

Section 5.240 PMIX Planned mixed use district

A. Statement of intent and purpose.

1. It is the Governing Body's intent, in providing for a PMIX Planned Mixed Use District, to
 - a. Allow greater flexibility in development standards (lot coverage, setbacks, building heights, lot sizes, etc.) to facilitate adaptation of development to the unique conditions of a particular site,
 - b. Permit a mixture of uses which, with proper design and planning, will be compatible with each other and with surrounding uses or zoning districts and will permit a finer-grained and more comprehensive response to market demand, and
 - c. Obtain greater economic vitality, higher standards of site and building design, a high level of environmental sensitivity, and more satisfying living and working environments than can be achieved under the standards of other zoning districts.
2. Applicability. An area may be considered for rezoning to PMIX District if any one of the following conditions exist:
 - a. More than one land use is proposed for development on a single parcel, where only a single use is permitted under other zoning classifications.
 - b. Different land uses that would not otherwise be permitted to locate within the same zoning district are proposed for development on one or more adjacent parcels under single or separate ownership.
 - c. An exception or variation from the size, setback, frontage, density, uses or other standards that are required in other zoning districts permitting the same uses are being proposed as part of a development plan.

B. Uses.

1. Residential uses.

a. Characteristics.

- (1) A PMIX may allow for a more flexible placement, arrangement and orientation of residential structures, with accompanying flexibility in the subdivision of land and the grouping of open space and accessory facilities such as garages and parking.
- (2) The PMIX also may provide for a mixture of housing types (single-family, two-family, multi-family, etc.) according to a carefully drawn plan.
- (3) The proposed residential development shall make maximum use of natural features, and, through proper site planning measures, it shall be compatible with the existing character and development pattern of the surrounding area.

b. General requirements.

The following special items shall be included in the final development plan application:

- (1) The proposed architectural style and siting of all duplex and multi-family structures shall be indicated.

- (2) If development standards (lot coverage, setbacks, building heights, lot sizes, etc.) are not specifically proposed by the applicant or specific standards are not established by the Governing Body at the time of approval, then the applicable standards of the R-1 district shall apply.

2. Office uses.

a. Characteristics.

A PMIX may contain orderly, well-designed office and institutional uses compatible with the surrounding area.

b. Requirements.

If development standards (lot coverage, setbacks, building heights, lot sizes, etc.) are not specifically proposed by the applicant or specific standards are not established by the Governing Body at the time of approval, then the applicable standards of the PO district shall apply.

3. Commercial uses.

a. Characteristics.

A PMIX may provide for maximum attainable commercial usage of property while ensuring development consistent with the Governing Body's long-range plans.

b. Requirements.

If development standards (lot coverage, setbacks, building heights, lot sizes, etc.) are not specifically proposed by the applicant or specific standards are not established by the Governing Body at the time of approval, then the applicable standards of the CP-2 district shall apply.

4. Industrial uses.

a. Characteristics.

A PMIX may contain land designated for a single industrial use or for multiple but compatible industrial uses in an industrial park.

b. Requirements.

If development standards (lot coverage, setbacks, building heights, lot sizes, etc.) are not specifically proposed by the applicant or specific standards are not established by the Governing Body at the time of approval, then the applicable standards of the PI-1 district shall apply.

5. Special uses.

Approval of a use requiring a "special use permit" shall be considered as an amendment to the PMIX District. In considering a "special use permit," in addition to criteria of Article 10, all rezoning considerations for a PMIX District shall be applicable.

C. Height and area regulations.

1. Densities, lot sizes, structure heights and structure setbacks are established a part of the zoning approval for each particular PMIX zoning approval. The maximum structure height requirements applicable to this district are found in Table 5-4.

