

CHAPTER 4

PLACE TYPE ZONING DISTRICTS



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4.1 ZONING CLASSIFICATION

4.1.1 PLACE TYPE ZONING MAP PLACEMENT.

The boundaries of Place Type zoning districts set out herein are delineated upon a Place Type Zoning Map of the City, adopted as part of this UDO as fully as if the same were set forth herein in detail.

The Place Type designation on the Castroville Place Type zoning map for undeveloped properties or properties proposing redevelopment determines the maximum allowed intensity of a development and does not entitle the entire property to be allocated with that Place Type. The final allocation of Place Types shall be determined through the adoption of a Neighborhood or Employment Center Plan.

4.1.2 ZONING MAP DESIGNATIONS.

The boundary lines shown on the Place Type Zoning Map are usually along streets, alleys, property lines, or extensions thereof. Where uncertainty exists as to the boundaries of Place Types as shown on the official Place Type Zoning Map:

- (1) Boundaries indicated as approximately following the centerline of streets, highways, or alleys shall be construed to follow such centerline.
- (2) Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- (3) Boundaries indicated as approximately following city limits shall be construed as following the city limits.
- (4) Boundaries indicated as approximately following the centerline of all creeks, streams, or drainage ways shall be construed to follow such centerline and, in the event of a change in the centerline, shall be construed to move with such centerline.
- (5) Boundaries indicated as parallel to or extensions of features indicated in 1-4 above shall be so construed. Distances not specifically indicated on the official zoning maps shall be determined by the scale of the map.
- (6) Whenever any street, alley, or other public way is vacated by official action of the City Council or whenever such area is franchised for building purposes, the Place Type Zoning line adjoining each side of such street, alley, or other public way shall be automatically extended to the centerline of such vacated street, alley, or way and all areas so involved shall then and henceforth be subject to all standards of the extended Place Type zoning districts.
- (7) The Place Type zoning classification applied to a tract of land adjacent to a street shall extend to the centerline of the street unless, as a condition of zoning approval, it is stated that the Place Type zoning classification shall not apply to the street.
- (8) Where physical features on the ground are at variance with information shown on the official Place Type Zoning Map or when there arises a question as to how or whether a parcel of property is zoned and such question cannot be resolved by the application of this list 1-8, the property shall be considered as classified P2 Rural, in the same manner as provided for newly annexed territory.

4.1.3 PLACE TYPE ZONING MAP.

Nine (9) distinct Place Types presented themselves in Castroville. The Place Type map is shown below. The zoning standards reflect the Place Type and were inspired by the DNA of the Castroville community.

4.2 PLACE TYPE ZONING DISTRICTS.

4.2.1 GENERAL

The establishment of Place Types in the City of Castroville, Texas, are intended to promote compatible patterns of land and site development consistent with the City's adopted Comprehensive Plan.

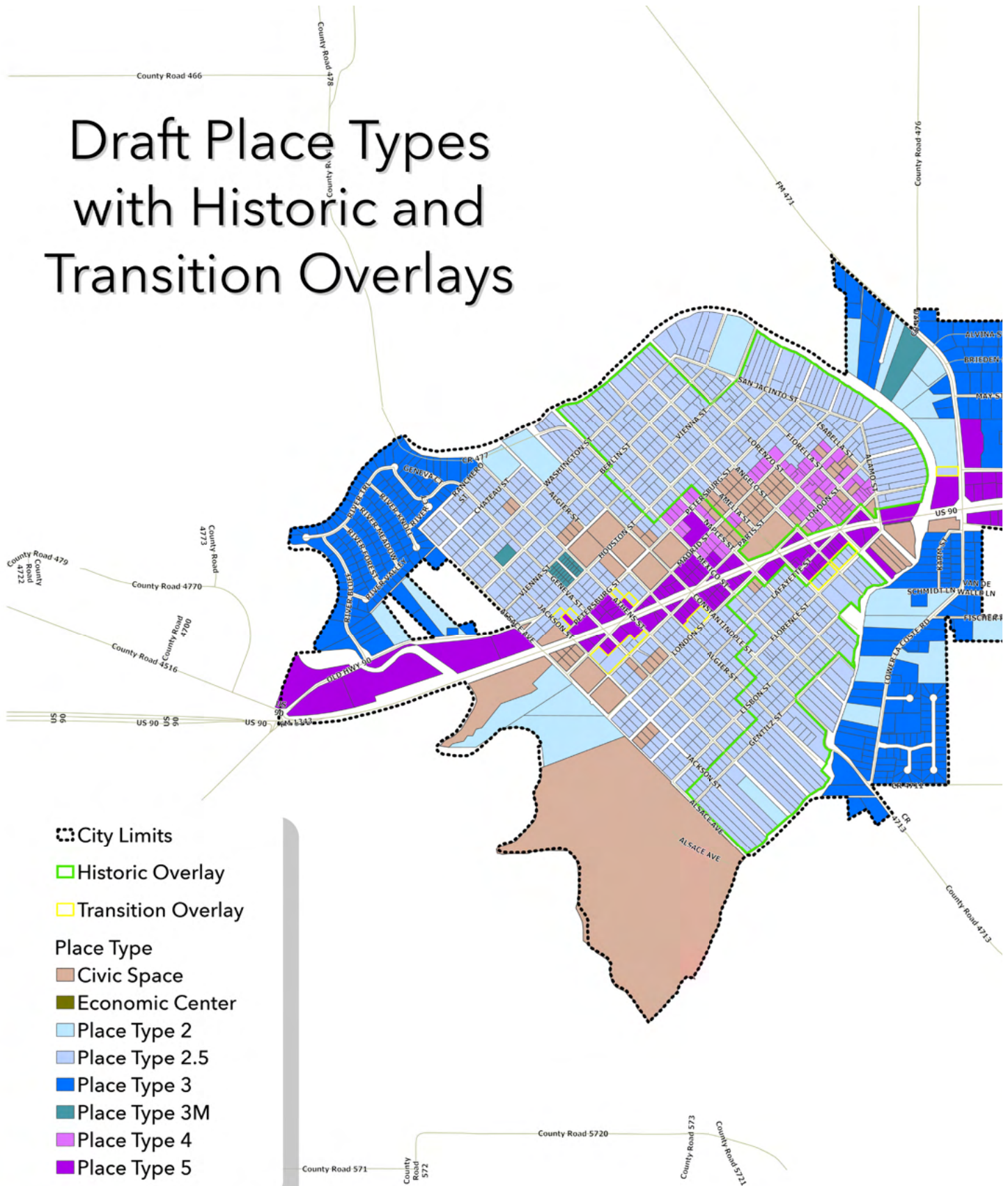
4.2.2 DESCRIPTION.

