requirements

A. The following standards are required in this zoning classification. In the event these requirements contradict another section of this Ordinance, the requirements listed here shall control.

1. A property owners association shall be created and all parcels in the development shall be subject to mandatory membership in the association.
2. The property owner's association or its management company shall be responsible for all ground maintenance in the development.
3. The property owner's association or its management company shall be responsible for all maintenance of all building exteriors in the development.

4. All Interior Roadways in the development must be a minimum of 29 feet from edge of pavement to edge of pavement.
5. All driveways must be a minimum width of 24 feet and minimum length of 30 feet, measured from inside edge (house side) of sidewalk to garage door.

Sec. 202-15. R-TH-BTR Townhouse Residential-Build to Rent

202-15.1. Purpose

This district is intended exclusively for rentable single-family attached dwelling units and customary accessory uses and structures. R-TH districts are located where public water supply and sewerage facilities are available and where there is direct access to collector streets, major streets or State routes.

202-15.2. Use Provisions

See Sec. 206-2 (Allowed Use Table).

202-15.3. Building Types

No building type requirements apply in R-TH-BTR.

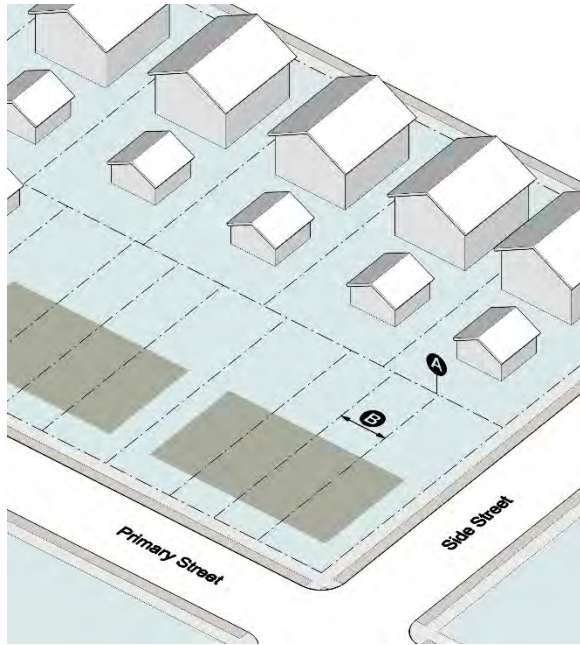
202-15.4. Architectural Standards

- A. See Sec. 202-1.2 (Design Criteria) and Sec. 201-3 (General Architectural Standards); and
- B. See Sec. 202-6.9 (TH Design Standards).

202-15.5. Site Development Standards

- A. See Chapter 200 Article 7 (Site Development) for parking and loading, buffer and screening, landscaping, tree ordinance, lighting, signs, and utility requirements.
- B. See Sec. 202-6.9 (TH Design Standards).

202-15.6. Dimensional Standards



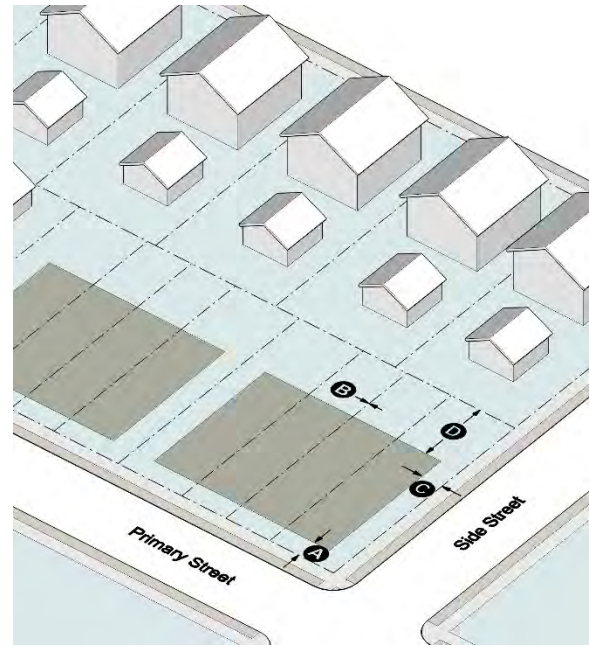
Site Standards

Density:	8 u/a max.
Open space requirement:	20% of site min.
External street frontage:	50 ft. min.
Site setback (along streets):	50 ft. min. and planted per Sec. 207-3
Site setback (not along streets):	40 ft. min.

Lot Standards (A) Area (B) Width

All Lots:	No min.	No. min.
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202-15.7. Building Placement



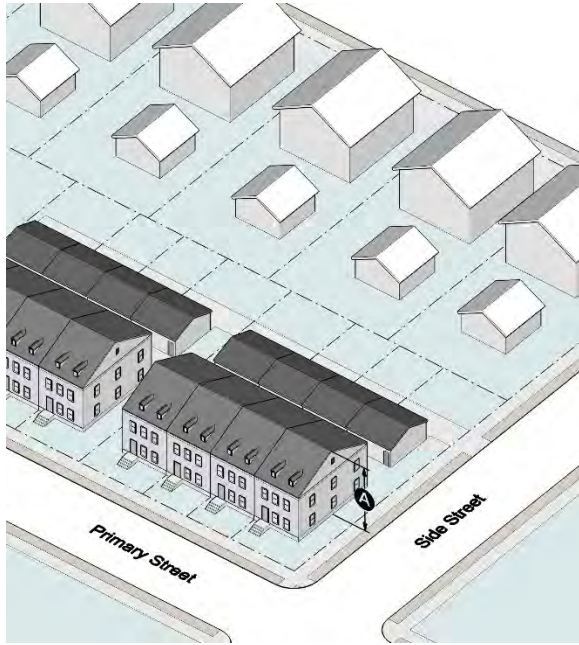
Building Setbacks

(A) Front:	10 ft. min.
With garage door facing a Street (from house side edge of sidewalk):	30 ft. min.
(B) Side (interior):	0 ft. min.
(C) Side (street):	5 ft. min.
(D) Rear:	30 ft. min.

Building Separation

Min. separation between principal buildings:	20 ft. min.
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202-15.8. Bulk and Mass



Building Height

Ⓐ Height: 35 ft. max.

Building Size

Unit floor Area: 1,200 sf. min.

Garage size per dwelling unit: 2-car min. [1]

Max. single-family attached units per building: 8

Table Note:

[1] See Sec. 207-1.2.B for required vehicular parking spaces.

202-15.9. TH Design Standards

A. A minimum 2-hour rated firewall is required between each attached dwelling unit. A 4-hour rated firewall is required between every fourth attached dwelling units. The 4-hour rated firewall may be reduced to a 2-hour rated firewall if approved residential sprinkler systems or similar fire prevention measures, as approved by the Gwinnett County Fire Marshal, are installed in each unit. Firewalls must be constructed in accordance with applicable building codes of the City and Gwinnett County.

B. A continuous paved pathway or sidewalk system must be provided to connect on-site open spaces, on-site dwelling units, sidewalks along public streets bordering the site.