D. Performance and design standards.

1. Design standards) are applicable to development in this district. (See Article 7). Standards are established in the zoning approval for the PMIX.
2. Parking regulations: (See Article 12).
3. Sign regulations: (See Article 13).
4. Landscaping, buffering and tree protection: (See Article 14).
5. Minimum site requirements.
 - a. A site proposed for a PMIX District classification shall contain a contiguous area of five (5) acres or more, unless a smaller area is specifically approved by the Governing Body due to special and unusual circumstances. (Amend.#3) Property shall be deemed to be contiguous if all parts are under unified control, to ensure that the development plan can be executed as approved, and all parts abut or are separated by only a road, easement, or right-of-way.
 - b. The site shall abut a public street for a distance of at least one hundred (100) feet.
6. Open space.
 - a. All open spaces not proposed for dedication to the City shall have the proposed maintenance and ownership agreements explained in detail.
 - b. The landowner shall establish an organization for ownership and maintenance of common open space, and that organization shall not be dissolved nor shall it dispose of any common open space, by sale or otherwise (except to an organization conceived and established to own and maintain the common open space). The conditions of any transfer shall conform to the approved final development plan. The final development plan application shall include a description (in narrative form) of the ownership and maintenance organization and copies of any covenants, restrictions, by-laws and agreements proposed. If the maintenance organization will be a corporation, a copy of the articles of incorporation shall be included in the final development plan application.
 - c. The Director may stipulate additional provisions for minimum widths and areas, interconnection, desirable features, uses of open space and access to open space. The Director shall ensure that land counted as open space is usable by and suitable for occupants of the development and that it enhances the value of the area.

DIVISION III: PERMITTED USES AND RELATED STANDARDS

Section 5.260 Other applicable regulations

- A. The following sections or articles further regulate uses within each zoning district, the requirements of which shall be satisfied as applicable to any proposed development:
- B. Airports, flood plains, historic districts, residential cluster development and transportation corridors.
Applicable standards regulating development in or near airports, flood plains, historical districts, residential cluster subdivisions or major transportation corridors are contained in Article 6 (Overlay Districts).
- C. Design standards.
Applicable standards regarding design requirements for residential, office, commercial and industrial development are contained in Article 7 (Design Standards).
- D. Accessory uses and uses permitted with conditions.
Applicable standards regulating accessory uses and uses permitted with conditions are contained in Article 8 and Article 9 respectively. (Accessory Uses and Structures and Uses Permitted with Conditions).
- E. Special use permits.
For any use listed as a special use in Table 5-1, applicable standards regulating uses subject to special use permits are contained in Article 10 (Special Use Permits).
- F. Parking requirements.
Applicable standards regulating parking are contained in Article 12 (Parking).
- G. Sign regulations.
Applicable standards regulating signs are contained in Article 13 (Sign Regulations).
- H. Landscaping, buffering and tree protection.
Applicable regulations regulating landscaping, buffering and tree protection are contained in Article 14 (Landscaping, Buffering and Tree Protection).

Section 5.270 Permitted, conditional and special use tables

- A. Uses that are permitted by right or permitted by right but with conditions and uses permitted as special uses are shown in Table 5-1.
- B. In a PMIX District, permitted uses are specified as part of the zoning approval for each development.
- C. Any use not shown as a permitted, conditional or special use in a zoning district is specifically prohibited in that district.
- D. Uses that are allowed in the PMIX District pursuant to Table 5-1 may be modified by the Governing Body when it is determined that a better overall plan can be achieved.

Table 5-1

List of Permitted, Conditional and Special Uses (Amend. #37)

Use is permitted by right	P
Use is permitted by right but with conditions	C
Use may be permitted as a Special Use Per approved Plan	S *
Use is not permitted	

	AG	RDR	RLL	R-1	RP-1	RP-2	RP-3	RP-4	PRO	NFO	PO	CP-1	CP-2	CBD	CS	PI	AZ	PMIX	
PRINCIPAL USES																			
Agriculture																			
Agriculture Operation	C	C																	
Horse Riding Stable, Track or Polo Field (Commercial)	C	C																	*
Plant nursery, garden center, greenhouse (Commercial)	C	C										S	S		S				*
Residential																			
Dwelling, Single-Family Detached	P	P	P	P	P	P	P		P	P									*
Dwelling, Single-Family Attached (Townhouse)						P	P	P	P	P				P					*
Dwelling, Two-Family ("Duplex")						P	P	P						P					*
Dwelling, Three-Family ("Triplex")							P	P						P					*
Dwelling, Four-Family ("Fourplex")							P	P						P					*