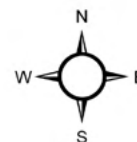
Place Types are the transition of places from natural to urban through the use of specific standards. Place Types replace conventional zoning districts with identifiable characteristics that represent the arrangements of places. They are intended to promote compatible patterns of land use and site development consistent with the City's adopted Comprehensive Plan. The DNA of the Castroville community inspired the Place Types zoning district standards.

4.2.3 ESTABLISHMENT OF DISTRICTS.

Pursuant to Section 211.005 of the Texas Local Government Code, the City of Castroville is hereby divided into Nine (9) Place Types Zoning Districts. The Place Types zoning districts follow identifiable transitions in land development, establishing a hierarchy of places from the most natural to the most urban using specific localized standards. The areas are primarily classified by development intensity and building types, the relationship between nature and the built environment, and the mix of uses. All land within the city limits shall be classified into one of the following Nine (9) Place Types:

Draft Place Types with Historic and Transition Overlays





CHAPTER 4 - PLACE TYPE ZONING DISTRICTS



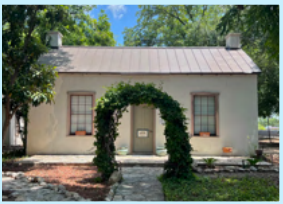
4.2.3.1 P1: NATURE

The P1 Nature Place Type are lands in a natural state or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation. P1 is intended to preserve areas that contain sensitive habitats, active or passive open spaces, parks and limited agriculture uses. Nature includes floodplains, creeks tributaries and other waterways.



4.2.3.2 P2: RURAL

The Rural Place Type is characterized by mainly large lot sparsely settled land or land used for agricultural purposes. This Place Type includes land uses such as agricultural production, fields and grazing lands with associated homesteads, as well as agricultural businesses.



4.2.3.3 P2.5: HISTORIC RESIDENTIAL

The Historic Residential Place Type regulates lots in neighborhoods that are over 12,000 sq ft or larger. The large residential lots are primarily in the Areas of Stability designation of the Growth Guidance Map and currently have a residential zoning type.



4.2.3.4 P3: NEIGHBORHOOD

The Neighborhood Place Type regulates residential lots. This zone permits many different residential housing types, including cottage courts individual and duplex buildings. Neighborhood is adjacent to higher density Place Types where commercial services are available within a short distance from homes.



4.2.3.5 P3M: MANUFACTURED HOUSING

The Manufactured Housing Place Type are lots currently have a manufactured house building as the primary structure or are zoned Manufactured Housing.



4.2.3.6 P4: NEIGHBORHOOD COMMERCIAL

The Neighborhood Commercial Place Type functions by providing neighborhoods with services. P4 regulates a variety of building types ranging from smaller commercial buildings to intermixed house-form commercial and attached and detached residential. This Place Type provides flexibility for areas to easily transition between residential building types and low intensity commercial.



4.2.3.7 P5: URBAN CENTER

The Urban District Place Type regulates a higher density mixture of building types that accommodate commercial, restaurants, bars, retail, offices, hotels, and apartments. P5 promotes a continuous line of buildings and wide sidewalks critical to defining the public frontage. P5 lines highway 90 through the Castro Area, providing services to those neighborhoods and new neighborhoods will have P5 Urban Districts to support residents. For further design guidelines of P5 see Appendix B-Castroville Design Criteria for Commercial Buildings

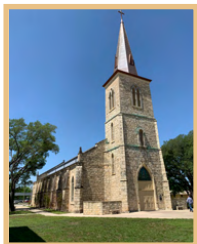


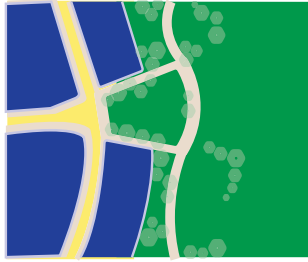
4.2.3.8 EC: EMPLOYMENT CENTER

The Employment Center Place Type function, deposition, or configuration cannot, or should not, conform to one or more of the other Place Types. Employment Center shall be used for job creation centers and building forms that do not fit within the character of the other Place Types. At time of application to the Planning Department, development standards will be determined to fit the needs of the use.

