ZONING DISTRICTS

ABBREVIATED DESIGNATION	ZONING DISTRICT
R-O	Zero Lot Line
R-1 A through G	Single-family residential
R-1M	Mobile Home
R-2	Two-Family Residential
R-4	Multi-family Residential (Apartments, Townhouses and cottages)
RR-A	Restricted Single Family With Aircraft
C-1 A through C-1C	Professional, Business Office, Low Density Retail
C-2	Commercial; Large Scale
C-3	Commercial, Marina
C-4	Commercial, Airport
C-6	Large Commercial/Retail Zoning District
C-R	Commercial. Resort
MI	Minimal Impact District
LI	Light Industrial Zoning
U-1	Governmental, Educational, Industrial, Utility and Institutional, including any required equipment storage areas
P, P-1A, P-1B, P-1C, P-2	Park Districts
G-1	Golf Courses & Supporting Facilities
PDD	Planned Development District
TR-1	Temporary Zoning designation, no development or building authorized until permanent zoning approved

R-1A through R-1G-Single-Family Residential District.

Purpose. This districts are intended to include lands within, the corporate limits of the City being used, or intended to be used, for single-family residential purposes and associated uses. The district is designed to provide sufficient, suitable residential neighborhoods, protected from incompatible uses, and provided with necessary facilities and service.

Development Standards.

RESIDENTIAL	Max Impervious Cover %	Min. Living Area (sq. ft.)	Front Setback (ft.)	Rear Setback (ft.)	Min. Side Yard Setback (ft.)	Total Side Yard Setback (ft.)	Corner Setback (ft.)	Building Height (ft.)
Single Family								
R-1A	50	1200	25	25	5	15	15	15
R-1B	50	1500	25	25	5	15	15	15
R-1C	50	1700	25	25	5	15	15	15 (see note)
R-1D	50	1200	25	25	5	15	15	18
R-1E	50	1500	25	25	5	15	15	18
R-1F	50	1500	25	25	Within Lot Lines		15	18 (above 722')
R-1G	50	1800	25	25	5	15	15	18

Note-18' at The Cove

Permitted Uses.

Accessory Building or Use	Park – Passive
Bed and Breakfast Establishment – Special Use Permit	Playground
Churches, Temples	Police Station
Community Home	Pumping Plant-Public
Dwelling – Single Family	**Realty Office – temporary
Family Home Facility – must be authorized per ordinance	School-Public/Private
Fire Station	***Short Term Occupancy
Golf Course	Substation-public utility
*Home Based Business	Swimming Pool-private
Library	Telephone Exchange
Livestock or Poultry shelter or care, Stable-Special Use Permit	Water tank-surface, subsurface, public

* Permitted only in accordance with Zoning Ordinance, Exhibit A Section 16, Home Occupations.

** For additional requirements, see the building code.

*** Permitted only in accordance with Zoning Ordinance, Exhibit A, Section 23, Short-Term Occupancy

R-1LL, Single Family Residential, Large Lot

Purpose. This district is intended to include lands being used, or intended to be used, for low density single-family residential purposes and associated uses. The district is designed to provide sufficient, suitable residential neighborhoods, protected from incompatible uses, and provided with necessary facilities and service, preservation of rural character and environmentally sensitive land. Minimum lot size shall be one acre. Minimum lot width measured at front building line setback line as shown on a plat or 25feet, whichever is greater, shall be 130 feet. Minimum lot depth shall be 200 feet.

RESIDENTIAL	Max Impervious Cover %	Min. Living Area (sq. ft.)	Front Setback (ft.)	Rear Setback (ft.)	Min. Side Yard Setback (ft.)	Total Side Yard Setback (ft.)	Corner Setback (ft.)	Building Height (ft.)
R-1LL	20	1500	25*	25	5	15	15	18

* or as Shown on a recorded plat whichever is greater

Permitted Uses.

Accessory Building or Use	Park-passive
Bed and Breakfast Establishment – Special Use Permit	Playground
Churches, Temples	Police station
Community Home	Pumping plant-public
Dwelling-Single Family	** Realty office-temporary
Family home facility – must be authorized per ordinance	School-public/private
Fire Station	*** Short Term Occupancy
Golf Course	Substation-public utility
* Home Based Business	Swimming pool-private
Library	Telephone Exchange
Livestock or Poultry shelter or care, Stable-Special Use Permit	Water tank-surface, subsurface, public

* Permitted only in accordance with Zoning Ordinance, Exhibit A Section 16, Home Occupations.

** For additional requirements, see the building code.

*** Permitted only in accordance with Zoning Ordinance, Exhibit A, Section 23, Short-Term Occupancy

R-1M, Mobile Home District.