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	AG	RDR	RLL	R-1	RP-1	RP-2	RP-3	RP-4	PRO	NFO	PO	CP-1	CP-2	CBD	CS	PI	AZ	PMIX
Dwelling, Multi-Family (Apartment)								P						P				*
Dwelling, Loft									P	P	P	P	P	P				*
Dwelling, Zero-Lot Line Development					P	P	P		P	P				P				*
Convalescent, Nursing or Retirement Home	S	S	S	S	S	S	S	S	S		S	S	S					*
Group Home for Persons w/Disabilities, Hospice, or Special Care	S	S					S	S				S	S					*
Halfway House	S	S					S	S				S	S					*
Manufactured Home Park	S	S																*
Offices																		
Accounting, Auditing or Bookkeeping Office									P	P	P	P	P	P	P	P		*
Advertising Agency									P		P	P	P	P	P	P		*
Bank (Amend.#33)											C	C	C	C	C	C	C	C*
Bank Drive-Through (Amend.#33)											C	C	C	C	C	C	C	C*
Brokerage for Securities or Commodities									P		P	P	P	P	P	P		*
Building Contractor or Construction Contractor Firm/Office (no machinery, equipment or storage)											P	P	P	P	P	P	P	*
Business Office, General									P	P	P	P	P	P	P	P	P	*

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Business Office, Professional or Trade Organization									P		P	P	P	P	P	P	P	*
Check cashing, business (See Unsecured Loan Business) (Amend.#33)																		
Employment or Personnel Agency											P	P	P	P	P	P		*
Engineering, Architectural or Other Professional Office									P	P	P	P	P	P	P	P	P	*
Financial Services (Amend.#33)											C	C	C	C	C	C		C
Financial Services with drive-up window or drive-through facility (Amend.#33)											C	C	C	C	C	C		C
Insurance Company or Carrier									P		P	P	P	P	P	P	P	*
Legal Services Office									P		P	P	P	P	P	P	P	*
Management and Public Relations Service									P		P	P	P	P	P	P	P	*
Medical or Dental Offices or Labs											P	P	P	P	P	P	P	*
Political Organization Office									P		P	P	P	P	P	P		*
Real Estate Office									P		P	P	P	P	P	P		*
Secretarial or Court Reporting Service									P	P	P	P	P	P	P	P		*
Title Loan Business (Amend.#33)											C	C	C	C	C	C		C*
Unsecured Loan Business (Amend.#33)											C	C	C	C	C	C		C*

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	AG	RDR	RLL	R-1	RP-1	RP-2	RP-3	RP-4	PRO	NFO	PO	CP-1	CP-2	CBD	CS	PI	AZ	PMIX
Retail Sales and Services																		
Adult Business (Amend.#3)													C		C			
Adult Entertainment Business(Amend.#3)													C		C			
Adult Personal Services													C		C			
Agricultural Sales and Services	C	C	C										C		C	C		*
Airline Ticket Office											P	P	P	P	P		P	*
Ambulance Service															P	P		*
Apparel and Accessory Stores												P	P	P				*
Appliance Repair Service												C	C		C	C		*
Appliance Store												P	P	P	P			*
Arts and Crafts Studio												P	P	P	P	P		*
Audio/Video Sales and Rentals												P	P		P			*
Automotive Parking Garage or Lot													P	P	P	P		*
Automotive Parts and Supply Store													P		P	P	P	*
Automotive Rental Agency													C		C	C	P	*
Automotive Repair Services – Major Repairs (Amend.#33)													S		S	S		*
Automotive Repair Shop – Minor Repair (Amend.#3)													C		C	C		*
Automotive Sales or Lease (Amend.#3)													S		S	S		*
Automotive Service Station													C		C	C	C	*
Automotive Tire Store													P		P	P		*
Automotive Upholstery Shop (see Repair													C		C	C		*