4.2.3.9 CS: CIVIC SPACE TABLE

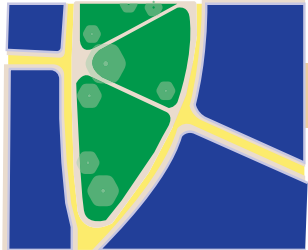
Civic Spaces and/or Civic Buildings serve as community features appropriate to their Place Types. Civic Spaces provide relief from the urban environment inside each neighborhood. The following page are types of park Civic Spaces:





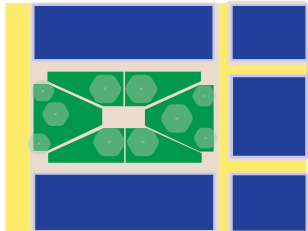
(1) PARK

A park is a natural preserve available for unstructured recreation. It is standalone from building frontages. Its landscape shall consist of paths and trails, meadows, water bodies, woodlands and open shelters, all naturalistically disposed. Parks may be linear, following the trajectories of natural corridors.



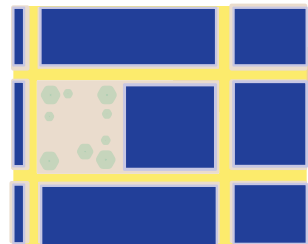
(2) GREEN

A green is a Civic Space, available for structured recreation. A green may be spatially defined by landscaping rather than building frontages. Its landscape shall consist of lawn and trees, naturalistically disposed.



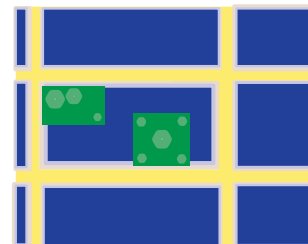
(3) SQUARE

A square is a Civic Space available for unstructured recreation and civic purposes. A square is spatially defined by building frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important streets.



(4) PLAZA

A plaza is a Civic Space available for civic purposes and commercial activities. A plaza shall be spatially defined by building frontages. Its landscape should consist of pavement-related materials. Trees are optional. Plazas should be located at the intersection of important streets.



(5) POCKET PARK

A pocket park is a Civic Space available for civic purposes, playgrounds, and commercial activities. A pocket park shall be spatially defined by building frontages, landscaping, or residential lots. Pocket parks may be located in neighborhood infill areas or in higher density commercial places. Pocket parks provide relief to busy environments.

4.3 PLACE TYPE ZONING DISTRICT DEVELOPMENT STANDARDS.

The following table contain the details necessary to develop using this UDO to create complete neighborhoods in a variety of forms and patterns.

STANDARDS	PLACE TYPES								
BLOCKS	P1	P2	P2.5	P3	P3M	P4	P5	CS	EC
BLOCK LENGTH (MAXIMUM)	N/A	720'	720'	330'	330'	330'	330'	TBD	TBD
BLOCK PERIMETER (MAXIMUM)	N/A	2,880'	2,880'	1,320'	1,320'	1,320'	1,320'	TBD	TBD

PUBLIC FRONTAGE	P1	P2	P2.5	P3	P3M	P4	P5	CS	EC
PUBLIC FRONTAGE SHALL BE DETERMINED BY STREET TYPE									

STREET TYPES	P1	P2	P2.5	P3	P3M	P4	P5	CS	EC
RURAL STREET	P	P	P	NP	NP	NP	NP	P	NP
RESIDENTIAL ALLEY	NP	NP	NP	P	P	P	NP	NP	NP
COMMERCIAL ALLEY	NP	NP	NP	NP	NP	NP	P	NP	P
CASTRO STREET	P	P	P	P	P	P	P*	P	NP
NEIGHBORHOOD STREET	P	P	P	P	P	P	P	P	P
NEIGHBORHOOD AVENUE	NP	NP	NP	P	P	P	P	NP	P
SIDE STREET	NP	NP	NP	P	P	P	P	P	P
2 LANE COMMUNITY BLVD.	NP	NP	NP	P	P	P	P	NP	P
4 LANE COMMUNITY BLVD.	NP	NP	NP	NP	NP	P	P	NP	P
PATH	P	P	P	P	P	P	P	P	P
TRAIL	P	P	P	P	P	P	P	P	P

LOTS	P1	P2	P2.5	P3	P3M	P4	P5	CS	EC
WIDTH (MINIMUM)	None	None	None	None	None	None	None	TBD	None
AREA (MINIMUM)	None	2.5 acre	12,000 sq ft	3,500 sq ft	3,500 sq ft	3,500 sq ft	None	TBD	None
LOT COVERAGE (MAXIMUM)	N/A	30%	40%	60%	40%	75%	80-100%	TBD	TBD
BUILD-TO-LINE (RANGE)	N/A	10'-No max	10'- 80'	0'- 35'	10'- 35'	0'- 15'	0'- 15'	TBD	TBD
FACADE BUILDOUT (MINIMUM)*	N/A	N/A	40%	40%	40%	60%	80%	TBD	TBD

*CARPORTS AND GARAGES SHALL NOT COUNT TOWARD THE FACADE BUILDOUT PERCENTAGE

P = PERMITTED **NP** = NOT PERMITTED **N/A** = NOT APPLICABLE **TBD** = "TO BE DECIDED" DURING NEIGHBORHOOD OR EMPLOYMENT CENTER PLAN PROCESS *= CANT BE USED IN PRIMARY FRONTAGE

STANDARDS	PLACE TYPES								
BUILDING DISPOSITIONS	P1	P2	P2.5	P3	P3M	P4	P5	CS	EC
EDGEYARD	NP	P	P	P	P	P	NP	N/A	P
SIDEYARD	NP	NP	NP	P	P	P	P	N/A	P
COURTYARD	NP	NP	NP	P	NP	P	P	N/A	P
REARYARD	NP	NP	NP	NP	NP	P	P	N/A	P