Purpose. This district is intended to include lands, within the corporate limits of the City which are used, or intended to be used, for single-family, mobile home dwelling units not built onsite.

Development Standards.

RESIDENTIAL	Max Impervious Cover %	Min. Living Area (sq. ft.)	Front Setback (ft.)	Rear Setback (ft.)	Min. Side Yard Setback (ft.)	Total Side Yard Setback (ft.)	Corner Setback (ft.)	Building Height (ft.)
R-1M	60		10	15	5	10	10	15

Permitted Uses.

Accessory Building or Use	Park-Passive
Churches, Temples	Playground
Community Home	Police Station
Dwelling-Mobile home	Pumping Plant-Public
Dwelling-Single Family	Recreational Vehicle Park-Special Use Permit
Family home facility – must be authorized per ordinance	School-Public/Private
Fire Station	Substation-Public Utility
* Home Based Business	Swimming Pool-Private
Library	Telephone Exchange
	Water Tank-Surface, Subsurface, Public

* Permitted only in accordance with Zoning Ordinance, Exhibit A Section 16, Home Occupations.

R-0 Zero Lot Line District

Purpose: This district is intended to provide for districts of single-family detached dwelling units where said units may be constructed on a designated lot line according to the plat and to protect the integrity of such districts by prohibiting the mixture of residential and incompatible nonresidential uses.

Development Standards.

RESIDENTIAL	Max Impervious Cover %	Min. Living Area (sq. ft.)	Front Setback (ft.)	Rear Setback (ft.)	Min. Side Yard Setback (ft.)	Total Side Yard Setback (ft.)	Corner Setback (ft.)	Building Height (ft.)
R-0	50	1200	25	25	0	10	15	15

Permitted Uses.

Accessory Building or Use	Park – Passive
Bed and Breakfast Establishment – Special Use Permit	Playground
Churches, Temples	Police Station
Community Home	Pumping Plant-Public
Dwelling – single family	**Realty Office – temporary
Family Home Facility – must be authorized per ordinance	School-Public/Private
Fire Station	***Short Term Occupancy
Golf Course	Substation-public utility
*Home Based Business	Swimming Pool-private
Library	Telephone Exchange
Livestock or Poultry shelter or care, Stable-Special Use Permit	Water tank-surface, subsurface, public

* Permitted only in accordance with Zoning Ordinance, Exhibit A Section 16, Home Occupations.

** For additional requirements, see the building code.

*** Permitted only in accordance with Zoning Ordinance, Exhibit A, Section 23, Short-Term Occupancy

R-1T Single-Family Residential, Tall

Purpose. This district is intended to include lands being used, or intended to be used, for tall home single-family residential purposes and associated uses. The district is designed to provide sufficient, suitable residential neighborhoods, protected from incompatible uses, and provided with necessary facilities and service, preservation of rural character and environmentally sensitive land.

Development Standards.

RESIDENTIAL	Max Impervious Cover %	Min. Living Area (sq. ft.)	Front Setback (ft.)	Rear Setback (ft.)	Min. Side Yard Setback (ft.)	Total Side Yard Setback (ft.)	Corner Setback (ft.)	Building Height (ft.)
R-1T	50	1800	25	25	5	15	15	35 (see note)

Note- Not to exceed two stories

Permitted Uses.

Accessory Building or Use	Playground
Churches, Temples	Police Station
Community Home	Pumping Plant-Public
Dwelling – single family	**Realty Office – temporary
Family Home Facility – must be authorized per ordinance	School-Public/Private
Fire Station	***Short Term Occupancy
Golf Course	Substation-public utility
*Home Based Business	Swimming Pool-private
Library	Telephone Exchange
Park – Passive	Water tank-surface, subsurface, public

* Permitted only in accordance with Zoning Ordinance, Exhibit A Section 16, Home Occupations.

** For additional requirements, see the building code.

*** Permitted only in accordance with Zoning Ordinance, Exhibit A, Section 23, Short-Term Occupancy

R-2 Two-Family Residential District.

Purpose. This district is intended to include lands within the corporate limits of the City being used, or intended to be used, for duplex dwellings. This district is at moderate densities. It may be used as a transitional zone between low density residential and multifamily or commercial uses.

Development Standards.

RESIDENTIAL	Lot Area %	Min. Living Area (sq. ft.)	Front Setback (ft.)	Rear Setback (ft.)	Min. Side Yard Setback (ft.)	Total Side Yard Setback (ft.)	Corner Setback (ft.)	Building Height (ft.)
R-2 Two Family	50	900	25	25	5	10	15	15
R-1 Single Family	50	1200	25	25	5	10	15	15

Permitted Uses:

Accessory Building or Use	Livestock or Poultry shelter or care, Stable-Special Use Permit
Bed and Breakfast Establishment – Special Use Permit	Park-passive
Churches, Temples	Playground
Community Home	Police station
Dwelling-single family	Pumping plant-public
Dwelling-two Family	** Realty office-temporary
Family home facility – must be authorized per ordinance	School-public/private
Fire Station	***Short Term Occupancy
Golf Course	Substation-public utility
*Home Based Business	Swimming pool-private
Library	Telephone Exchange
	Water tank-surface, subsurface, public

* Permitted only in accordance with Zoning Ordinance, Exhibit A Section 16, Home Occupations.