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	AG	RDR	RLL	R-1	RP-1	RP-2	RP-3	RP-4	PRO	NFO	PO	CP-1	CP-2	CBD	CS	PI	AZ	PMIX
Services in Article 9)																		
Automotive Washing (See Car Wash) (Amend.#3)																		
Bakery (Retail)											P	P	P	P	P	P		*
Banquet Facilities (Amend.#1)													P	P	P			*
Bar/Tavern (Amend.#1)													C	C	C			*
Barber Shop									P		P	P	P	P	P			*
Beauty Shop									P		P	P	P	P	P			*
Beauty Supplies Store												P	P	P	P			*
Bed and Breakfast Inn (4 – 12 rooms)	S	S	S				S	S				S	S	S				*
Bed and Breakfast, Homestay (1 – 3 rooms)	S	S	S	S	S	S	S	S	S	S		S		S				*
Boat Dealers													S		S	S		*
Boats, Recreational vehicles and maintenance equipment storage (Amend.#3)	S	S	S	S	S	S	S	S			S	S	S		S	S	S	*
Book Store, News Dealers and Newsstands											P	P	P	P				*
Building or Ground Maintenance													P		P	P	P	*
Bus Terminal													P		P	P		*
Business or Vocational School											P	P	P		P	P	P	*
Camera and Photographic Supply Stores											P	P	P	P				*
Car Wash, Full Service Indoor (Amend.#3)													P		P	P	P	*
Car Wash, Self Service Bays(Amend.#3)												S	S		P	P		*

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Catalog Sales and Direct Selling Office											P	P	P	P				*
Catering Service											P	P	P	P	P			*
Cemetery or Mausoleum	S	S	S	S	S	S	S	S										*
Club House or Country Club (Amend.#3)	C	C	C	C	C	C	C	C			C	C	C					*
Cocktail Lounge (Amend.#1)See Bar/Tavern (Amend.#3)													C*	C*	C*			*
Commercial Art or Graphic Design Service										P	P	P	P	P	P	P	P	*
Computer or computer Software Store											P	P	P	P				*
Computer Programming Repair or Data Processing Service											P	P	P	P	P	P		*
Construction Materials Sales and Services													C		C	C	C	*
Convenience Store – C-Store (Amend.#33)												C	C	C	C	C	C	C*
Crematories													S		S	S		*
Custom Order Shop											P	P	P	P	P	P		*
Dance Club (Amend.#1)													C*		C*			*
Dance Studios or Schools												P	P					*
Day Care Center (over 10 persons)											P	P	P		P	P		*
Day Care, Group (5-10 persons) (Amend.#8)	S	S	S	S	S	S	S	S	S	S	P	P	P		P	P		*
Direct Mail Advertising Service											P	P	P	P	P	P		*
Drug Store (Pharmacy) (Amend.#8)												P	P	P	P	P	P	*
Drug Store (Pharmacy) with drive-up window/facility (Amend.#8)												C	C	C	C	C	C	*

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Dry Cleaners (drop-off/pick –up only) (Amend.#8)												P	P	P	P	P	P	*
Dry Cleaners with drive-up window or drive through facility (Amend.#8)												C	C	C	C	C	C	*
Electrical Repair Shops(See Repair Services Non-Automotive(Amend.#3)												C	C		C	P	P	*
Electronic Equipment Sales or Service												P	P	P	P	S	P	*
Equipment Rental-includes all motorized equipment not listed elsewhere (Amend.#3)													S		S	S	S	*
Equipment Sales and Service (Heavy)													S		S	S	S	*
Exterminating Services													P		P	P		*
Financial Services (Amend.#33)											C	C	C	C	C	C	C	C
Financial Services with drive-up window or drive-through facility (Amend.#33)											C	C	C	C	C	C	C	C*
Freight Agency or Shipping Coordinator															P	P	P	*
Funeral Home Services											P		P		P			*
Furniture and Equipment Store Lease/Rental													P	P	P	P	P	*
Garden Center, Plant Nursery or Greenhouse	C	C	C									S	S		S			*
General Merchandise Store												P	P	P	P		P	*
Gift, Novelty or Souvenir Shop											P	P	P	P	P			*
Golf Driving Range (Commercial) or Illuminated (Non-Commercial)	S												S			S		*
Golf, Miniature (outdoor)													S		P			*