RESIDENTIAL BUILDINGS	P1	P2	P2.5	P3	P3M	P4	P5	CS	EC
DETACHED DWELLING	NP	P	P	P	P	P	NP	NP	TBD
ATTACHED DWELLING	NP	NP	NP	P	NP	P	NP	NP	TBD
COTTAGE COURT	NP	NP	NP	P	NP	P	NP	NP	TBD
DUPLEX	NP	NP	NP	P	NP	P	NP	NP	TBD
TRIPLEX	NP	NP	NP	NP	NP	P	NP	NP	TBD
QUADRAPLEX	NP	NP	NP	NP	NP	P	NP	NP	TBD
SMALL APARTMENT	NP	NP	NP	NP	NP	P	P	NP	TBD
LARGE APARTMENT	NP	NP	NP	NP	NP	NP	P	NP	TBD
MANUFACTURED HOME	NP	NP	NP	NP	P	NP	NP	NP	TBD
ACCESSORY DWELLING UNIT	NP	P	P	P	P	P	NP	NP	TBD
RECREATIONAL VEHICLE PARK	NP	P	NP	NP	NP	NP	NP	NP	TBD
ACCESSORY BUILDING	NP	P	P	P	P	P	NP	NP	TBD

COMMERCIAL BUILDINGS	P1	P2	P2.5	P3	P3M	P4	P5	CS	EC
SMALL COMMERCIAL	NP	NP	NP	NP	NP	P	P	P	P
LIVE/WORK	NP	NP	NP	NP	NP	P	P	NP	P
MIXED-USE COMMERCIAL	NP	NP	NP	NP	NP	NP	P	NP	P
LARGE COMMERCIAL	NP	NP	NP	NP	NP	NP	P	NP	P
HIGHWAY COMMERCIAL	NP	NP	NP	NP	NP	NP	NP	NP	P
CART, KIOSKS, FOOD TRAILERS	P	NP	NP	NP	NP	P	P	P	P
TEMPORARY COMMERCIAL	P	NP	NP	NP	NP	P	P	P	P
COMMERCIAL ACCESSORY	NP	NP	NP	NP	NP	P	P	NP	P
INDUSTRIAL	NP	NP	NP	NP	NP	NP	NP	NP	P
CIVIC BUILDINGS	P	P	P	P	P	P	P	P	P

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STANDARDS	PLACE TYPES								
PRIVATE FRONTAGE	P1	P2	P2.5	P3	P3M	P4	P5	CS	EC
COMMON YARD	NP	P	P	P	P	P	NP	P	P
PORCH WITH OPTIONAL FENCE	NP	P	P	P	P	P	NP	P	P
STOOP	NP	P	P	P	NP	P	P	NP	P
GALLERY	NP	NP	NP	NP	NP	P	P	P	P
ARCADE	NP	NP	NP	NP	NP	P	P	P	P
SHOPFRONT	NP	NP	NP	NP	NP	P	P	P	P
FORECOURT	NP	P	P	P	NP	P	P	P	P
TERRACE	NP	P	P	P	NP	P	P	P	P

BUILDING STORIES LIMIT	P1	P2	P2.5	P3	P3M	P4	P5	CS	EC
PRINCIPAL BUILDING	NP	2 1/2 max	2 1/2 max	2 1/2 max	2 max	2 1/2 max	3 max	TBD	TBD
ACCESSORY DWELLING UNIT	NP							NP	TBD

Civic Space TYPES	P1	P2	P2.5	P3	P3M	P4	P5	CS	EC
PARK	P	P	P	P	P	NP	NP	P	P
GREEN	P	P	P	P	P	NP	NP	P	P
SQUARE	NP	NP	NP	P	P	P	P	P	P
PLAZA	NP	NP	NP	P	P	P	P	P	P
POCKET PARK	NP	P	P	P	P	P	P	P	P

NEIGHBORHOOD PLAN	P1	P2	P2.5	P3	P3M	P4	P5	CS	EC
TRADITIONAL NEIGHBORHOOD DEVELOPMENT	5%	0%	0%	10-30%	0%	40-60%	10-30%	10%	0%
CLUSTER LAND DEVELOPMENT	50%		0%	10-30%	0%	20-40%	0-15%	10%	0%
VILLAGE CENTER DEVELOPMENT	5%	5%	0%	10-30%	0%	10-30%	40-60%	10%	0%
EMPLOYMENT CENTER	TBD	0%	0%	0%	0%	0-20%	0-20%	10%	50% MIN.

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STANDARDS	PLACE TYPES								
SIGNAGE TYPES	P1	P2	P2.5	P3	P3M	P4	P5	CS	EC
ADDRESS	P	P	P	P	P	P	P	P	P
NAMEPLATE	NP	NP	NP	NP	NP	NP	P	P	P
OUTDOOR DISPLAY CASE	NP	NP	NP	NP	NP	NP	P	P	P
AWNING	NP	NP	NP	NP	NP	NP	P	P	P
WINDOW	NP	NP	NP	NP	NP	P	P	P	P
BAND	NP	NP	NP	NP	NP	NP	P	P	P
BLADE/HANGING	NP	NP	NP	NP	NP	P	P	P	P
MARQUEE	NP	NP	NP	NP	NP	NP	P	NP	P
SIDEWALK	NP	NP	NP	NP	NP	P	P	P	P
YARD	NP	NP	NP	NP	NP	NP	P	NP	P
ROOF	NP	NP	NP	NP	NP	NP	NP	NP	NP
BANNERS	NP	NP	NP	NP	NP	NP	P	P	P
MONUMENT	NP	NP	NP	NP	NP	NP	NP	P	P
POLE	NP	NP	NP	NP	NP	NP	NP	NP	P