** For additional requirements, see the building code.

*** Permitted only in accordance with Zoning Ordinance, Exhibit A, Section 23, Short-Term Occupancy

R4 Multi-family Residential District

Purpose. This district is intended to include lands within the corporate limits of the City used, or intended to be used, for apartment houses, townhouses, and cottages. It may be used as a transitional zone between low density residential and commercial uses.

Development Standards.

R-4 Multi-family:	Lot Area %	Min. Living Area (sq.ft.)	Front Setback (ft.)	Rear Setback (ft.)	Min. Side Yard Setback (ft.)	Total Side Yard Setback (ft.)	Corner Setback (ft.)	Building Height (ft.)
– Apartment 3 or more attached units.	50	According to Building Code	25	25	5	10	15	35 and not to exceed three stories.
– Townhouse	50	1200	25	25	5	10	15	25
– Two Family	50	900	25	25	5	10	15	25
– Single Family	50	1200	25	25	5	10	15	25
Townhomes in CR	60	980	20	5	5	10	5	28
Condominiums in CR	60	700	20	5	5	10	5	28

- In R-4, multifamily, two-family and/or single-family detached buildings may be constructed on the same lot. In that case, the separation between the buildings on the R-4 lot shall be governed by the building code. An apartment is considered three or more attached units. The standards above for buildings in R-4 relate to the structures would be construction upon.
- Building height is 18' in the subdivision platted as The Cove at Lago Vista, only.

Permitted Uses:

Accessory Building or Use	Hospice
Apartments	Library
Assisted Living	Livestock or Poultry shelter or care, Stable-Special Use Permit
Bed and Breakfast	Park-Passive
Churches, Temples	Playground
Community Home/Nursing Home	Police Station
Convalescent Home	Pump Station-Public
Cottage	**Realty office-temporary
Dwelling-Multi Family	Recreational Vehicle Park-Special Use Permit
Dwelling-Single Family	School-Public/Private
Dwelling-Two Family	Short Term Occupancy
Dwelling-Multi Family	Substation-Public
Family Home Facility	Swimming Pool-Private
Fire Station	Telephone Exchange
Golf Course	Townhouse
*Home Based Business or Occupation	Water Tank-Public

* Permitted only in accordance with Zoning Ordinance, Exhibit A Section 16, Home Occupations.

** For additional requirements, see Building Code

RR-A Restricted Residential with Aircraft

Purpose. This district is available only to residential property that abuts the municipal airport at a location at which a permit may be issued in compliance with the applicable rules and regulations of the Federal Aviation Administration, the Rusty Allen Airport Property Owners Association, and the applicable restrictive covenants, if any, provided in any grant or contract with a Federal or State agency. The purpose of this district is to provide an appropriate zoning district so that qualifying property may be used for a single family dwelling with a hangar, and has "through the fence" access to the municipal airport.

Development Standards.

RESTRICTED RESIDENTAIL WITH AIRCRAFT	Lot Area %	Min. Living Area (sq. ft.)	Front Setback (ft.)	Rear Setback (ft.)	Min. Side Yard Setback (ft.)	Total Side Yard Setback (ft.)	Corner Setback (ft.)	Building Height (ft.)
RR-A	Res w/aircraft	1800	25	25	5	15	15	28

Permitted Uses.

Accessory Building or Use
Community Home
Dwelling-single family with hangar
Family home facility
Fire Station
*Home Based Business
Livestock or Poultry Shelter of Care, Stable-Special Use Permit
Pump Station-Public

* Permitted only in accordance with Zoning Ordinance, Exhibit A Section 16, Home Occupations.

C-1 Professional, Business Office, Low Density Retail District

Purpose. This district is intended to include lands within the corporate limits of the City which are used, or intended to be used, for professional offices, or groups of offices, and for limited retail convenience shopping and personal service shops providing day-to-day needs of the residents.

Development Standards.