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	AG	RDR	RLL	R-1	RP-1	RP-2	RP-3	RP-4	PRO	NFO	PO	CP-1	CP-2	CBD	CS	PI	AZ	PMIX
Grocery Store (General)													P	P	P			*
Grocery Store (Limited)												P	P	P	P		P	*
Hardware Store												P	P	P	P		P	*
Health Club or Fitness Center											P	P	P		P	S	S	*
Heavy Equipment Sales and Rental															S	S	S	*
Hobby, Toy and Game Shop											P	P	P	P				*
Home Furniture and Furnishings Store													P	P	P	P	P	*
Hospital											S		S		S			*
Hotel or Motel											S		S	S	S	P	P	*
Interior Designer										P	P	P	P	P	P			*
Jewelry Repair											P	P	P	P	P			*
Jewelry Store											P	P	P	P				*
Kennel w/outside runs (Amend.#1)																P*	P	*
Laundromat, coin operated (Amend.#16)												P	P		P	P	P	*
Laundry, Dry Cleaning or Garment Services													P		P	P	P	*
Linen and Diaper Services													P		P	P		*
Limousine/Taxi Service													P		P		P	*
Liquor Store (Amend.#14)													P					*
LP Gas or Fuel Oil Sales															S	S	S	*
Luggage or Leather Goods Store												P	P	P				*
Martial Arts Studio											P	P	P	C	P	P		
Massage Therapist (In-home as home occupation) (Amend.#16)				S														

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Massage Therapy/Parlor (as defined herein) (Amend.#3)											C	C	C	C	C			*
Manufactured Home Sales															S	S		*
Motorcycle Sales, Rental or Service (No Outdoor Display) (Amend.#3)													P		P	P		*
Musical Instrument Store												P	P	P				*
Outdoor Gun Club, Skeet or Trap Shoot or Archery Range	S															S		*
Pawn Shop (Amend.#33)														C				
Paint or Wallpaper Store												P	P	P	P			*
Personal Enrichment School or Tutoring											P	P	P		P		P	*
Pet Grooming (Amend.#5)												P	P	P	P	P	P	
Pet Motel or Training (Amend.#5)													P		P	P	P	*
Pet Motel or Training with Outdoor Exercise Area (Amend. #58)													C		P	P		*
Photocopying and Duplicating Services											P	P	P	P	P		P	*
Photography Service										P	P	P	P	P	P		P	*
Plumbing and Heating Equipment Dealers													P		P	P	P	*
Produce Stand, Outdoor (off-site)												S	S		S	S		*
Radio or TV Repair											P	P	P	P	P		P	*
Recording Studio													P	P	P			*
Recreation Facility or Area, commercial or non-commercial (indoor) (Amend.#51)												C	C		C	C	C	
Recreation Facility or Area, commercial (outdoor) (Amend.#54) (Amend.#1)												S	S		S	S		*

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(Amend.#4)																		
Recreation Facility or Area, non-commercial (Outdoor) (Amend.#12)	S	S	S										S		S	S		*
Recreation Vehicle Sales, Lease or Rental													S		S	S	S	*
Repair Services, Automotive Major(Amend.#3)													S		S	S	S	
Repair Services, Automotive Minor(Amend.#3)													C		C	C	C	*
Repair Services, Non-Automotive												P	P		P	P	P	*
Restaurant – carry-out (Amend.#3)												P	P	P	P	P	P	*
Restaurant – delivery (Amend.#3)												P	P	P	P	P	P	*
Restaurant – drive-in (Amend.#3)													C		C	P	P	*
Restaurant – drive-up (Amend.#3)													C		C	P	P	*
Restaurant – drive-through (Amend.#3)													C		C	P	P	*
Restaurant – general (Amend.#3)													C	C	P	P	P	*
Restaurant – limited (Amend.#3)												P	P	P	P	P	P	*
Reupholstery or Furniture Repair Shop													P	P	P	P	P	*
Sewing, Needlework or Fabric Store												P	P	P				*
Shoe Repair Shop												P	P	P			P	*
Sporting Goods Store or Bicycle Shop												P	P	P	P		P	*
Stationery Store											P	P	P	P				*
Tattoo Parlor/Permanent cosmetic services/Body Piercing Studio (Amend.#3,50)													P			P		*