C. The site setback along a front and side (street) lot lines may incorporate natural vegetation and must include a decorative fence/wall and entrance monument. The fence may be constructed as a solid brick or stacked stone wall, or as a wrought iron-style fence with brick or stacked stone columns (max. 30 feet on-center).

D. Exterior wall finish materials are limited to:

1. Unpainted full-depth brick where each brick is placed on the exterior wall during construction, but not including half-depth brick, thin brick, or simulated brick veneers;
2. Stone, including unpainted natural stone, unpainted cast stone with the appearance of natural stone;

3. True hard coat stucco but not EIFS; and

4. Cement-based artificial wood siding; shakes and shingles.

The primary material on the front facade must also be used on all other facades. At least two of the above-listed materials must be used on each facade.

E. No more than three adjacent attached units may have the same façade designs. Differentiation between adjacent units may be accomplished by a change in materials, building height, color, roof form, or setbacks.

F. Garage doors facing an internal or exterior street must use decorative design treatments to enhance their appearance, including, but not limited to, carriage-style doors or window inserts.

G. Buildings with garages abutting an alley must have garage doors facing and accessible from said alley.

H. All units must have a front door providing pedestrian access and a minimum 4-foot wide walkway, constructed of concrete or decorative pavers, must extend from the front door to the pathway or sidewalk system required by paragraph B above.

I. Front doors must have either a glass element in the door, or sidelights and a transom around it.

J. Columns on the front elevation or otherwise visible from the public view shall have a minimum 2-foot base constructed of brick or stone to match the front facade.

202-15.10. Additional Requirements

A. The following standards are required in this zoning classification. In the event these requirements contradict another section of this Ordinance, the requirements listed here shall control.

1. A property owners association shall be created and all parcels in the development shall be subject to mandatory membership in the association.
2. The property owner's association or its management company shall be responsible for all ground maintenance in the development.

3. The property owner's association or its management company shall be responsible for all maintenance of all building exteriors in the development.
4. All Interior Roadways in the development must be a minimum of 29 feet from edge of pavement to edge of pavement.
5. All driveways must be a minimum width of 24 feet and minimum length of 30 feet, measured from inside edge (house side) of sidewalk to garage door.

Sec. 202-16. RO-BTR Residential for Older Persons-Build to Rent

202-16.1. Purpose

This district is intended to serve the housing needs of persons who are 55 years of age or older by allowing a mix of rentable age-restricted housing types and requiring community open spaces. The district must be in areas of the city that facilitate pedestrian access to nearby goods and services, and/or amenities/cultural facilities. A rezoning to RO will not serve as a precedent for medium density zoning in an otherwise low-density residential area.

202-16.2. Use Provisions

- A. See Sec. 206-2 (Allowed Use Table).
- B. All dwelling units must be occupied by at least one person who is 55 years of age or older.
- C. Accessory uses also mean any accessory use necessary for the operation of the facility or for the benefit or convenience of the residents and their guests including, but not limited to: cooking and eating facilities; restaurants; places of worship; indoor and outdoor recreation; retail sales; and banks; beauty, hair, or nail salons; classrooms; conference rooms; social rooms; common areas; guest rooms; medical uses; wellness center; craft and music rooms; various craft, health, exercise and vocational activities; classrooms; swimming pools; facilities related to the operation of the facility, such as but not limited to, administrative offices, food and record storage areas, property maintenance

facilities, adult care center, day care center for children of employees, and security operations. Any accessory uses must be for the primary benefit of the district.

202-16.3. Building Types

Building type requirements apply in the RO district and the following types are allowed:

- A. Detached House
- B. Cottage Court
- C. Semi-Detached House
- D. Townhouses
- E. Walk-up flat
- F. Stacked flat
- G. Civic buildings

202-16.4. Architectural & Design Stds.

- A. See Sec. 202-1.2 (Design Criteria)
- B. See Sec. 201-3 (General Architectural Standards).
- C. See Sec. 202-9.10 (RO Design Standards).
- D. See Sec. 202-9.11 (Accessibility Standards).

202-16.5. Site Development Standards

See Chapter 200 Article 7 (Site Development) for parking and loading, buffer and screening, landscaping, tree ordinance, lighting, signs, and utility requirements.

202-16.6. Other Requirements

- A.** See Sec. 202-9.12 (Mandatory Homeowner Association).
- B.** See Sec. 202-9.13 (Covenants and Restrictions).
- C.** See Sec. 202-9.14 (Additional Requirement Authority).

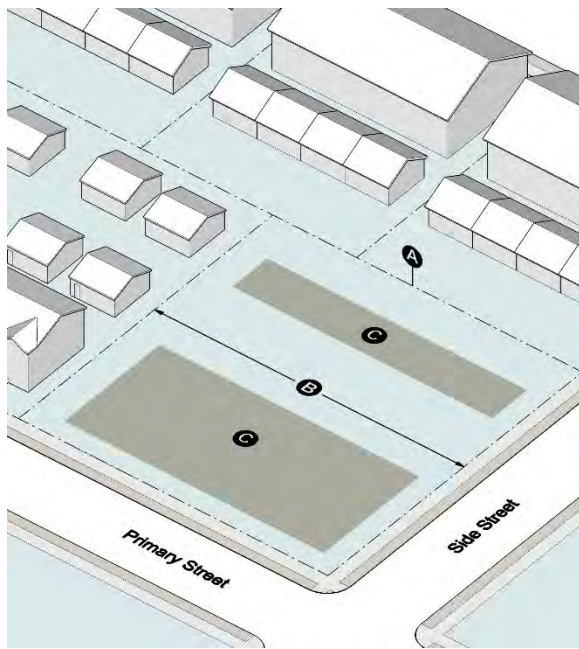
designation, excludes single-family detached dwellings):
Site setback (single-family detached dwellings abutting low density residential land use designation): 15 ft. min.

Lot Standards	(A) Area	(B) Width
Detached house:	5,000 sf. min. sf.	50 ft. min.
All other building types:	No min.	No. min.