COMMERCIAL	Lot Area %	Min. Living Area (sq. ft.)	Front Setback (ft.)	Rear Setback (ft.)	Min. Side Yard Setback (ft.)	Total Side Yard Setback (ft.)	Corner Setback (ft.)	Building Height (ft.)
C-1A Low density	60		20 or	10 or	5	10	15	28
			within building lines					
C-1C Low Density	60		25	25	10	20	25	28

Permitted Uses:

Accessory Building or Use	Greenhouse-Retail
Amphitheater	Hardware, Paints, Wallpaper
Antique shop	Health Club, Spa
Apartment Hotel with Commercial	Helistops-Special Use Permit
Arcades-Special Use Permit	Hobby Shop
Auto wash, grease, tuneup, repair	Hospice
Bakery	Ice Cream Store
Bank, Savings and Loan	Interior Decorator
Barber, Beauty Shop	Jewelry, Optical Goods
Bed and Breakfast Establishment	Kennels-Special Use Permit
Boat Ramp, Commercial	Laundromat
Book/Stationary Shop	Library
Cafeterias	Livestock or Poultry Shelter of Care, Stable-Special Use Permit
Camera store	Massage Establishments
Carpentry shop	Meat Markets
Carpet, Rug Cleaners	Museums
Catering Establishments	Office Medical & General
Chapel	Park-Passive
Child Care Institution	Parking Lot, Commercial

Churches, Temple	Pet Boarding with Outside Run
Clinics (medical)	Pet Store-No Outside Run
Clothing store–men's and/or women's	Photo Studio
Club, not nightclub	Pump Station-Public
Coal, Sand, Gravel Yards-Special Use Permit	Radio, TV, VCR Sales or Service
Community Center	Radio, TV Studio
Convalescent/Nursing Home	Realty Office
Country Club	*Realty Office Temporary
Craft, Hobby Shop	Restaurant
Dept. store, sporting goods, novelty, toy shops	Retail Store-General
Dog and cat grooming	School-Public/Private
Drug store, soda fountain, tobacco, candy shops	School-Business/Commercial
Dry Cleaning	Service Station
Electric appliance shop/repair	Sign Shop
Employment Agency	Specialty and Novelty Establishments
Fabric Shop	Studio-Artist
Farmers Market	Studio-Dance
Fire Station	Studio-Health
Florist	Studio-Music
Food Store-Convenience	Substation-Public Utility
Food Store-Supermarket	Tailor & Dressmaking Shop
Fuel Storage	Telephone Exchange
Furniture, Appliance Store	Upholstery Shop
Golf Course	Veterinary Hospital-No Outside Run
Golf Course-Miniature	Vocational and Private School
	Water Tank-Surface, Subsurface, Public
	Wireless Communication Systems-Some Require SUP's

*For additional requirements, see the building code.

C-2 Commercial Zoning District.

Purpose. This district is intended to include lands within the corporate limits of the City to be used for the development of hotel/motel facilities, relatively large-scale administrative facilities, research facilities, specialized processing and assembling plants, manufacturing, and related undertakings which generate large degrees of traffic, might involve multi-shift employment, and might require large parcels of land. This district also provides space for financial, administrative, and business services compatible with the district's function as one focal point of community activity.

Development Standards.

COMMERCIAL	Lot Area %	Min. Living Area (sq. ft.)	Front Setback (ft.)	Rear Setback (ft.)	Min. Side Yard Setback (ft.)	Total Side Yard Setback (ft.)	Corner Setback (ft.)	Building Height (ft.)
C-2	60		25	25	10	20	25	28

Permitted Uses:

STRUCTURE/USE	
Accessory Building or Use	Heliports-Special Use Permit
Aircraft hangar, servicing, repair, operations	Helistops-Special Use Permit
Amphitheater	Hobby Shop
Amusement arcade	Hospital
Amusement Park	Hotel
Antique shop	Ice cream store
Apartment Hotel with Commercial	Interior Decorator
Arcades-Special Use Permit	Jewelry, optical goods
Auditorium	Kennels-Special Use Permit
Auto sales and service	Laboratory
Auto wash, tune-up, repair	Laundromat
Bakery	Laundry-commercial
Bank, Savings and Loan	Library
Barber, Beauty Shop	Livestock or Poultry shelter or care, Stable-Special Use Permit
Bars, Nightclubs and Taverns	Machine shop, metal products, welding
Bed and Breakfast Establishment	Manufactured housing sales
Beverage Bottling or distribution	Manufacturing and Assembly
	Massage Establishment- Some require SUP's. See Section 18.