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Television or Radio Broadcast Station													P	P	P	P		*
Theater (except Drive-In)													P	P	P			*
Theater, Drive-In	S														S	S		*
Theater, Performing Arts (Amend.#1)	S										P	P	P		S	S		*
Title Loan Business (Amend.#33)											C	C	C	C	C	C		C*
Travel Agency or Tour Operator											P	P	P	P	P		P	*
Travel Trailer Camp	S	S	S															*
Truck Sales and Lease (Amend.#3)													S		S	S		*
Unsecured Loan Business (Amend.#33)											C	C	C	C	C	C		C*
Used Merchandise Store (excluding pawn shops)												P	P	P	P	P		*
Veterinarian	C											C	C		C	C	C	*
Yoga Studio											P	P	P	C	P	P		
Manufacturing, Industrial, Transportation and Storage																		
Apparel and Other Fabric Products															P	P		*
Asphalt Plant																S		*
Aviation Field, Airport and Heliport																	P	*
Bakery (Wholesale)															P	P	P	*
Bottling Works															P	P	P	*
Cement, Lime, Gypsum and Plaster of Paris Manufacture																S		*
Chemical and Allied Products																S		*

Article 5. ZONING DISTRICTS

Use is permitted by right
 Use is permitted by right but with conditions
 Use may be permitted as a Special Use
 Per approved Plan
 Use is not permitted

	P
	C
	S
	*

	AG	RDR	RLL	R-1	RP-1	RP-2	RP-3	RP-4	PRO	NFO	PO	CP-1	CP-2	CBD	CS	PI	AZ	PMIX
Computer Equipment															P	P	P	*
Concrete Batch Plant (Amend.#29)	S															S		*
Construction Contractor – With Machinery, Equipment and Storage															C	C	C	*
Electronic Equipment and Components															P	P	P	*
Fabricated Metal Products (Amend.#3 and #12)																P	P	*
Food and Kindred Products															P	P	P	*
Furniture and Fixtures															P	P	P	*
Garbage Processing Facility																		*
Industrial Park (May include Retail Uses)																C		*
Landfill Sanitary and Demolition	S															S		*
Leather Products (not including tanning and finishing)																P		*
Mining	S															S		*
Mini-Warehouse Facility															S	S		*
Miscellaneous Manufacturing Industries																S	S	*
Office/Warehouse															P	P	P	*
Oil and Gas Production																		*
Precision Instruments															P	P	P	*
Printing and Publishing															P	P	P	*
Railroad Lines, Yards or Station														S	S	S		*
Recycling Facility																P		*
Research Service and Laboratory															P	P	P	*

Article 5. ZONING DISTRICTS

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	P
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	*

	AG	RDR	RLL	R-1	RP-1	RP-2	RP-3	RP-4	PRO	NFO	PO	CP-1	CP-2	CBD	CS	PI	AZ	PMIX
Rubber and Plastics Products																P	P	*
Salvage Yard, Scrap Yard, Junkyard and Automobile Wrecking Yard																S		*
Sewage Treatment Facility	S															S		*
Sign Manufacture															P	P	P	*
Solid Waste Transfer Station	S															S		*
Stone, Clay, Glass and Concrete Products																S	S	*
Tow Lot (Amend.#3)																S		*
Transportation Equipment																P	P	*
Trucking and Courier Service															P	P	P	*
Underground Space	S														S	S		*
Warehousing and Distribution															P	P	P	*
Welding Repair Shop																P	P	*
Semi-Public Uses and Utilities																		
Cemetery or Mausoleum	S	S	S	S	S	S	S	S										*
Church or Place of Worship (Amend.#1)	C*	C*	C*	C*	C*	C*	C*	C*	C*		C*	C*	C*	C*	C*	C*		*
Civic or Fraternal Organization											C	C	C	C	P	P		*
Governmental Administration Building											P	P	P	P	P	P	P	*
Library											P	P	P	P				*
Museum or Art Gallery											P	P	P	P				*
Penal or Correctional Institution																		*
Post Office											P	P	P	P	P	P	P	*