PARKING LOCATION	P1	P2	P2.5	P3	P3M	P4	P5	CS	EC
FIRST LAYER	NP	P	NP	NP	NP	NP	NP	P	P
SECOND LAYER	NP	P	P	P	P	P	NP	P	P
THIRD LAYER	NP	P	P	P	P	P	P	P	P
ON-STREET	P	NP	NP	P	P	P	P	P	P
RV STORAGE (IN THIRD LAYER)	NP	P	P	P	NP	P	NP	NP	NP

P = PERMITTED **NP** = NOT PERMITTED **N/A** = NOT APPLICABLE **TBD** = "TO BE DECIDED" DURING NEIGHBORHOOD OR EMPLOYMENT CENTER PLAN PROCESS ***** = CANT BE USED IN PRIMARY FRONTAGE

4.3.1 PLACE TYPE ZONING DISTRICT DETAILS.

4.3.1.1 P1- NATURE

LOTS

WIDTH (MINIMUM)	NONE
AREA (MINIMUM)	NONE
LOT COVERAGE (MAXIMUM)	N/A
BUILD-TO-LINE (RANGE)	N/A
FACADE BUILDOUT (MINIMUM)	N/A
STORIES (MAXIMUM)	N/A

BUILDING TYPES

DETACHED DWELLING	<input type="radio"/>
ATTACHED DWELLING	<input type="radio"/>
COTTAGE COURT	<input type="radio"/>
DUPLEX	<input type="radio"/>
TRIPLEX	<input type="radio"/>
QUADRAPLEX	<input type="radio"/>
SMALL APARTMENT	<input type="radio"/>
LARGE APARTMENT	<input type="radio"/>
MANUFACTURED HOME/PARK	<input type="radio"/>
ACCESSORY DWELLING UNIT	<input type="radio"/>
RECREATIONAL VEHICLE PARK	<input type="radio"/>
ACCESSORY BUILDING	<input type="radio"/>
SMALL COMMERCIAL	<input type="radio"/>
LIVE/WORK	<input type="radio"/>
MIXED-USE COMMERCIAL	<input type="radio"/>
LARGE COMMERCIAL	<input type="radio"/>
HIGHWAY COMMERCIAL	<input type="radio"/>
INDUSTRIAL	<input type="radio"/>
CARTS, KIOSKS, FOOD TRAILERS	<input checked="" type="radio"/>
TEMPORARY COMMERCIAL	<input checked="" type="radio"/>
CIVIC BUILDINGS	<input checked="" type="radio"/>
COMMERCIAL ACCESSORY	<input type="radio"/>

PRIVATE FRONTAGE TYPES

COMMON YARD	<input type="radio"/>
PORCH WITH OPTIONAL FENCE	<input type="radio"/>
STOOP	<input type="radio"/>
GALLERY	<input type="radio"/>
ARCADE	<input type="radio"/>
SHOPFRONT	<input type="radio"/>
FORECOURT	<input type="radio"/>
TERRACE	<input type="radio"/>

BUILDING DISPOSITION

EDGEYARD	<input type="radio"/>
SIDEYARD	<input type="radio"/>
COURTYARD	<input type="radio"/>
REARYARD	<input type="radio"/>

PERMITTED ☒

NOT PERMITTED ☐

BLOCKS

BLOCK LENGTH (MAXIMUM)	N/A
BLOCK PERIMETER MAXIMUM	N/A

PUBLIC FRONTAGE (RIGHT OF WAY)

SIDEWALK ZONE WIDTH	N/A
LANDSCAPE ZONE	N/A
VEHICULAR PARKING ZONE WIDTH	0' / 10'
VEHICULAR TRAVEL ZONE WIDTH	20'-24'

STREET TYPES

RURAL STREET	<input checked="" type="radio"/>
RESIDENTIAL ALLEY	<input type="radio"/>
COMMERCIAL ALLEY	<input type="radio"/>
CASTRO STREET	<input checked="" type="radio"/>
NEIGHBORHOOD STREET	<input checked="" type="radio"/>
NEIGHBORHOOD AVENUE	<input type="radio"/>
SIDE STREET	<input type="radio"/>
2 LANE COMMUNITY BOULEVARD	<input type="radio"/>
4 LANE COMMUNITY BOULEVARD	<input type="radio"/>
PATH	<input checked="" type="radio"/>
TRAIL	<input checked="" type="radio"/>

PARKING LOCATION

FIRST LAYER	<input type="radio"/>
SECOND LAYER	<input type="radio"/>
THIRD LAYER	<input type="radio"/>
ON-STREET	<input checked="" type="radio"/>
RV STORAGE	<input type="radio"/>

4.3.1.2 P2-RURAL

LOTS

WIDTH (MINIMUM)	NONE
AREA (MINIMUM)	2.5 ACRE MINIMUM
LOT COVERAGE (MAXIMUM)	30%
BUILD-TO-LINE (RANGE)	10'- NO MAXIMUM'
FACADE BUILDOUT (MINIMUM)	N/A
STORIES (MAXIMUM)	2.5 STORIES