Bike/motorbike sales & service	Meat Markets
Billiard/Pool Rooms	Mortuary
Boat storage (outside)	Motel
Boat Sales or Service	Museums
Boat Ramp, Commercial	Office, Medical and general
Book/Stationary Shop	Open storage
Bowling alley establishment	Park-Passive
Building material sales	Parking lot, commercial
Bus depot	Pet boarding with outside run-Special Use Permit
Cabinet shop/commercial	Pet store-no outside run
Cafeterias	Photo studio
Camera store	Plumbing, HVAC, roofing supply
Canvas goods fabrication	Police station
Carpentry shop	Police station
Carpet, rug cleaners	Public and municipal treatment plants, pump stations, lift stations, public works and related facilities, and municipal buildings and facilities
Carting, hauling, storage warehouse	Radio, TV, VCR sales/service
Catering establishments	Radio, TV studio
Cemetery	Realty office
Chapel	Realty office-temporary- For additional requirements, see the building code.
Child Care Institution	Recreation facility, commercial
Churches, Temples	Restaurant
Clinic. medical	Retail store-general
Clothing store-men's and/or women's	School-public/private
Club, not nightclub	School-Business or Commercial
College or university	Service Station
Community Center	Sexually-oriented business-Special Use Permit- Permitted only in accordance with Section 8.20, Sexually Oriented Businesses.
Country Club	Sign Shop
Craft, Hobby Shop	Specialty and novelty establishments
Dance halls	Storage & sale of autos, trailers, farm implements & equipment, & similar equipment on open lot
Dept. store, sporting goods, novelty, toy shops	Studio-artist
Dog and cat grooming	Studio-dance

Drug store, soda fountain, tobacco, candy shops	Studio-health
Dry cleaning	Studio-music
Electric Appliance Shop/Repair	Substation-public utility
Employment agency	Swimming Pool-private
Expressing, baggage, delivery service	Swimming Pool-public
Fabric shop	Tailor & dressmaking shop
Farmer's Market	Telephone exchange
Fire Station	Theater-indoor
Florist	Tinsmith & sheet metal
Food store-convenience	Trailer, truck, bus sales
Food store-supermarket	Upholstery shop
Fuel Storage	Veterinary hospital, no outside run
Furniture, appliance store	Vocational and Private School
Golf course	Warehouse
Golf Course-miniature	Water tank-surface, subsurface, public
Greenhouse-wholesale	Wireless Communications Systems, Radio, television and microwave antennae and towers- Some require SUP's. See Section 18.
Greenhouse-retail	Wholesale distribution.
Hardware, paints, wallpaper	
Health club/spa	

C-3 Commercial Marina District.

Purpose. This district is intended to include those lands and improvements within the corporate limits of the City used, or intended to be used, for functions related to the commercial docking, mooring, storage and servicing facilities for waterborne craft.

Development Standards.

COMMERCIAL	Lot Area %	Min. Living Area (sq. ft.)	Front Setback (ft.)	Rear Setback (ft.)	Min. Side Yard Setback (ft.)	Total Side Yard Setback (ft.)	Corner Setback (ft.)	Building Height (ft.)
C-3 Marina	60		25	25	10	20	25	25

Permitted Uses:

STRUCTURE/USE
Accessory Building or Use
Boat Storage (outside)
Boat Sales or Service
Boat Slips/Day Slips
Boat Ramp, Commercial
Fire Station
Fuel Storage
Golf Course
Marina
Parking Lot, Commercial
Public & Municipal Treatment Plants
Recreation facility, Commercial
Recreation Vehicle Park
Watercraft Rental
Water Tank-Surface, Subsurface, Public

C-4 Airport District.

Purpose. This district is intended to include lands within, the corporate limits of the City to be used for the commercial development of an airport, to include aircraft operating and refueling facilities, hangars and ramp space related to aviation. This district also provides space for financial, administrative, and business services compatible with the district's function as one focal point of community activity.

Development Standards.

COMMERCIAL C-4 Airport Buildings meet C-1C standards	**Lot Area %**	**Min. Living Area (sq. ft.)**	**Front Setback (ft.)**	**Rear Setback (ft.)**	**Min. Side Yard Setback (ft.)**	**Total Side Yard Setback (ft.)**	**Corner Setback (ft.)**	**Building Height (ft.)**
Lots 1-21	100	750 if provided	25*	0	0			
Lots 22-43	100	750 if provided	7.5	0	0			
Lots 44-47	100	750 if provided	25*	0	0			
Lots 48-56	100	750 if provided	0	20	0			
Lot 15100 Rezoned 03-04-17-03			25	25	5	15		
(includes 12 un-platted parcels between 44 & 52 contiguous to Lot 57)								

See Zoning Ordinace for Restrictions

Permitted Uses:

STRUCTURE/USE	
Accessory Building or Use	Parking lot, commercial
Aircraft hangar, servicing, repair, operations	Plumbing, HVAC, roofing supply
Cabinet shop/commercial	Police station
Canvas goods fabrication	Pumping plant-public
Carpentry shop	Restaurant
Drapery manufacturing	School-business/commercial
Electric appliance shop/repair	Studio-artist
Expressing, baggage, delivery service	Substation-public utility
Fire Station	Telephone exchange
Fuel storage	Tinsmith & sheet metal
Heliports	Upholstery shop
Helistops	Warehouse
Marina	Water tank-surface, subsurface, public
Museums	Wireless Communications Systems
	Whole sale distribution

C-6 Large Commercial/Retail Zoning District.