Article 5. ZONING DISTRICTS

Use is permitted by right	P
Use is permitted by right but with conditions	C
Use may be permitted as a Special Use	S
Per approved Plan	*
Use is not permitted	

	AG	RDR	RLL	R-1	RP-1	RP-2	RP-3	RP-4	PRO	NFO	PO	CP-1	CP-2	CBD	CS	PI	AZ	PMIX
Recreational Facility or Area (Non-Commercial)	S	S	S	S	S	S	S	S			S	S	S	S	S	S		*
Reservoir, Water Supply or Storage Facility	S	S	S	S	S	S	S	S			S	S	S	S	S	S		*
Sewage Treatment Facility	S																	*
School	P	P	P	P	P	P	P	P			P	P	P	P				*
Swimming Pool (Commercial)												S	S					*
Swimming Pool, subdivision (Amend.#12)	C	C	C	C	C	C												*
Swimming Pool, public (Amend.#12)	S	S	S	S	S	S	S	S		S	S	S	S	S	S			*
Telecommunication Tower/ Antenna Mount (Amend.#3)	S	S	S								S	S	S	S	S	S		*
Utility Building and Services	C	C	C	C	C	C	C	C			C	C	C	C	C	C	C	*

ACCESSORY USES (SEE ARTICLE 8)

Section 5.280 Minimum lot size

Every property upon which a principal use may be located shall meet or exceed the following requirements for its respective zoning district:

Table 5-2 Minimum Lot Sizes (Amend.#19)				
Zoning District	Density*	Minimum Lot Size (per unit)	Minimum Lot Width Major Streets**	Minimum Lot Width Other Streets
AG	2 units/10 acres (under the same ownership)	10 acres minimum for either 1 or 2 DU's	330 feet	330 feet
RDR	1 unit/acre	1 acre	150 feet	150 feet
RLL	NA	.5 acre	NA	90 feet
R-1	4 units/acre	8,400 sf	NA	70 feet
RP-1	4 units/acre 6/acre w/bonuses	6,600 sf	NA	60 feet(SF) -Clusters may vary (determined at preliminary plan approval)
RP-2	7.5 units/acre	6,000 sf (Single Family) 4,500 sf (Duplex)	NA	60 feet (Single Family); Clusters may vary (determined at preliminary plan approval) 80 feet (Duplex)
RP-3	10 units/acre	4,000 sf	NA	50 feet (SF) – Clusters may vary (determined at preliminary plan approval) 35 feet per unit for Duplex, Triplex or Quadplex
RP-4	12 units/acre	3,500 sf	Per Approved Plan	Per Approved Plan
PRO	Max. .25 FAR (Maximum Building Size 2500 sf)	NA	NA	NA
NFO	N/A	60% Max. Lot Coverage	NA	NA
PO	Max. .55 FAR	1 Acre	175 feet	NA
CP-1	Max. .20 FAR	20,000 sf	100 feet	NA
CP-2	Max. .55 FAR	20,000 sf	100 feet	NA
CBD	Max. 1.0 FAR	NA	NA	NA

Table 5-2 Minimum Lot Sizes (Amend.#19)				
Zoning District	Density*	Minimum Lot Size (per unit)	Minimum Lot Width Major Streets**	Minimum Lot Width Other Streets
CS	Max. .65 FAR	NA	NA	NA
PI (Amend.#34)	Max. 1.0 FAR	NA	NA	NA
AZ	Per Approved Plan	NA	NA	NA
PMIX	Densities and lot sizes established as part of zoning approval for each development	As specifically approved per development plan	Per Approved Plan	100 feet

*FAR – Floor Area Ratio: ratio of building square footage to lot square footage.