BUILDING TYPES

DETACHED DWELLING	●
ATTACHED DWELLING	○
COTTAGE COURT	○
DUPLEX	○
TRIPLEX	○
QUADRAPLEX	○
SMALL APARTMENT	○
LARGE APARTMENT	○
MANUFACTURED HOME/PARK	○
ACCESSORY DWELLING UNIT	●
RECREATIONAL VEHICLE PARK	●
ACCESSORY BUILDING	●
SMALL COMMERCIAL	○
LIVE/WORK	○
MIXED-USE COMMERCIAL	○
LARGE COMMERCIAL	○
HIGHWAY COMMERCIAL	○
INDUSTRIAL	○
CARTS, KIOSKS, FOOD TRAILERS	○
TEMPORARY COMMERCIAL	○
COMMERCIAL ACCESSORY	○
CIVIC BUILDINGS	●

PRIVATE FRONTAGE TYPES

COMMON YARD	●
PORCH WITH OPTIONAL FENCE	●
STOOP	●
GALLERY	○
ARCADE	○
SHOPFRONT	○
FORECOURT	●
TERRACE	●

BUILDING DISPOSITION

EDGEYARD	●
SIDEYARD	○
COURTYARD	○
REARYARD	○

PERMITTED	●
NOT PERMITTED	○

BLOCKS

BLOCK LENGTH (MAXIMUM)	720'
BLOCK PERIMETER (MAXIMUM)	2,880'

PUBLIC FRONTAGE (RIGHT OF WAY)

SIDEWALK ZONE WIDTH	5'
LANDSCAPE ZONE	NOT PERMITTED
VEHICULAR PARKING ZONE WIDTH	PARALLEL - 8' ANGLED - 17'
VEHICULAR TRAVEL ZONE WIDTH	20'-24'

STREET TYPES

RURAL STREET	●
RESIDENTIAL ALLEY	○
COMMERCIAL ALLEY	○
CASTRO STREET	●
NEIGHBORHOOD STREET	●
NEIGHBORHOOD AVENUE	○
SIDE STREET	○
2 LANE COMMUNITY BOULEVARD	○
4 LANE COMMUNITY BOULEVARD	○
PATH	●
TRAIL	●

PARKING LOCATION

FIRST LAYER	●
SECOND LAYER	●
THIRD LAYER	●
ON-STREET	○
RV STORAGE	●

4.3.1.3 P2.5 HISTORIC RESIDENTIAL

LOTS		BLOCKS	
WIDTH (MINIMUM)	NONE	BLOCK LENGTH (MAXIMUM)	720'
AREA (MINIMUM)	12,000 SQ FT LOTS MINIMUM	BLOCK PERIMETER (MAXIMUM)	2,880'
LOT COVERAGE (MAXIMUM)	40%	PUBLIC FRONTAGE (RIGHT OF WAY)	
BUILD-TO-LINE (RANGE)	0'-80'	SIDEWALK ZONE WIDTH	5'-15'
FACADE BUILDOUT (MINIMUM)	40%	LANDSCAPE ZONE	3'-8'
STORIES (MAXIMUM)	2.5 STORIES	VEHICULAR PARKING ZONE WIDTH	PARALLEL - 8'
		VEHICULAR TRAVEL ZONE WIDTH	20'-24'

BUILDING TYPES		PRIVATE FRONTAGE TYPES		STREET TYPES	
DETACHED DWELLING	<input checked="" type="radio"/>	COMMON YARD	<input checked="" type="radio"/>	RURAL STREET	<input type="radio"/>
ATTACHED DWELLING	<input type="radio"/>	PORCH WITH OPTIONAL FENCE	<input checked="" type="radio"/>	RESIDENTIAL ALLEY	<input type="radio"/>
COTTAGE COURT	<input type="radio"/>	STOOP	<input checked="" type="radio"/>	COMMERCIAL ALLEY	<input type="radio"/>
DUPLEX	<input type="radio"/>	GALLERY	<input type="radio"/>	CASTRO STREET	<input checked="" type="radio"/>
TRIPLEX	<input type="radio"/>	ARCADE	<input type="radio"/>	NEIGHBORHOOD STREET	<input checked="" type="radio"/>
QUADRAPLEX	<input type="radio"/>	SHOPFRONT	<input type="radio"/>	NEIGHBORHOOD AVENUE	<input checked="" type="radio"/>
SMALL APARTMENT	<input type="radio"/>	FORECOURT	<input checked="" type="radio"/>	SIDE STREET	<input type="radio"/>
LARGE APARTMENT	<input type="radio"/>	TERRACE	<input checked="" type="radio"/>	2 LANE COMMUNITY BOULEVARD	<input type="radio"/>
MANUFACTURED HOME/PARK	<input type="radio"/>			4 LANE COMMUNITY BOULEVARD	<input type="radio"/>
ACCESSORY DWELLING UNIT	<input checked="" type="radio"/>	BUILDING DISPOSITION		PATH	<input checked="" type="radio"/>
RECREATIONAL VEHICLE PARK	<input type="radio"/>	EDGEYARD	<input checked="" type="radio"/>	TRAIL	<input checked="" type="radio"/>
ACCESSORY BUILDING	<input checked="" type="radio"/>	SIDEYARD	<input type="radio"/>		
SMALL COMMERCIAL	<input type="radio"/>	COURTYARD	<input type="radio"/>		
LIVE/WORK	<input type="radio"/>	REARYARD	<input type="radio"/>		
MIXED-USE COMMERCIAL	<input type="radio"/>				
LARGE COMMERCIAL	<input type="radio"/>				
HIGHWAY COMMERCIAL	<input type="radio"/>				
INDUSTRIAL	<input type="radio"/>				
CARTS, KIOSKS, FOOD TRAILERS	<input type="radio"/>	PERMITTED	<input checked="" type="radio"/>		
TEMPORARY COMMERCIAL	<input type="radio"/>	NOT PERMITTED	<input type="radio"/>		
COMMERCIAL ACCESSORY	<input type="radio"/>				
CIVIC BUILDINGS	<input checked="" type="radio"/>				