Lot Coverage

(C) Percent of total site: 50%

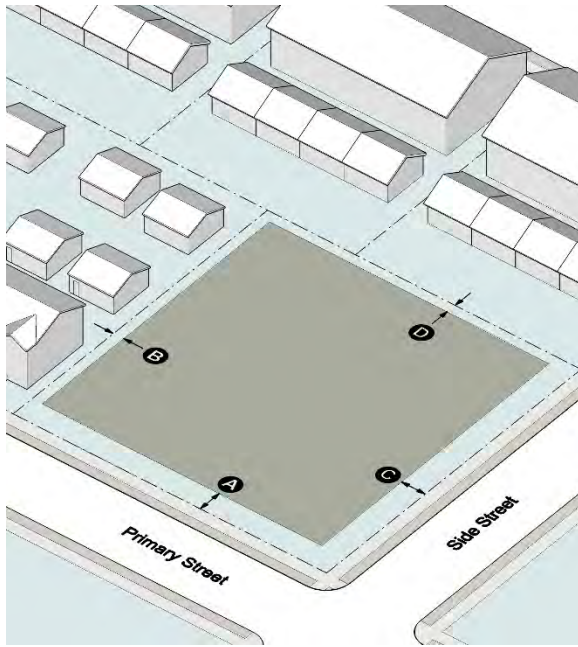
202-16.7. Dimensional Standards



Site Standards

<u>Density (except retirement community, see Sec. 202-9.9)</u>	
<u>Site with one or more arterial or major collector access point:</u>	8 u/a max.
<u>Site with no arterial or major collector access point:</u>	6 u/a max.
<u>Open space requirement:</u>	20% of site min.
<u>External street frontage:</u>	50 ft. min.
<u>Landscape strip (all streets):</u>	10 ft. min.
<u>Site setback (abutting a low-density residential land use</u>	<u>15 ft. min. and planted per Sec. 207-3</u>

202-16.8. Building Placement



Building Setbacks [1]

(A) Front:	12 ft. min.
(B) Side (interior):	5 ft. min.
(C) Side (street):	12 ft. min.
(D) Rear:	10 ft. min.

Building Separation

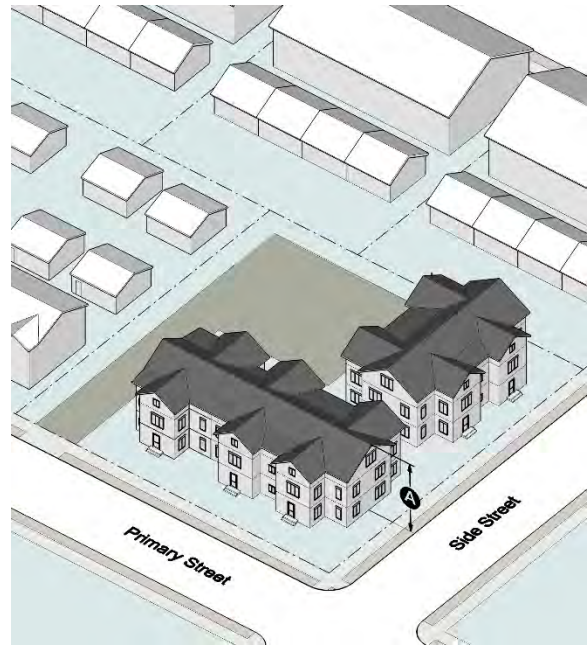
Min. separation between principal buildings on the same site (retirement communities):	25 ft. min.
--	-------------

Min. separation between principal buildings on the same site (other uses):	15 ft. min.
--	-------------

Table Note:

[1] Greater site setbacks also apply per Sec. 202-9.6. and Sec. 202-16.10.

202-16.9. Bulk and Mass



Building Height

(A) Height (retirement communities):	5 stories max. [1]
--------------------------------------	--------------------

(A) Height (other uses):	35 ft. max.
--------------------------	-------------

(A) Height (other uses):	35 ft. max.
--------------------------	-------------

Building Size

Unit floor area:	Min. 600 sf
------------------	-------------

Note

[1] No building may exceed 3 stories when abutting a residential district unless a 100-foot buffer is provided and planted per Sec. 207-3.

202-16.10. Retirement Community Density

The number of retirement community (continuing care) independent living units may not exceed 35 units per acre.

202-16.11. Additional Requirements

A. The following standards are required in this zoning classification. In the event these requirements contradict another section of this Ordinance, the requirements listed here shall control.

1. A property owners association shall be created and all parcels in the development shall be subject to mandatory membership in the association.
2. The property owner's association or its management company shall be responsible for all ground maintenance in the development.
3. The property owner's association or its management company shall be responsible for all maintenance of all building exteriors in the development.
4. All Interior Roadways in the development must be a minimum of 29 feet from edge of pavement to edge of pavement.
5. All driveways must be a minimum width of 24 feet and minimum length of 30 feet, measured from inside edge (house side) of sidewalk to garage door.

206-1.5. Use Table Key

- A. Permitted Use (P).** Indicates a use is permitted in the respective district. The use is also subject to all other applicable requirements of this UDO.
- B. Limited Use (L).** Indicates a use is permitted in the respective district, subject to a use standard found in the right-hand column of the use table. The use is also subject to all other applicable requirements of this UDO.
- C. Special Use (SP).** Indicates a use may be permitted in the respective district only where approved by the City Council in accordance with Sec. 103-10. Special uses are subject to all other applicable requirements of this UDO, including any applicable use standards, except where the use standards are expressly modified by the City Council as part of the special use permit approval.
- D. Use Not Permitted.** A "--" in a cell indicates that a use is not permitted in the respective district.

Sec. 206-2. Allowed Use Table

KEY: P = Permitted Use L = Limited Use S = Special Use '...' = Use Not Permitted																															
		Residential							Residential Build-to-Rent					Mixed-Use & Business					Towne Center												
Use Category	Specific Use	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG	HSB	MU	NR	LM	TCO [1]	TC-MU	TC-R	CI	Definition/ Standards				
Residential Uses																															
All household Living, as listed below:																												Sec. 206-3.1.A			
Single-family detached dwelling		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--	--	--	P	P	--	--	S	S	--	Sec. 206-3.1.B				
Two-family dwelling		--	--	--	P	P	P	P	--	--	--	--	--	P	P	--	--	--	--	P	P	--	--	S	S	--	Sec. 206-3.1.C				
Single-family attached dwelling		--	--	--	--	L	L	L	L	--	--	--	--	L	L	--	--	--	--	L	L	--	--	S	S	--	Sec. 206-3.1.D				
Multiple-family dwelling		--	--	--	--	P	P	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	--	--	--	--	Sec. 206-3.1.E				
Towne Center loft		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	Sec. 206-3.1.F				
Towne Center flat		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	Sec. 206-3.1.G				
Mobile home		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-3.1.H				
Live-work		--	--	--	--	--	S	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--	S	S	--	Sec. 206-3.1.I				
All group living, as listed below:																												Sec. 206-3.2.A			
Addiction treatment facility		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-3.2.B				
Assisted living facility		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	P	P	S	S	--	S	S	S	P	Sec. 206-3.2.C				
Boarding and rooming house		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	Sec. 206-3.2.D				
Collective residence		S	S	S	S	S	S	S	--	S	S	S	S	S	S	--	--	--	--	S	S	--	--	S	S	S	Sec. 206-3.2.E				
Community living arrangement		S	S	S	S	S	S	S	--	S	S	S	S	S	S	--	--	--	--	S	S	--	--	S	S	S	Sec. 206-3.2.E				
Group home		S	S	S	S	S	S	S	--	S	S	S	S	S	S	--	--	--	--	S	S	--	--	S	S	S	Sec. 206-3.2.E				
Hospice		--	--	--	--	--	--	S	--	--	--	--	--	--	S	--	S	S	S	--	--	--	S	S	P	Sec. 206-3.2.G					
Monastery or convent		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	--	S	S	P	Sec. 206-3.2.H				
Nursing facility (skilled)		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	P	P	S	S	--	S	S	S	P	Sec. 206-3.2.A				
Nursing home		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	P	P	S	S	--	S	S	S	P	Sec. 206-3.2.A				
Personal care home		S	S	S	S	S	S	S	--	S	S	S	S	S	S	--	--	--	--	S	S	--	--	S	S	S	Sec. 206-3.2.E				
Retirement community (continuing care)		--	--	--	--	--	S	S	--	--	--	--	--	--	S	--	--	--	S	--	--	--	--	S	S	S	Sec. 206-3.2.F				
Shelter		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-3.2.I				
Public/Institutional Uses																															
All civic, as listed below:																												Sec. 206-4.1.A			