Purpose. Purpose. This district is intended to include lands within the corporate limits of the City to be used for the development of grocery store, shopping centers and related undertakings which generate large degrees of traffic, might involve multi-shift employment, and might require large parcels of land. This district also provides space for financial, administrative, and business services compatible with the district's function as one focal point of community activity.

Development Standards.

COMMERCIAL	Lot Area %	Min. Living Area (sq. ft.)	Front Setback (ft.)	Rear Setback (ft.)	Min. Side Yard Setback (ft.)	Total Side Yard Setback (ft.)	Corner Setback (ft.)	Building Height (ft.)
C-6 Large Commercial/Retail Grocery Store Buildings meet C-1C Standards	60		25	25	10	20	25	54

Permitted Uses:

	Greenhouse-retail
STRUCTURE/USE	Hardware, paints, wallpaper
Accessory Building or Use	Health club/spa
Amphitheater	Helistops-Special Use Permit
Amusement arcade	Hobby shop
Amusement Park	Hospital
Antique shop	Hotel
Apartment Hotel with Commercial	Ice cream store
Arcades-Special Use Permit	Interior Decorator
Auditorium	Jewelry, optical goods
Auto sales and service	Kennels-Special Use Permit
Auto wash, tune-up, repair	Laundromat
Bakery	Library
Bank, Savings and Loan	Meat markets
Barber, Beauty Shop	Motel

Bars, Night Clubs, Taverns	Museums
Beverage, Bottling or distribution	Office, Medical or General
Bike/motorbike sales & service	Photo studio
Billiard/Pool Rooms	Police Station
Book/stationary shop	Printing shop
Bowling alley establishment	Public treatment Plat, Pump Station
Building material sales	Radio, TV, VCR sales/service
Bus depot	Radio, TV studio
Cafeterias	Realty office
Camera store	Realty office-temporary (For additional requirements, see Building Code)
Carting, hauling, storage warehouse	Recreation facility, commercial
Churches, Temples	Restaurant
Clinics (medical)	Retail store-general
Clothing store–men's and/or women's	School-public/private
Club, not nightclub	School-business/commercial
College or University	Service Station
Community Center	Sign Shop
Craft, hobby shop	Specialty and novelty establishments
Dept. store, sporting goods, novelty, toy shops	Studio-artist
Drug store, soda fountain, tobacco, candy shops	Studio-dance
Dry cleaning	Studio-health
Electric appliance shop/repair	Studio-music
Employment agency	Tailor & dressmaking shop
Fabric shop	Theater-indoor
Farmers Market	Upholstery shop
Fire Station	Vocational and Private School
Food Store-Convenience	Wholesale Distribution
Food Store-Supermarket	Wireless communications, radio, television, microwave antennae
Furniture, appliance store	
Greenhouse-wholesale	

*For additional requirements, see building code.
**Some Require Special Use Permits

CR Resorts District

Purpose. This district is intended to provide a mixed use development of residential, retail, office, hotel/motel, commercial, recreational and similar uses in a park-like setting. These regulations facilitate a mix of land uses not provided for in other zoning districts. These regulations protect adjacent development from adverse impacts, promote economic development, and promote efficient and coordinated land use through physical design standards. Physical design standards include lighting, building facades, signage, colors, landscaping and extensive open space. It is the intent to allow a variety of employment opportunities and to allow development to occur in a single stage or in approved development phases. These development stages or phases must be consistent with a Resort Master Development Plan approved by the City Council after conducting a public hearing.

Development Standards.

CR Resorts District	Lot Area %	Min.Living Area (sq.ft.)	Front Setback (ft.)	Rear Setback (ft.)	Min. Side Yard Setback (ft.)	Total Side Yard Setback (ft.)	Corner Setback (ft.)	Building Height (ft.)
CR Resorts			25	25	10	20	25	28*****
Condominiums	60	700	20	5	5	10	5	28
Townhomes	60	980	20	5	5	10	5	28
Hotel Rooms	60		25	25	10	20	25	28

******Townhomes or Condominiums located in Commercial Resort (CR) Zoning District

See Zoning Ordinacne for additional Restrictions/Information

Permitted Uses: (Shown with √)

STRUCTURE/USE	Fractional housing (Fractionals)
Accessory Building or Use	Golf course
Amphitheater	Golf course-driving range
Apartments	Golf course-miniature