PARKING LOCATION	
FIRST LAYER	<input type="radio"/>
SECOND LAYER	<input checked="" type="radio"/>
THIRD LAYER	<input checked="" type="radio"/>
ON-STREET	<input type="radio"/>
RV STORAGE	<input checked="" type="radio"/>

4.3.1.4 P3 - NEIGHBORHOOD

LOTS

WIDTH (MINIMUM)	NONE
AREA (MINIMUM)	3,500 SQ FEET
LOT COVERAGE (MAXIMUM)	60%
BUILD-TO-LINE (RANGE)	0'-35'
FACADE BUILDOUT (MINIMUM)	40%
STORIES (MAXIMUM)	2.5 STORIES

BLOCKS

BLOCK LENGTH (MAXIMUM)	330'
BLOCK PERIMETER (MAXIMUM)	1,320'
PUBLIC FRONTAGE (RIGHT OF WAY)	
SIDEWALK ZONE WIDTH	5'-15'
LANDSCAPE ZONE	3'-8'
VEHICULAR PARKING ZONE WIDTH	PARALLEL - 8'
VEHICULAR TRAVEL ZONE WIDTH	20'-24'

BUILDING TYPES

DETACHED DWELLING	●
ATTACHED DWELLING	●
COTTAGE COURT	●
DUPLEX	●
TRIPLEX	○
QUADRAPLEX	○
SMALL APARTMENT	○
LARGE APARTMENT	○
MANUFACTURED HOME/PARK	○
ACCESSORY DWELLING UNIT	●
RECREATIONAL VEHICLE PARK	○
ACCESSORY BUILDING	●
SMALL COMMERCIAL	○
LIVE/WORK	○
MIXED-USE COMMERCIAL	○
LARGE COMMERCIAL	○
HIGHWAY COMMERCIAL	○
INDUSTRIAL	○
CARTS, KIOSKS, FOOD TRAILERS	○
TEMPORARY COMMERCIAL	○
COMMERCIAL ACCESSORY	○
CIVIC BUILDINGS	●

PRIVATE FRONTAGE TYPES

COMMON YARD	●
PORCH WITH OPTIONAL FENCE	●
STOOP	●
GALLERY	○
ARCADE	○
SHOPFRONT	○
FORECOURT	●
TERRACE	●

BUILDING DISPOSITION

EDGEYARD	●
SIDEYARD	●
COURTYARD	●
REARYARD	○

PERMITTED	●
NOT PERMITTED	○

STREET TYPES

RURAL STREET	○
RESIDENTIAL ALLEY	●
COMMERCIAL ALLEY	○
CASTRO STREET	●
NEIGHBORHOOD STREET	●
NEIGHBORHOOD AVENUE	●
SIDE STREET	●
2 LANE COMMUNITY BOULEVARD	●
4 LANE COMMUNITY BOULEVARD	○
PATH	●
TRAIL	●

PARKING LOCATION

FIRST LAYER	○
SECOND LAYER	●
THIRD LAYER	●
ON-STREET	●
RV STORAGE	●

4.3.1.5 P3M - MANUFACTURED HOUSING

LOTS

WIDTH (MINIMUM)	NONE
AREA (MINIMUM)	NONE
LOT COVERAGE (MAXIMUM)	40%
BUILD-TO-LINE (RANGE)	10'-35'
FACADE BUILDOUT (MINIMUM)	40%
STORIES (MAXIMUM)	2 STORIES

BLOCKS

BLOCK LENGTH (MAXIMUM)	330'
BLOCK PERIMETER (MAXIMUM)	1,320'

PUBLIC FRONTAGE (RIGHT OF WAY)

SIDEWALK ZONE WIDTH	5'-15'
LANDSCAPE ZONE	3'-8'
VEHICULAR PARKING ZONE WIDTH	PARALLEL - 8'
VEHICULAR TRAVEL ZONE WIDTH	20'-24'

BUILDING TYPES

DETACHED DWELLING	<input checked="" type="radio"/>
ATTACHED DWELLING	<input type="radio"/>
COTTAGE COURT	<input type="radio"/>
DUPLEX	<input type="radio"/>
TRIPLEX	<input type="radio"/>
QUADRAPLEX	<input type="radio"/>
SMALL APARTMENT	<input type="radio"/>
LARGE APARTMENT	<input type="radio"/>
MANUFACTURED HOME/PARK	<input checked="" type="radio"/>
ACCESSORY DWELLING UNIT	<input checked="" type="radio"/>
RECREATIONAL VEHICLE PARK	<input type="radio"/>
ACCESSORY BUILDING	<input checked="" type="radio"/>
SMALL COMMERCIAL	<input type="radio"/>
LIVE/WORK	<input type="radio"/>
MIXED-USE COMMERCIAL	<input type="radio"/>
LARGE COMMERCIAL	<input type="radio"/>
HIGHWAY COMMERCIAL	<input type="radio"/>
INDUSTRIAL	<input type="radio"/>
CARTS, KIOSKS, FOOD TRAILERS	<input type="radio"/>
TEMPORARY COMMERCIAL	<input type="radio"/>
COMMERCIAL ACCESSORY	<input type="radio"/>
CIVIC BUILDINGS	<input checked="" type="radio"/>