KEY: P = Permitted Use L = Limited Use S = Special Use ‘--’ = Use Not Permitted

Use Category Specific Use	Residential							Residential Build-to-Rent					Mixed-Use & Business					Towne Center			Definition/ Standards						
	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG	HSB	MU	NR		LM	TCO [1]	TC-MU	TC-R	CI	
Colleges, public or private	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	P	Sec. 206-4.1.B		
Community center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	--	P	P	P	Sec. 206-4.1.C	
Fraternal organization and club, non-profit	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	--	P	P	--	P	Sec. 206-4.1.D	
Museum, library	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	--	P	Sec. 206-4.1.E	
Non-profit private clubhouse	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	--	--	--	--	--	--	--	L	L	--	Sec. 206-4.1.F	
Non-profit private outdoor recreation	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	--	--	--	--	--	--	--	S	S	--	Sec. 206-4.1.G	
Place of worship	S	S	S	S	S	S	S	--	S	S	S	S	S	S	--	--	S	S	S	S	--	S	S	S	L	Sec. 206-4.1.H	
Public buildings and use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 206-4.1.I	
School, public or private	S	S	S	S	S	S	S	--	S	S	S	S	S	S	--	S	S	S	--	--	--	--	S	--	P	Sec. 206-4.1.J	
All park and open space, as listed below:																										Sec. 206-4.2.A	
Cemetery	S	S	S	S	S	S	S	--	S	S	S	S	S	S	--	--	--	--	--	--	--	--	--	--	S	Sec. 206-4.2.B	
Community garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 206-4.2.C	
Country club, golf course	P	--	--	--	--	--	--	--	P	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--	--	Sec. 206-4.2.D	
Park, plaza, square	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 206-4.2.E	
Playground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 206-4.2.F	
All utility, as listed below:																										Sec. 206-4.3.A	
Minor utility	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 206-4.3.B	
Small cell facility	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 206-4.3.C	
Telecommunication antenna and tower	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 206-4.3.D	
Utility substation	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 206-4.3.E	
Commercial Uses																											
Adult entertainment establishment	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	--	--	--	--	--	--	--	Sec. 206-5.1	
All day care, as listed below:																										Sec. 206-5.2.A	
Adult care center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	S	--	--	P	S	--	P	Sec. 206-5.2.B	
Day care center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	S	--	--	P	S	--	P	Sec. 206-5.2.C	
Family day care home	P	P	P	P	P	P	P	--	P	P	P	P	P	P	--	--	--	S	P	--	--	S	S	--	Sec. 206-5.2.D		
All event facility	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	--	P	P	--	--	Sec. 206-5.3	

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Use Category Specific Use	Residential							Residential Build-to-Rent					Mixed-Use & Business				Towne Center		Definition/ Standards								
	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG	HSB		MU	NR	LM	TCO [1]	TC-MU	TC-R	CI	
All hotels, motels, extended stay hotels	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.4	
All indoor recreation, except as listed below:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.5.A	
Amusement center, game/video arcade	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.5.A	
Assembly hall, auditorium, meeting hall	--	--	--	--	--	S	--	S	--	--	--	--	--	S	--	S	S	S	--	--	S	--	--	S	Sec. 206-5.5.A		
Billiard hall, pool hall	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.5.A	
Bowling alley	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.5.A	
Convention center, arena, indoor stadium	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	S	Sec. 206-5.5.A	
Electric or gas powered vehicle tracks	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	S	S	--	--	Sec. 206-5.5.A	
Extreme sports facility such as BMX, skateboarding or rollerblading	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	S	S	--	--	Sec. 206-5.5.A	
Gym, health spa, or yoga studio	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	--	--	--	Sec. 206-5.5.B	
Ice or roller skating rink	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	S	S	--	--	Sec. 206-5.5.A	
Indoor sports facility	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	S	S	--	--	Sec. 206-5.5.A	
Inflatable playground	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	S	S	--	--	Sec. 206-5.5.A	
Meditation center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.5.A	
Miniature golf facility	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	S	S	--	--	Sec. 206-5.5.A	
School for the arts	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	P	P	--	--	Sec. 206-5.5.C	
Indoor shooting range	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	S	S	--	--	Sec. 206-5.5.A	
Theaters	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.5.D	
All medical, except as listed below:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	Sec. 206-5.6.A	
Ambulatory surgical center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	--	P	Sec. 206-5.6.B	
Blood plasma donation center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	Sec. 206-5.6.A	
Chiropractor	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	P	Sec. 206-5.6.A
Dental office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	P	Sec. 206-5.6.A
Emergency medical office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	P	Sec. 206-5.6.A	
Hospital	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	p	Sec. 206-5.6.A	
Kidney dialysis center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	S	--	--	P	Sec. 206-5.6.A	

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Use Category Specific Use	Residential							Residential Build-to-Rent					Mixed-Use & Business				Towne Center		Definition/ Standards							
	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG	HSB		MU	NR	LM	TCO [1]	TC-MU	TC-R	CI
Medical clinic	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	P	Sec. 206-5.6.A
Medical or dental laboratory	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	Sec. 206-5.6.A
Medical office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	P	Sec. 206-5.6.A
Medical practitioner	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	P	Sec. 206-5.6.A
Mobile health wellness and screening	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	L	L	L	L	--	L	Sec. 206-5.6.C
Ophthalmologist	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	P	Sec. 206-5.6.A
Optometrist	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	P	Sec. 206-5.6.A
Osteopath	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	P	Sec. 206-5.6.A
Physician's office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	P	Sec. 206-5.6.A
Urgent care	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	P	Sec. 206-5.6.A
All office, except as listed below	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A, Sec. 206-5.7.H
Accountant, bookkeeper, auditor office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Advertising office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Architect office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Attorney's office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Banks	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	--	P	P	--	--	Sec. 206-5.7.B
Business management consulting	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Business school	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	--	Sec. 206-5.7.G
Business services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Call center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Collection agency	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Commercial art	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Computer or data processing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Counseling in office setting	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Employment center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Engineer office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Finance company	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	--	P	P	--	--	Sec. 206-5.7.C

