



C-1 (Neighborhood Commercial) Fact Sheet

Purpose

To provide for decentralized areas of retail sales and personal services that meet the everyday needs of local residents. The uses and structures should blend smoothly into the character of nearby residential areas.

Permitted Uses

- Banks and financial institutions
- Barbershops and beauty shops
- Convenience food and/or general merchandise stores
- Convenience gas station
- Drug stores
- Dry cleaning station
- Florist
- Gift shops and boutiques
- Neighborhood shopping center
- Professional offices
- Restaurant, excluding fast food
- Retail stores
- Retail package stores for distilled spirits, beer, and/or wine



Conditional Uses

(Must contact the Planning Department for an application)

- Churches
- Daycare center
- Massage as a primary or accessory use
- Family personal care home, serving 2-6 residents
- Site-built/modular single family residences
- Manufactured/mobile home
- Tattoo as a primary or accessory use
- Fast food restaurant

Lot Requirements

Minimum Lot Size:	15,000 square feet
Minimum Lot Frontage:	100 feet
Minimum Front Setback: (measured from street centerline)	125 feet from an arterial street 90 feet from a collector road 55 feet from all other streets 20 feet from a service drive (measured from property line)
Minimum Rear Setback:	20 feet (can be reduced to 3 feet bordering C-1/C-C/C-2 properties)
Minimum Side Setback:	20 feet (can be reduced to 3 feet bordering C-1/C-C/C-2 properties)

C-C (General Commercial)

Fact Sheet

Purpose

To provide for individual retail and service establishments and planned centers which cater to community and regional shoppers and require access to major thoroughfares. Suitable for commercial growth corridors and community commercial centers.

Permitted Uses

- Animal hospitals/veterinarians
- Banks and financial institutions
- Barbershops and beauty shops
- Cattery
- Community shopping center
- Congregate personal care home serving 16 or more residents
- Convenience food and/or general merchandise stores
- Convenience gas station
- Drug stores
- Dry cleaning station
- Florist
- Funeral establishments
- Gift shops and boutiques
- Group personal care home, serving 7 to 15 residents
- Neighborhood shopping center
- Printing, publishing, photo and data processing
- Professional offices
- Restaurant, excluding fast food
- Retail stores
- Retail package stores for distilled spirits, beer, and/or wine
- Retirement community



Conditional Uses

(Must contact the Planning Department for an application)

- Churches
- Daycare center
- Drive-in commercial business
- Massage as a primary or accessory use
- Family personal care home, serving 2-6 residents
- Medical and dental clinics
- Private clubs
- Self service laundry
- Site-built/modular single family residences
- Manufactured/mobile home
- Tattoo as a primary or accessory use
- Fast food restaurant

Lot Requirements

Minimum Lot Size: 20,000 square feet

Minimum Lot Frontage: 100 feet

Minimum Front Setback: 125 feet from an arterial street

(measured from street centerline) 90 feet from a collector road

55 feet from all other streets

20 feet from a service drive (measured from property line)

Minimum Rear Setback: 20 feet (can be reduced to 3 feet bordering C-1/C-C/C-2 properties)

Minimum Side Setback: 20 feet (can be reduced to 3 feet bordering C-1/C-C/C-2 properties)



C-2 (Community Commercial) Fact Sheet

Permitted Uses

- Animal hospitals/veterinarians
- Banks and financial institutions
- Barbershops and beauty shops
- Cattery
- Community shopping center
- Congregate personal care home serving 16 or more residents
- Convenience food and/or general merchandise stores
- Convenience gas station
- Drug stores
- Dry cleaning station
- Fast food restaurant
- Florist
- Funeral establishments
- Gift shops and boutiques
- Group personal care home, serving 7 to 15 residents
- Major shopping center
- Motels and hotels
- Neighborhood shopping center
- Printing, publishing, photo and data processing
- Professional offices
- Restaurant, excluding fast food
- Retail stores
- Retail package stores for distilled spirits, beer, and/or wine
- Retirement community

Purpose

To provide for highway commercial and planned commercial centers which cater to community and regional shoppers, occupy relatively large sites, and require access to major thoroughfares.

Conditional Uses

(Must contact the Planning Department for an application)

- Car wash
- Churches
- Construction office, with equipment
- Daycare center
- Drive-in commercial business
- Greenhouses/nurseries
- Indoor amusement/entertainment facilities
- Massage as a primary or accessory use
- Family personal care home, serving 2-6 residents
- Medical and dental clinics
- Mini warehouses
- Monument sales
- Outdoor display area excluding auto and truck sales
- Private clubs
- Railroads and railroad siding
- Retirement community
- Sales and storage of lumber, metal, and similar supplies
- Self service laundry
- Site-built/modular single family residences
- Manufactured/mobile home
- Tattoo as a primary or accessory use
- Wholesale trade and warehousing of goods sold at retail

Lot Requirements

Minimum Lot Size: 20,000 square feet

Minimum Lot Frontage: 100 feet

Minimum Front Setback: 125 feet from an arterial street

(measured from street centerline) 90 feet from a collector road

55 feet from all other streets

20 feet from a service drive (measured from property line)

Minimum Rear Setback: 20 feet (can be reduced to 3 feet bordering C-1/C-C/C-2 properties)

Minimum Side Setback: 20 feet (can be reduced to 3 feet bordering C-1/C-C/C-2 properties)

C-3 (Heavy Commercial) Fact Sheet

Purpose

To provide for areas for distribution, sales, and storage activities that require extensive indoor or outdoor spaces, large or specialized equipment, or significant truck or rail transportation. These uses may generate limited emissions and noise which make them incompatible with other commercial or residential uses.