Apartment Hotel with Commercial	Greenhouse-wholesale
Arcades-Special Use Permit	Health club/spa
Bars, Taverns, retail liquor	Hotel
Bed and Breakfast Establishment	Laundromat
Billiard/Pool Rooms	Marina
Boat storage (outside)	Motel
Boat Slips/Day Slips	Office. Medical and General
Boat Ramp, Commercial-Special Use Permit	Playground
Chapel	Pumping plant-public
Child care institution	Realty office
Churches, Temples	Realty office-temporary –for additional requirements see Building Code)
Club, not nightclub	Recreation facility, Commercial
Community Center	Recreation Vehicle Park
Condominiums	Restaurant
Cottage	Short Term Occupancy
Country club	Townhouse
Dry cleaning	Vocational and Private School
Fire Station	Watercraft rental

LI Light Industrial Zoning District

Purpose. This district is intended to include those lands and improvements within the corporate limits of the City used, or intended to be used, for functions related to the development of manufacturing or assembly facilities, warehouse or self storage facilities, machine shop or fabrication facility, automotive repair or body shop facilities, salvage or recycling facilities, cargo unloading or transfer facilities, electrical substations or generation facilities, asphalt or concrete production facilities, quarry, mining or rock crushing facilities, and any undertakings that might involve multi-shift employment and might require a large parcel of land.

Development Standards.

Light Industrial	Lot Area %	Min.Living Area (sq.ft.)	Front Setback (ft.)	Rear Setback (ft.)	Min. Side Yard Setback (ft.)	Total Side Yard Setback (ft.)	Corner Setback (ft.)	Building Height (ft.)
	60		25	25	10	20	25	35

Permitted Uses:

STRUCTURE/USE	Florist
Accessory Building or Use	Food store-convenience
Amphitheater	Food store-supermarket
Amusement arcade	Fuel storage
Amusement Park	Furniture, appliance store
Antique shop	Greenhouse-wholesale
Arcades-Special Use Permit	Greenhouse-retail
Asphalt and Concrete Production	Hardware, paints, wallpaper
Auditorium	Health club/spa
Auto Sales and Service	Heliports-Special Use Permit
Auto wash, Tune-Up, Repair	Helistops-Special Use Permit
Bakery	Hobby shop

Bank, Savings and Loan	Hospital
Barber, Beauty Shop	Hotel
Bars, Taverns, retail liquor	Meat Markets
Beverage, Bottling or distribution	Mini warehouse (inside storage only)
Bike/motorbike sales & service	Mini warehouse (with outside storage)
Billiard/Pool Rooms	Mortuary
Boat storage (outside)	Motel
Boat Sales or Service	Museums
Book/stationary shop	Office building–commercial, governmental
Bowling alley establishment	Open storage
Building material sales	Park-and-ride facilities
Bus depot	Parking lot, Commercial
Cabinet shop/commercial	Pet boarding with outside run
Cafeterias	Pet store-no outside run
Camera store	Photo studio
Canvas goods fabrication	Plumbing, HVAC, roofing supply
Carpentry shop	Police station
Carpet, rug cleaners	Pumping plant-public
Carting, hauling, storage warehouse	Printing shop
Catering establishments	Quarry, Mining, Rock Crushing
Clinics (medical)	Radio, TV, VCR sales/service
Clothing store–men's and/or women's	Radio, TV studio
Club, not nightclub	Realty office
Coal, sand, gravel yards	*Realty office-temporary
Craft, hobby shop	Recreation facility, commercial
Dance halls	Recreation Vehicle Park
Dept. store, sporting goods, novelty, toy shops	Restaurant
Dog and cat grooming	Retail store-general
Drug store, soda fountain, tobacco, candy shops	Service station
Dry cleaning	Sign Shop
Electric appliance shop/repair	Specialty and novelty establishments
Employment agency	Storage & sale of autos, trailers, farm implements & equipment, & similar equipment on open lot
Exhibition and rodeo grounds	Substation-public utility
Expressing, baggage, delivery service	Swimming pool-private
Fabric shop	Tailor & dressmaking shop

Farmers markets	Theater-indoor
Fire Station	Tinsmith & sheetmetal
Ice cream store	Trailer, truck, bus sales
Interior Decorator	Upholstery shop
Jewelry, optical goods	Veterinary hospital, no outside run
Junk & salvage yards, all open air storage of junk, waste and salvage material-Special Use Permit	Vocational & Private School
Kennels-Special Use Permit	Warehouse
Laboratory	Water tank-surface, subsurface, public
Laundromat	Wildlife sanctuaries
Laundry-commercial	Wireless Communications Systems
Library	Whole sale distribution
Livestock or Poultry shelter or care, Stable-Special Use Permit	
Machine shop, metal products, welding	
Manufactured housing sales	
Manufacturing and Assembly	

U-1 Utility, Governmental, Educational, and Institutional District.