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Use Category Specific Use	Residential							Residential Build-to-Rent					Mixed-Use & Business				Towne Center		Definition/ Standards							
	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG	HSB		MU	NR	LM	TCO [1]	TC-MU	TC-R	CI
Financial services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Graphic design	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Insurance adjuster	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Insurance agent	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Interior decorator	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Investment or brokerage house	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Lawyer's office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Lender office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Loan office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	L	--	--	Sec. 206-5.7.D
Mortgage agent	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Office showroom	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.E
Professional services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Radio, film, recording, and television studios and stations	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.7.F
Real estate agent	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Sales office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Savings and loan institution	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	--	P	P	--	--	Sec. 206-5.7.B
Security system services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	L	P	P	--	--	Sec. 206-5.7.A
Trade school	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	--	P	P	--	--	Sec. 206-5.7.G
Travel agency	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Vocational school	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	--	P	P	--	--	Sec. 206-5.7.G
All outdoor recreation, including:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8
Amusement park	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8
Batting cage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8
Drive-in theater	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8
Electric or gas powered vehicle tracks	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8
Extreme sports facility (BMX, skateboarding or rollerblading)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8
Golf driving range	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8
Miniature golf	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8

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Use Category Specific Use	Residential							Residential Build-to-Rent					Mixed-Use & Business				Towne Center		Definition/ Standards							
	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG	HSB		MU	NR	LM	TCO [1]	TC-MU	TC-R	CI
Outdoor amusements	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8	
Outdoor shooting range	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8	
Outdoor sports field/court	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8	
Outdoor stadium, arena	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8	
Outdoor theater	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8	
Water park	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8	
All passenger terminal (no on-site storage or parking of vehicles), including:	--	--	--	--	--	P	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	P	Sec. 206-5.9	
Bus terminal	--	--	--	--	--	P	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	P	Sec. 206-5.9	
Limousine service	--	--	--	--	--	P	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	P	Sec. 206-5.9	
Non-emergency transport	--	--	--	--	--	P	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	P	Sec. 206-5.9	
Taxicab service	--	--	--	--	--	P	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	P	Sec. 206-5.9	
All personal services, except the following:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	P	P	--	--	Sec. 206-5.10.A	
Animal care (indoor)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	--	--	Sec. 206-5.10.B	
Animal boarding	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	--	--	Sec. 206-5.10.B	
Animal grooming	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	--	--	Sec. 206-5.10.B	
Animal hospital	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	--	--	Sec. 206-5.10.B	
Animal shelter	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	--	--	Sec. 206-5.10.B	
Animal care (outdoor)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	S	--	--	--	Sec. 206-5.10.C	
Beauty salon	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	--	Sec. 206-5.10.A
Body piercing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.10.H	
Doggy day care (indoor)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	--	--	Sec. 206-5.10.B	
Dry cleaning	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	L	--	--	Sec. 206-5.10.D	
Eyeglass shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	P	P	--	--	Sec. 206-5.10.A	
Food catering	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	--	--	Sec. 206-5.10.A	
Fortune teller	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	--	--	--	Sec. 206-5.10.G	
Funeral home, mortuary (without crematorium)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	--	--	--	--	Sec. 206-5.10.A	
Funeral, mortuary (with crematorium)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	S	--	--	--	--	Sec. 206-5.10.A	

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Use Category Specific Use	Residential							Residential Build-to-Rent					Mixed-Use & Business				Towne Center		Definition/ Standards							
	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG	HSB		MU	NR	LM	TCO [1]	TC-MU	TC-R	CI
Hair salon	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	--	Sec. 206-5.10.A
Kennel (indoor)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	--	--	Sec. 206-5.10.B
Laundry, coin-operating or full-service	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	L	--	--	Sec. 206-5.10.D
Locksmith shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	--	--	Sec. 206-5.10.A
Massage therapy	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	L	--	L	--	--	--	Sec. 206-5.10.E
Nail salon	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	--	Sec. 206-5.10.A
Personal Repair	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	--	--	Sec. 206-5.10.F
Pet clinic	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	--	--	Sec. 206-5.10.B
Pet grooming	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	--	--	Sec. 206-5.10.B
Photocopying, printing and reproduction service	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	--	Sec. 206-5.10.A
Psychic, fortune teller	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	--	--	--	Sec. 206-5.10.G
Tailor or milliner	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	P	P	--	--	Sec. 206-5.10.A
Tanning salon	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	P	P	--	--	Sec. 206-5.10.A
Tattoo parlor or body piercing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.10.H
Taxidermist	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	--	--	Sec. 206-5.10.A
Tutoring service	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	P	P	--	--	Sec. 206-5.10.A
Upholster, non-vehicle	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	--	--	Sec. 206-5.10.F
Veterinary clinic	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	--	--	Sec. 206-5.10.B
All restaurants, except as listed below:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	L	--	--	Sec. 206-5.11.A, Sec. 206-5.11.E
Bar	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-5.11.B
Brewpub	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	L	L	L	--	--	Sec. 206-5.11.A, Sec. 206-5.11.E
Coffee shop, donut shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	L	--	Sec. 206-5.11.A, Sec. 206-5.11.E
Drive-in restaurant	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	--	--	--	--	--	--	--	Sec. 206-5.11.D, Sec. 206-5.11.E
Drive-thru facility (as an accessory use)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	L	S	L	--	Sec. 206-8.9
Hookah bar or lounge	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206.5.11.F
Ice cream shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	L	--	Sec. 206-5.11.A,

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	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG	HSB		MU	NR	LM	TCO [1]	TC-MU	TC-R	CI
																										Sec. 206-5.11.E
Juice shop	L	L	L	L	..	..	L	L	..	L	Sec. 206-5.11.A, Sec. 206-5.11.E
Lounge	Sec. 206-5.11.B
Nightclub	Sec. 206-5.11.B
Pizza delivery	L	L	L	..	..	L	..	..	..	Sec. 206-5.11.A, Sec. 206-5.11.E
Restaurant	L	L	L	L	..	..	L	L	..	L	Sec. 206-5.11.A, Sec. 206-5.11.E
Restaurant, drive-thru	L	L	L	..	..	S	..	..	..	Sec. 206-5.11.A, Sec. 206-5.11.E
Restaurant, take-out	L	L	L	L	..	..	L	L	..	L	Sec. 206-5.11.A, Sec. 206-5.11.E
Tavern	Sec. 206-5.11.B
Tea shop	L	L	L	L	..	..	L	L	..	L	Sec. 206-5.11.A, Sec. 206-5.11.E
Yogurt shop	L	L	L	L	..	..	L	L	..	L	Sec. 206-5.11.A, Sec. 206-5.11.E
All retail, except as listed below:	P	P	P	..	..	P	P	..	..	Sec. 206-5.12.A
Animal supplies	P	P	P	..	..	P	P	..	..	Sec. 206-5.12.B
Antique shop	P	P	P	..	..	P	P	..	..	Sec. 206-5.12.B
Appliance store	P	P	P	..	..	P	P	..	..	Sec. 206-5.12.A
Art and school supplies	P	P	P	..	..	P	P	..	..	Sec. 206-5.12.B
Art gallery	P	P	P	P	..	P	P	..	..	Sec. 206-5.12.A
Art studio	P	P	P	P	..	P	P	..	..	Sec. 206-5.12.A
Artisan shop	L	L	L	L	L	L	L	L	..	..	Sec. 206-5.12.C
Baked goods	P	P	P	..	..	P	P	..	..	Sec. 206-5.12.B
Bakery	P	P	P	..	P	P	P	..	..	Sec. 206-5.12.D
Beverage store	P	P	P	..	..	P	P	..	..	Sec. 206-5.12.B
Bicycle shop	P	P	P	..	..	P	P	..	..	Sec. 206-5.12.A
Book store	P	P	P	..	..	P	P	..	..	Sec. 206-5.12.B
Bottle shop	P	P	P	P	P	Sec. 206-5.12.E
Building supply (no outdoor storage)	P	P	P	..	P	P	P	Sec. 206-5.12.F