** Major streets include highways and existing and proposed 4-lane streets

NA – Not Applicable

Section 5.290 Minimum principal building setbacks

All principal buildings on a lot shall be set back from the street rights-of-way lines and property lines bounding the lot no less than the distances shown in Table 5-3:

Table 5-3 Minimum Principal Building Setbacks Amend.#19)				
Zoning District	Front Yard*		Side Yard ++	Rear Yard
	Major Street**	All Other Streets		
AG,RDR	100 feet or as established by existing homes on the same side of street	50 feet or as established by existing homes on the same side of street	50 feet	50 feet
RLL	30 feet	30 feet	10 feet	30 feet
R-1	NA	30 feet	7.5 feet	30 feet
RP-1	50 feet (Amend.#3)	20 feet Bldg. and 25 feet Garage (Front facing) 20 feet (side entry garage) (Amend. #10)	5 feet	20 feet; 4 feet (Alley Entry Garage)
RP-2	50 feet (Amend. #3)	“	“	“

Table 5-3 Minimum Principal Building Setbacks Amend.#19)				
Zoning District	Front Yard*		Side Yard ++	Rear Yard
	Major Street**	All Other Streets		
RP-3	50 feet (Amend. #3)	20 feet Bldg. and 25 feet Garage (Amend. #10)	SF and 2F- 5 feet Multifamily: 10-feet from lot line and - 20 foot separation between buildings (Amend. #3)	SF and 2F - 20 feet; 4 feet (Alley Entry Garage) MF 30 feet
RP-4	50 feet	20 feet	10-feet from lot line and 20-foot separation between buildings; (Amend. #3)	20 feet; (Amend. #1)
PRO	15 feet minimum or within 5 feet of the established median setback of the structures on the adjoining property		15 feet	15 feet
NFO (Amend.# 11)	15 feet minimum or within 5 feet of the established median setback of the structures on the adjoining property		5 feet (except for zero lot line development)	4 feet (Alley Entry Garage)
PO	15 feet Arterial; 0 feet other streets if main entry and any display windows face street otherwise, 15 feet (Amend. #3)		15 feet, 0 feet for interior lot lines, 20 feet between buildings	20 feet
CP-1	Max. of 0-5 feet for Building	Max. of 0-5 feet for Building	None Required	None Required
CP-2	15 feet Arterial; 0 feet other streets if main entry and any display windows face street, otherwise 15 feet (Amend. #3)		10 feet, 0 feet for interior lot lines	20 feet
CBD	Max. of 0-5 feet for Building	Max. of 0-5 feet for Building	None Required	None Required
CS	20 feet		20 feet	20 feet
PI	(Amend. #34) 20 feet		10 feet (Amend. #3)	20 feet
AZ	Same as PI	Same as PI	Same as PI	Same as PI
PMIX	Setbacks established as part of zoning approval for each Planned Development			

* Front yard setback may be reduced by 5 feet if garage is accessed from alley.

** Major streets include highways and existing and proposed 4-lane streets

++Not applicable for townhouses, except for end units.

Section 5.300 Maximum structure heights

The maximum height of all structures in each zoning district (except as provided in the subsections below) shall be as follows:

Table 5-4 (Amend.#19) Maximum Structure Heights	
Zoning District	Maximum Structure Height in feet (stories)
AG,RDR, RLL	40
R-1,RP-1	40 (3 stories)
RP-2	40 (3 stories)
RP-3	45 (3 stories)
RP-4	50 (4 stories)
PRO	40 (3 stories)
NFO (Amend.#11)	40 (3 stories)
PO	75 (5 stories)
CP-1	35 (3 stories)
CP-2	40 (3 stories)
CBD	50 (4 stories)
CS	50 (4 stories)
PI	NA (Amend.#34)
AZ	FAA Approved
PMIX	Height established as part of zoning approval for each Planned Development