Purpose. This district is intended to include those lands and improvements within the corporate limits of the City used, or intended to be used, for those functions which are normally supportive of governmental, educational, religious, public or City-wide activities which benefit the citizenry as a whole and often require large amounts of land.

Development Standards.

UTILITY, GOVERNMETAL, EDUCATIONAL, INSTITUTIONAL	Lot Area %	Min. Living Area (sq. ft.)	Front Setback (ft.)	Rear Setback (ft.)	Min. Side Yard Setback (ft.)	Total Side Yard Setback (ft.)	Corner Setback (ft.)	Building Height (ft.)
U-1	60	N/A	25	25	10	20	25	60

Permitted Uses:

Accessory Building or Use	Park–Active
Chapel	Park–Passive
Cemetery	Parking Lot-Commercial
Churches, Temples	Pet boarding with outside run
Clinics (medical)	Playground
College or University	Police Station
Community Center	Pumping plant-public
Fire Station	Recreation facility-Commercial
Golf Course	School-public/private
Heliports-Special Use Permit	School-business/commercial
Helistops-Special Use Permit	Substation-public utility
Library	Swimming pool-public
Livestock or Poultry, shelter or care, Stable-Special Use Permit	Telephone exchange
Museums	Water tank-surface, subsurface, public
Office , Medical & General	Wireless Communications Systems

P-Park District.

Purpose. This district is intended to include lands within the corporate limits of the City which are used, or intended to be used, for development of parks, greenbelts, and campgrounds.

Development Standards.

PARK	Lot Area %	Min. Living Area (sq. ft.)	Front Setback (ft.)	Rear Setback (ft.)	Min. Side Yard Setback (ft.)	Total Side Yard Setback (ft.)	Corner Setback (ft.)	Building Height (ft.)
P1-A, Undeveloped	No structures allowed except for barbeque pits, small picnic shelter, bathhouses, game courts and or restroom facilities							
P-1B, Developed	60		25	25	10	20	25	28
P-1C, Campground	60		25	25	10	20	25	28
P-2, Parks/Greenbelts	No structures allowed except for benches, water fountains and children's playground equipment.							

(a) P-1B-Developed Park Districts (Active). Usages permitted in P-1A, plus playing fields, swimming pools and similar recreational structures, marina, large picnic shelters, administrative offices for the park proper [property] and property owners association, equipment rental and snack shops, community center and on-site residence for a park manager meeting R-1A (single-family residence) or R-1M (single-family mobile home) standards.

(b) P-1C-Park-Campground Districts (Active). Usages permitted in P-1B, plus campsites, recreational vehicle sites and utility hookups, cabana and lean-to shelters, and group shelters, cooking and eating facilities ancillary to family or group camping.

For permitted uses in P-1A, P-1B, P-1C and P-2, see Section 4.70.

Permitted Uses:

Boat Ramp, Commercial –Special Use Permit	Parking Lot-Commercial
Club, not nightclub	Playground
Community Center	Police Station
Fire Station	Pumping plant-public
Golf Course	Recreation Vehicle Park
Golf Course-Driving Range	Substation-public utility
Golf Course-Miniature	Swimming pool-private
Livestock or Poultry, shelter or care, Stable-Special Use Permit	Swimming pool-public
Marina	Telephone exchange
Park–Active	Water Tank-Surface, subsurface, public
Park–Passive	Wildlife Sanctuaries

G1 Golf Courses and Country Club District.

Purpose. This district is intended to include those lands and improvements within the corporate limits of the City used, or intended to be used, for functions related to the operation of golf courses and country clubs.

Development Standards.

COMMERCIAL	Lot Area %	Min. Living Area (sq. ft.)	Front Setback (ft.)	Rear Setback (ft.)	Min. Side Yard Setback (ft.)	Total Side Yard Setback (ft.)	Corner Setback (ft.)	Building Height (ft.)
G1 Low Density	60		25	25	10	20	25	28

Permitted Uses:

Accessory Building or Use	Parking Lot-Commercial
Bars, Taverns, retail liquor	Parking Lot
Country Club	Pumping plant-public
*Dwelling-Single Family	Recreation facility, commercial
Fire Station	Restaurant
Golf Course	Swimming Pool-private
Golf Course-driving range	Telephone exchange
Golf Course-miniature	Water tank-surface, subsurface, public
	Wireless Communications Systems

*For additional standards, see C-4 District

TR 1-Temporary Unzoned.

Purpose. This district is intended to include lands within the corporate limits of the city which have been newly annexed or which are to be held in status quo until permanent zoning is adopted for the property.

Development Standards.

No development allowed

Permitted Uses:

No development allowed