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	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG	HSB		MU	NR	LM	TCO [1]	TC-MU	TC-R
Building supply (with outdoor storage)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	P	--	--	--	--	Sec. 206-5.12.F
Camera store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Check cashing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	--	--	--	Sec. 206-5.12.K
Clothing store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Consumer fireworks retail sales facility	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	--	--	--	--	--	Sec. 206-5.12.G
Convenience food store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Convenience goods	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Craft store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Department store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.A
Drug store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.H
Dry goods store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Electronics store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.A
Fabric store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Flower shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Food store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Furniture store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Garden supplies	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
General retail	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Gift and cards	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Grocery store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Growler shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.E
Guns and ammunition	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.A
Hardware store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Hobby store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Home building supply store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--	--	Sec. 206-5.12.A
Home improvement supplies	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--	--	Sec. 206-5.12.B
Household products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Jewelry store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B

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Use Category Specific Use	Residential							Residential Build-to-Rent				Mixed-Use & Business				Towne Center		Definition/ Standards								
	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG		HSB	MU	NR	LM	TCO [1]	TC-MU	TC-R	CI
Lawnmower shop and other small engine (sales, rental, repair)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	P	--	--	--	--	--	Sec. 206-5.12.I
Meat market	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	L	L	L	--	--	--	Sec. 206-5.12.J
Medical supply store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	--	Sec. 206-5.12.B
Music and musical instruments store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	--	Sec. 206-5.12.B
News store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	--	Sec. 206-5.12.B
Office supplies	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	--	Sec. 206-5.12.B
Package shipping (UPS)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	--	Sec. 206-5.12.B
Pawn broker	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	--	--	--	--	Sec. 206-5.12.K
Pawn shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	--	--	--	--	Sec. 206-5.12.K
Pet store and supplies	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	--	Sec. 206-5.12.B
Pharmacy	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.H
Phone store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	--	Sec. 206-5.12.B
Photo finishing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	--	Sec. 206-5.12.B
Picture frames	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	--	Sec. 206-5.12.B
Plant nursery	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--	--	--	Sec. 206-5.12.L
Pottery store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	--	Sec. 206-5.12.B
Printed materials store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	--	Sec. 206-5.12.B
Produce store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	--	Sec. 206-5.12.B
Seafood store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	--	Sec. 206-5.12.B
Shoe store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	--	Sec. 206-5.12.B
Smoke shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-5.12.M
Souvenir shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	--	Sec. 206-5.12.B
Sporting goods store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	--	Sec. 206-5.12.B
Stationery store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	--	Sec. 206-5.12.B
Swimming pool supply store (indoor)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	--	Sec. 206-5.12.A
Swimming pool supply store (outdoor)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	P	--	--	--	--	--	Sec. 206-5.12.F
Title pawn	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	--	--	--	--	--	Sec. 206-5.12.K

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Use Category Specific Use	Residential							Residential Build-to-Rent					Mixed-Use & Business				Towne Center		Definition/ Standards							
	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG	HSB		MU	NR	LM	TCO [1]	TC-MU	TC-R	CI
Toy store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B	
Trophies store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B	
Vape shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-5.12.M	
Video game store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.A	
Video store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.A	
All vehicular, as listed below:																									Sec. 206-5.13.A	
Automobile parts store (no repair or installation)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	--	--	--	--	Sec. 206-5.13.B	
Boat and recreational vehicle sales, rental, or service	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	S	--	--	--	--	Sec. 206-5.13.C	
Car wash, self-serve, full-service, detailing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	P	S	--	P	--	--	--	--	Sec. 206-5.13.D	
Gas station (with convenience store). No vehicle repair or service	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	--	S	--	--	--	--	Sec. 206-5.13.E	
Internet vehicles sales	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	--	L	L	--	--	Sec. 206-5.13.F	
Public parking (for off-site uses)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	S	Sec. 206-5.13.G	
Remote parking (for off-site uses)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	S	--	--	S	S	--	S	Sec. 206-5.13.H
Vehicle rental	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	--	S	--	--	--	--	Sec. 206-5.13.I	
Vehicle sales, rental, or auction	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	--	S	--	--	--	--	Sec. 206-5.13.J	
Vehicle repair (minor), including the following:																S	S	--	--	P	S	--	--	--	Sec. 206-5.13.K	
Audio and alarm installation	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	--	P	S	--	--	--	Sec. 206-5.13.K	
Bed-liner installation	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	--	P	S	--	--	--	Sec. 206-5.13.K	
Custom accessories	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	--	P	S	--	--	--	Sec. 206-5.13.K	
Emissions testing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	--	P	--	--	--	--	Sec. 206-5.13.K	
Glass repair and replacement	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	--	P	S	--	--	--	Sec. 206-5.13.K	
Minor scratch and dent repair	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	--	P	S	--	--	--	Sec. 206-5.13.K	
Quick lubrication facility	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	--	P	S	--	--	--	Sec. 206-5.13.K	
Vehicle repair (major), including the following:																					S	--	--	--	Sec. 206-5.13.L	
Body and paint shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	Sec. 206-5.13.L	
Brake repair and replacement	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	Sec. 206-5.13.L	

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Use Category Specific Use	Residential							Residential Build-to-Rent					Mixed-Use & Business				Towne Center		Definition/ Standards							
	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG	HSB		MU	NR	LM	TCO [1]	TC-MU	TC-R	CI
abrasive products																										
Clay materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Concrete batch plant	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Explosives materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Fireworks materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Food processing, and related products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Glass materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Leather materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Livestock or poultry slaughtering	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Lumber production	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Lumberyard	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Metal products, including enameling and galvanizing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Paper materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Petroleum, liquefied petroleum gas and coal products and refining	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Plastic materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Prefabricated building manufacturing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Pulp materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Rubber and plastic products, rubber manufacturing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Rubber materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Sawmill, log production facility	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Stone materials or product	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Tobacco materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
All light industrial uses, as listed below																										Sec. 206-6.3.A
Ambulance service (with on-site storage or parking)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	--	Sec. 206-6.3.B
Baking plants	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.3.A