Permitted Uses

- Animal hospitals/veterinarians
- Cattery
- Monument sales
- Outdoor display area, excluding auto and truck sales/rental and minor repair
- Printing, publishing, photo and data processing
- Public utility stations and public services
- Retail stores for household and office supplies and furnishings
- Sales and service of physician/surgeon, barber/beauty and hotel, restaurant service supplies and equipment
- Wholesale trade and warehousing of goods sold at retail



Conditional Uses

(Must contact the Planning Department for an application)

- Indoor amusement and entertainment facilities
- Outdoor amusement and entertainment facilities
- Family personal care home, serving 2-6 residents
- Site-built/modular single family residences
- Manufactured/mobile home
- Wholesale and distributing center requiring less than 5000 square feet for storage of wares

Lot Requirements

Minimum Lot Size:	20,000 square feet
Minimum Lot Frontage:	100 feet
Minimum Front Setback: (measured from street centerline)	125 feet from an arterial street 90 feet from a collector road 55 feet from all other streets 30 feet from a service drive (measured from property line)
Minimum Rear Setback:	30 feet (can be reduced to 3 feet bordering C-3/M-1/M-2 properties)
Minimum Side Setback:	30 feet (can be reduced to 3 feet bordering C-3/M-1/M-2 properties)

M-1 (Light Industrial) Fact Sheet

Purpose

To provide for areas for industry in locations served by major transportation facilities and adequate utilities but that are not suitable for conventional industrial development due to the proximity of residential, recreational, commercial, or related development. Development should be compatible with adjacent development and provide suitable open space, landscaping, and parking areas.

Permitted Uses

- Auto and truck sales, rental, and minor repair, including outdoor display
- Minor auto repairs and maintenance shops
- Auto service stations and centers
- Construction offices with equipment
- Exterminating, fumigating, septic tank pumping and like services
- Freight trucking terminal
- Light industrial operations
- Manufacture, sale, and service of electric and neon signs and structures
- Mini warehouses
- Monument sales
- Public utilities, including equipment and supply storage
- Public utility stations and public services
- Railroads and railroad siding
- Sales and service of physician/surgeon, barber/beauty and hotel/restaurant service supplies and equipment
- Sales and storage of metal, lumber and building electrical, heating, and similar contractor and industrial supplies
- Wholesale and distributing center requiring less than 5000 square feet for storage of wares
- Wholesale distribution of distilled spirits, beer, and wine
- Wholesale trade and warehousing of goods sold at retail



Conditional Uses

(Must contact the Planning Department for an application)

- Family personal care home, serving 2-6 residents
- Site-built/modular single family residences
- Manufactured/mobile home

Lot Requirements

Minimum Lot Size: 20,000 square feet

Minimum Lot Frontage: 100 feet

Minimum Front Setback: 125 feet from an arterial street
 (measured from street centerline)
 90 feet from a collector road
 55 feet from all other streets
 30 feet from a service drive
 (measured from property line)

Minimum Rear Setback: 30 feet (can be reduced to 3 feet bordering C-3/M-1/M-2 properties)

Minimum Side Setback: 30 feet (can be reduced to 3 feet bordering C-3/M-1/M-2 properties)

M-2 (General Industrial)

Fact Sheet

Purpose

To provide for areas for manufacturing, assembling, fabricating, warehousing, and related activities that generate some emissions and have some adverse effects on surrounding properties making them incompatible with primary commercial, institutional, and residential uses.

Permitted Uses

- Adult bookstores, entertainment establishments, and theaters
- Auto and truck major repairs
- Auto and truck sales, rental, and minor repair, including outdoor display
- Minor auto repairs and maintenance shops
- Auto service stations and centers
- Bottle gas storage and distribution
- Construction offices with equipment
- Exterminating, fumigating, septic tank pumping and like services
- Freight trucking terminal
- Light industrial operations
- Manufacture, sale, and service of electric and neon signs and structures
- Manufacturing
- Mini warehouses
- Monument sales
- Outdoor display area
- Outdoor storage lots and yards
- Public utilities, including equipment and supply storage
- Public utility stations and public services
- Railroads and railroad siding
- Sales and service of physician/surgeon, barber/beauty and hotel/restaurant service supplies and equipment
- Sales and storage of metal, lumber and building electrical, heating, and similar contractor and industrial supplies
- Truck stop including en route servicing and minor repairs
- Wholesale and distributing center requiring less than 5000 square feet for storage of wares
- Wholesale distribution of distilled spirits, beer, and wine