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	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG		HSB	MU	NR	LM	TCO [1]	TC-MU	TC-R	CI
Brewery	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	S	S	--	--	Sec. 206-6.3.C	
Carpet cleaning plant	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	Sec. 206-6.3.A
Contractors storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	P	--	--	--	Sec. 206-6.3.D
Distillery	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	S	S	--	--	Sec. 206-6.3.C
Dry cleaning plant	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	Sec. 206-6.3.A
Food and beverage production	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	Sec. 206-6.3.A
Land-intensive outdoor sales and services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	Sec. 206-6.3.A
Laundry cleaning plant	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	Sec. 206-6.3.A
Limousine service (with on-site storage or parking)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	Sec. 206-6.3.A
Manufactured building sales	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	Sec. 206-6.3.A
Mobile home sales	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	Sec. 206-6.3.A
Non-emergency transport service (with on-site storage or parking)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	P	--	--	--	Sec. 206-6.3.A
Repair or services of business, industrial, machinery, equipment or products by providing centralized services for separate retail outlets	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	S	--	--	--	Sec. 206-6.3.A
Sale, rental, or repair of machinery, heavy equipment, or special trade tools	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	S	--	--	--	Sec. 206-6.3.E
Taxicab service (with on-site storage or parking)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	P	--	--	--	Sec. 206-6.3.A
Winery	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	--	--	Sec. 206-6.3.C
All light manufacturing, except as listed below:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	Sec. 206-6.4.A
Bookbinding plant	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	Sec. 206-6.4.A
Cabinet makers	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	Sec. 206-6.4.A
Clothing, textile or apparel manufacturing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	Sec. 206-6.4.A
Facilities that assemble or manufacture scientific instruments, semiconductor and related devices	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	Sec. 206-6.4.A
Furniture manufacturing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	Sec. 206-6.4.A

KEY: P = Permitted Use L = Limited Use S = Special Use '--' = Use Not Permitted																											
Use Category Specific Use	Residential							Residential Build-to-Rent				Mixed-Use & Business				Towne Center		Definition/ Standards									
	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG		HSB	MU	NR	LM	TCO [1]	TC-MU	TC-R	CI	
Research and Development																											
Laboratories, offices and other facilities used for research and development	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	--	--	P	--	S	--	--	--	Sec. 206-6.6.A
Pilot plants used to test manufacturing processes	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	--	--	P	--	S	--	--	--	Sec. 206-6.6.A
Prototype production facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	--	--	P	--	S	--	--	--	Sec. 206-6.6.A
Warehouse and Distribution																											
Building materials storage yard	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	Sec. 206-6.8.A
Bulk storage, cold storage, frozen food lockers	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	Sec. 206-6.8.A
Distribution of products and merchandise	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	Sec. 206-6.8.A
Household moving and general freight storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	Sec. 206-6.8.A
Parcel service	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	Sec. 206-6.8.A
Transfer and storage business	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	Sec. 206-6.8.A
Waste Related																											
Hazardous household materials collection center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.9.A
Hazardous waste facility	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.9.A
Junk yard	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.9.A
Salvage yard	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.9.A
Landfill	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.9.A
Recycling processing center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.9.A
Scrap metal processor	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.9.A
Waste incinerator	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.9.A
Waste transfer station	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.9.A
Wholesale, all	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	--	Sec. 206-6.10.A
Railroad spur tracks	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Agricultural																											
All crop and tree farming	P	P	P	P	P	P	P	--	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-7.1

KEY: P = Permitted Use L = Limited Use S = Special Use '--' = Use Not Permitted																												
Use Category Specific Use	Residential							Residential Build-to-Rent					Mixed-Use & Business					Towne Center			Definition/ Standards							
	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG	HSB	MU	NR		LM	TCO [1]	TC-MU	TC-R	CI		
Accessory Uses																												
Accessory uses not otherwise listed below, as determined by the Director	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 206-8.2	
Accessory cemetery	S	S	S	S	S	S	S	--	S	S	S	S	S	--	--	S	S	S	S	--	--	--	--	S			Sec. 206-8.3	
Accessory dwelling unit (ADU)	--	--	--	--	--	--	L	--	--	--	--	--	--	--	--	--	--	L	L	--	--	L	L	--			Sec. 206-8.4	
Automated retail structure	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	L	L	--			Sec. 206-8.5
Bee keeping	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	--	--	--	L			Sec. 206-8.6
Caretaker's residence	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P		Sec. 206-8.7
Donation bin	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		Sec. 206-8.8
Drive-thru facility	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	L	--	L			Sec. 206-8.9
Dumpster	--	--	--	--	L	L	L	L	L	--	--	--	--	L	L	L	L	L	L	L	L	L	L	L	L	L		Sec. 206-8.10
Electric vehicle (EV) charging station	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L		Sec. 206-8.31
Heliport	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S			Sec. 206-8.11
Home occupation	L	L	L	L	L	L	L	L	L	L	L	L	L	L	--	--	--	L	L	--	--	L	L	--			Sec. 206-8.12	
In-law suite	L	L	L	L	L	L	L	L	L	L	L	L	L	L	--	--	--	L	L	--	--	L	L	--			Sec. 206-8.13	
Institutional accessory uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		Sec. 206-8.14
Keeping of pets	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L		Sec. 206-8.15
Keeping of livestock	L	--	--	--	--	--	--	--	L	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		Sec. 206-8.16
Modular offices/ classroom	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S			Sec. 206-8.17
On-site parking	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		Sec. 206-8.18
Outdoor storage, minor	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	L	--	L	--	--			Sec. 206-8.19
Outdoor storage, major	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	S	--	--	--	--	--			Sec. 206-8.20
Parking of business vehicles	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L		Sec. 206-8.21
Parking of recreational vehicles	L	L	L	L	L	L	L	L	L	L	L	L	L	L	--	--	--	--	L	--	--	--	--	--	--			Sec. 206-8.22
Parking and storage of watercraft	L	L	L	L	L	L	L	L	L	L	L	L	L	L	--	--	--	--	L	--	--	--	L	--			Sec. 206-8.23	
Portable accessory structure (PODS)	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L		Sec. 206-8.24
Religious accessory uses	L	L	L	L	L	L	--	L	L	L	L	L	--	--	--	L	L	L	L	--	L	L	L	L	L	L		Sec. 206-8.25
Roofed accessory structure	L	L	L	L	L	L	L	L	L	L	L	L	L	L	P	P	P	P	P	P	P	P	P	L	P		Sec. 206-8.26	

KEY: P = Permitted Use L = Limited Use S = Special Use '--' = Use Not Permitted

	Residential							Residential Build-to-Rent				Mixed-Use & Business					Towne Center									
Use Category Specific Use	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG	HSB	MU	NR	LM	TCO [1]	TC-MU	TC-R	CI	Definition/ Standards
Satellite dish antenna	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 206-8.27
Solar energy system (ground mounted)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-8.32
Solar energy system (intergrated or roof mounted)	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 206-8.32
Swimming pool, hot tub, spa, koi pond	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 206-8.28
Temporary Shelter	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 206-8.30
Unroofed accessory structure	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 206-8.29

Table Note
 [1] TCO use standards do not apply to properties zoned TC-MU or TC-R.

Sec. 207-2. Buffers and Screening

207-2.1. Buffers

A. Applicability

This subsection applies to any Development Permit or Substantial Building Permit, except those involving individual single-family detached and two-family dwellings. Permit applications must include a separate landscape plan that has been prepared and sealed by a Georgia registered landscape architect, certified arborist, or Georgia registered forester.

B. Buffer Requirements

A buffer is required as follows:

1. New projects must provide a buffer strip along lot lines that abut another existing zoning district when indicated in Table 207-2.1.B, unless otherwise allowed by clause 2 below.
2. When a buffer is required by Table 207-2.1.B, but the existing adjacent site is designated for commercial, office institutional, or light manufacturing in the future land use plan, the buffer may be eliminated or reduced with the written consent of the abutting property owner.

Table 207-2.1.B. Minimum Buffer Strip Requirements

New Project Zoning	Existing Adjacent District (Required Buffer Shown in Feet)										Res (County) [2]
	RS-30 RS-30-BTR	RS-15 RS-15-BTR	RS-5 RS-5-BTR	R-DU R-DU-BTR	R-TH R-TH-BTR	RM	RX	RO RO-BTR	PRC	TC-R	
SP [1]	15	15	15	--	--	--	--	--	--	--	15
RM	15	15	15	--	--	--	--	--	--	--	15
RX	15	15	15	--	--	--	--	--	--	--	15
RO	15	15	15	--	--	--	--	--	--	--	15
OP	40	40	40	40	40	40	40	40	40	40	40
BG	40	40	40	40	40	40	40	40	40	40	40
HSB	60	60	60	60	60	60	60	60	60	60	60
MU	40	40	40	40	40	40	40	40	40	40	40
NR	40	40	40	40	40	40	40	40	40	40	40
LM	60	60	60	60	60	60	60	60	60	60	60
TC-R	15	15	15	15	15	15	15	15	15	--	15
TC-MU	40	40	40	40	40	40	40	40	40	--	40
CI	40	40	40	40	40	40	40	40	40	40	40

Table Notes

[1] Residential district use allowed by special use

[2] Required where adjacent to residential zoned property(s) located in unincorporated Gwinnett County.

C. Minimum Buffer Strips

All buffers must be established in accordance with the following:

of the required streetscape, per Sec. 401-4.2.A.4. The Director may conduct a review of up to 90 days from the date of the permit application to determine the necessary location and design requirements of the facility. If, after the 90-day review, the Director is unable to reach a decision, there may not be any further delay of a requested permit for this situation.

C. Street Rights-of-Way

The minimum width of public street right-of-way must be dedicated based upon the street categories shown in the Gwinnett DOT’s long-range road classification map and this UDO.

1. Right-of-way beyond the width shown in Table 401-5.2 must be dedicated when the width is inadequate to accommodate any of the following improvements when required by this UDO or required to accommodate traffic, bicycle, and pedestrian safety:
 - a. Utility easement as required by the Gwinnett County Department of Public Utilities;
 - b. Deceleration lanes;
 - c. Sidewalks and streetscapes;
 - d. Greenway trails and bicycle facilities;
 - e. Turning lanes; Storage lanes;
 - f. Medians; and
 - g. Intersection realignments.
2. If the CTP, Gwinnett County, or the State of Georgia proposes a new street across a property, then right-of-way for the proposed street must be incorporated into the subdivision and dedicated to the City. The Director may conduct a review of up to 90 days from the date of the permit application to determine the necessary location and design requirements of the City, County, or State. If, after the 90-day review, the Director is unable to reach a decision, there may not be any further delay of a requested permit for this situation.

Table 401-5.2 Minimum Widths for New Streets and Project Access Improvements

Street Category	Design Speed	Minimum Right-of-Way [1]	Minimum Roadway[2]
Principal Arterial	55 mph	120 to 150 ft.	6 through lanes with a median
Major Arterial	35-55 mph	100 to 120 ft.	67 ft; 4 to 6 through lanes with a median
Minor Arterial	45 mph	80 to 100 ft.	52 to 66 ft.; 4 through lanes with a median
Major Collector	35 mph	80 ft.	52 ft.
Minor Collector	35 mph	60 to 80 ft.	28 ft.
Local Street •Nonresidential •Nonresidential cul-de-sac	25 mph N/A	60 ft. 60 ft. radius	32 ft. 50 ft. radius
Local Street •Residential – Urban •Residential – Urban cul-de-sac	25 mph N/A	50 ft. 50 ft. radius	27 ft. 40 ft. radius

Street Category	Design Speed	Minimum Right-of-Way [1]	Minimum Roadway[2]
Local Street •Residential – Rural •Residential – rural cul-de-sac	25 mph N/A	60 ft. 60 ft. radius	24 ft. 40 ft. radius
<u>Local Street (Build to Rent)</u> •Residential – Urban •Residential – Urban cul-de-sac	<u>25 mph</u> N/A	<u>51 ft.</u> <u>51 ft. radius</u>	<u>29 ft.</u> <u>40 ft. radius</u>
Alley	10 mph	2 ft.	16 ft

Table Notes:

[1] The greater right-of-way width applies under circumstances described in Sec. 401-5.2. (Right-of-Way and Improvements) ~~401-3.4.A~~ and Sec. 401-3.4.D. (Access Improvements for Single-Family Attached Subdivisions and Residential Subdivisions). Rights-of-way may be public or private.

[2] Roadway width dimensions exclude curb and gutter.

D. New Streets

1. In residential subdivisions, a dead end ("stub") street required by Sec. 401-3.4.B to provide access to an abutting property may be exempted from the construction of roadway improvements and public utilities under the following circumstances:
 - a. No lot within the proposed subdivision will gain access from the stub street.
 - b. A concept plan has not been submitted or approved on the neighboring tract.
 - c. The "stub" street must be fully designed as part of the development plans. However, the right-of-way may only be cleared and rough graded in accordance with the approved plans, and all disturbed areas grassed.
 - d. Connections for future extension of all public utilities must be constructed as part of the subdivision. Curb returns must be constructed as part of the subdivision. Curb returns must be provided to the future "stub" street roadway location, and curb and gutter must be installed across the roadway stub at the right-of-way line (extended).
 - e. The right-of-way for the "stub" street must be dedicated as part of the final plat. Slope easements or construction easements, if required by the street design, must be shown on the final plat.

E. Substandard Streets

1. If a development has access to an abutting substandard street (i.e., a dirt or gravel road), the street must be upgraded by the developer to a paved roadway from the project entrance to the nearest standard paved road along the route of access.
2. Off-site project access improvements required by "1" above must, at a minimum, result in a full-section roadway meeting the requirements of a local residential rural roadway (24 feet edge to the edge of the pavement, with drainage swale ditches as needed). Responsibilities are as follows:
 - a. The developer must design the road and provide the labor, equipment, and materials required for roadway improvements and necessary drainage improvements.