Conditional Uses

(Must contact the Planning Department for an application)

- Family personal care home, serving 2-6 residents
- Site-built/modular single family residences
- Manufactured/mobile home
- Outdoor junkyards and salvage yards

Lot Requirements

Minimum Lot Size:	2 acres
Minimum Lot Frontage:	150 feet
Minimum Front Setback:	125 feet from an arterial street (measured from street centerline)
	90 feet from a collector road
	55 feet from all other streets
	40 feet from a service drive (measured from property line)
Minimum Rear Setback:	40 feet (can be reduced to 3 feet bordering C-3/M-1/M-2 properties)
Minimum Side Setback:	40 feet (can be reduced to 3 feet bordering C-3/M-1/M-2 properties)

P-1 (Professional) Fact Sheet

Purpose

To provide for areas for professional services which do not generate large volumes of traffic, noise, or other harmful effects on adjoining residential areas.

Permitted Uses

- Barbershops and beauty shops
- Medical and dental clinics
- Professional offices

Conditional Uses

(Must contact the Planning Department for an application)

- Family personal care home, serving 2-6 residents
- Site-built/modular single family residences
- Daycare center
- Gift shops and boutiques
- Massage, as a primary or accessory use
- Tattoo, as a primary or accessory use



Lot Requirements

Minimum Lot Size: 7500 square feet

Minimum Lot Frontage: 75 feet

Minimum Front Setback: 125 feet from an arterial street
(measured from street centerline) 90 feet from a collector road
55 feet from all other streets
20 feet from a service drive
(measured from property line)

Minimum Rear Setback: 10 feet

Minimum Side Setback: 10 feet

S-1 (Special) Fact Sheet

Purpose

To provide for the proper placement of private, semiprivate, and public uses that require special consideration due to their character, size, physical setting, and/or relation to surrounding land uses.



Permitted Uses

- Funeral establishments

Conditional Uses (Must contact the Planning Department for an application)

- Adult bookstores, entertainment establishments, and theatres
- Airports
- Auto and truck sales, rental, and minor repair, including outdoor display
- Auto service station and centers
- Bottle gas storage and distribution
- Cattery
- Cemetery
- Churches
- Daycare center
- Drive-in theaters
- Exterminating, fumigating, septic tank pumping, and similar services
- Florist
- Greenhouses/nurseries
- Hospitals and related inpatient public or private facilities
- Indoor amusement and entertainment facilities
- Kennels
- Light industrial operations
- Manufactured home and trailer sales
- Manufactured home parks and subdivisions/Manufactured/mobile home
- Massage as a primary or accessory use
- Meat processing and slaughter plants
- Mini warehouses
- Outdoor amusement and entertainment facilities
- Outdoor storage lots and yards, excluding junk and salvage yards
- Congregate personal care home, serving 16 or more residents
- Group personal care home, serving 7-15 residents
- Private clubs
- Private schools
- Public utility stations and public services
- Quarrying and excavation of natural resources
- Racetracks
- Recreational facilities, public or private, that are regional by nature
- Retirement community
- Sales and storage of lumber, metal, and contractors and industrial supplies
- Sanitary and inert landfills
- Single family detached site built/modular dwelling
- Tourist homes/bed and breakfast
- Tattoo, as a primary or accessory use
- Truck stop, including enroute servicing and minor repairs
- Wholesale trade and warehousing of goods sold at retail
- Wireless communications facilities

PDD (Planned Development District) Fact Sheet

Purpose

To provide an orderly transition for inadequately buffered single family residential development along arterial streets from areas of commercial development.

Permitted Uses

- Congregate personal care home, serving 16 or more residents
- Group personal care home, serving 7-15 residents
- Professional offices
- Retirement community

Conditional Uses

(Must contact the Planning Department for an application)

- Banks and financial institutions
- Barbershops and beauty shops
- Churches
- Daycare centers
- Drug stores
- Florist
- Gift shops and boutiques
- Manufactured/mobile home
- Massage, as a primary or accessory use
- Medical and dental clinics
- Family personal care home, serving 2-7 residents
- Restaurant, excluding fast food
- Site built/modular single family dwelling



Lot Requirements

Minimum Lot Size:	30,000 square feet
Minimum Lot Frontage:	150 feet
Minimum Front Setback: (measured from street centerline)	125 feet from an arterial street 90 feet from a collector road 55 feet from all other streets 40 feet from a service drive (measured from property line)
Minimum Rear Setback:	40 feet
Minimum Side Setback:	20 feet



PUD (Planned Unit Development) Fact Sheet

Purpose

To encourage innovative land planning and site design concepts that achieve a high level of aesthetics, high-quality development, environmental sensitivity, energy efficiency, and other community goals.



Permitted Uses

➤ Are established by the narrative approved with the rezoning request

Lot Requirements

Minimum Lot Size:	5 acres
Minimum Lot Frontage:	Established by the narrative as approved with the rezoning request
Minimum Front Setback:	Established by the narrative as approved with the rezoning request
Minimum Rear Setback:	10 feet
Minimum Side Setback:	5 feet