PRIVATE FRONTAGE TYPES

COMMON YARD	<input checked="" type="radio"/>
PORCH WITH OPTIONAL FENCE	<input checked="" type="radio"/>
STOOP	<input type="radio"/>
GALLERY	<input type="radio"/>
ARCADE	<input type="radio"/>
SHOPFRONT	<input type="radio"/>
FORECOURT	<input type="radio"/>
TERRACE	<input type="radio"/>

BUILDING DISPOSITION

EDGEYARD	<input checked="" type="radio"/>
SIDEYARD	<input checked="" type="radio"/>
COURTYARD	<input type="radio"/>
REARYARD	<input type="radio"/>

PERMITTED ☒NOT PERMITTED ☐**STREET TYPES**

RURAL STREET	<input type="radio"/>
RESIDENTIAL ALLEY	<input checked="" type="radio"/>
COMMERCIAL ALLEY	<input type="radio"/>
CASTRO STREET	<input checked="" type="radio"/>
NEIGHBORHOOD STREET	<input checked="" type="radio"/>
NEIGHBORHOOD AVENUE	<input checked="" type="radio"/>
SIDE STREET	<input checked="" type="radio"/>
2 LANE COMMUNITY BOULEVARD	<input checked="" type="radio"/>
4 LANE COMMUNITY BOULEVARD	<input type="radio"/>
PATH	<input checked="" type="radio"/>
TRAIL	<input checked="" type="radio"/>

PARKING LOCATION

FIRST LAYER	<input type="radio"/>
SECOND LAYER	<input checked="" type="radio"/>
THIRD LAYER	<input checked="" type="radio"/>
ON-STREET	<input checked="" type="radio"/>
RV STORAGE	<input type="radio"/>

4.3.1.6 P4 - MIX

LOTS

WIDTH (MINIMUM)	NONE
AREA (MINIMUM)	3,500 MINIMUM
LOT COVERAGE (MAXIMUM)	75%
BUILD-TO-LINE (RANGE)	0'-15'
FACADE BUILDOUT (MINIMUM)	60%
STORIES (MAXIMUM)	2.5 STORIES

BUILDING TYPES

DETACHED DWELLING	●
ATTACHED DWELLING	●
COTTAGE COURT	●
DUPLEX	●
TRIPLEX	●
QUADRAPLEX	●
SMALL APARTMENT	●
LARGE APARTMENT	○
MANUFACTURED HOME/PARK	○
ACCESSORY DWELLING UNIT	●
RECREATIONAL VEHICLE PARK	○
ACCESSORY BUILDING	●
SMALL COMMERCIAL	●
LIVE/WORK	●
MIXED-USE COMMERCIAL	○
LARGE COMMERCIAL	○
HIGHWAY COMMERCIAL	○
INDUSTRIAL	○
CARTS, KIOSKS, FOOD TRAILERS	●
TEMPORARY COMMERCIAL	●
COMMERCIAL ACCESSORY	●
CIVIC BUILDINGS	●

PRIVATE FRONTAGE TYPES

COMMON YARD	●
PORCH WITH OPTIONAL FENCE	●
STOOP	●
GALLERY	●
ARCADE	●
SHOPFRONT	●
FORECOURT	●
TERRACE	●

BUILDING DISPOSITION

EDGEYARD	●
SIDEYARD	●
COURTYARD	●
REARYARD	●

PERMITTED



NOT PERMITTED

**BLOCKS**

BLOCK LENGTH (MAXIMUM)	330'
BLOCK PERIMETER (MAXIMUM)	1,320'

PUBLIC FRONTAGE (RIGHT OF WAY)

SIDEWALK ZONE WIDTH	5'-18'
LANDSCAPE ZONE	3'-8'
VEHICULAR PARKING ZONE WIDTH	PARALLEL - 8' ANGLED - 17'
VEHICULAR TRAVEL ZONE WIDTH	20' - 24'

STREET TYPES

RURAL STREET	○
RESIDENTIAL ALLEY	●
COMMERCIAL ALLEY	○
CASTRO STREET	●
NEIGHBORHOOD STREET	●
NEIGHBORHOOD AVENUE	●
SIDE STREET	●
2 LANE COMMUNITY BOULEVARD	●
4 LANE COMMUNITY BOULEVARD	●
PATH	●
TRAIL	●

PARKING LOCATION

FIRST LAYER	○
SECOND LAYER	●
THIRD LAYER	●
ON-STREET	●
RV STORAGE (THIRD LAYER)	●

4.3.1.7 P5 - URBAN CENTER

LOTS

WIDTH (MINIMUM)	NONE
AREA (MINIMUM)	NONE
LOT COVERAGE (MAXIMUM)	80%-100%
BUILD-TO-LINE (RANGE)	0'- 15'
FACADE BUILDOUT (MINIMUM)	80%
STORIES (MAXIMUM)	3 STORIES

BLOCKS

BLOCK LENGTH (MAXIMUM)	330'
BLOCK PERIMETER (MAXIMUM)	1,320'
PUBLIC FRONTAGE (RIGHT OF WAY)	
SIDEWALK ZONE WIDTH	8'-18'
LANDSCAPE ZONE	3'-8'
VEHICULAR PARKING ZONE WIDTH	PARALLEL - 8'-12' ANGLED - 17'-22'
VEHICULAR TRAVEL ZONE WIDTH	20'- 40'

BUILDING TYPES

DETACHED DWELLING	<input type="radio"/>
ATTACHED DWELLING	<input type="radio"/>
COTTAGE COURT	<input type="radio"/>
DUPLEX	<input type="radio"/>
TRIPLEX	<input type="radio"/>
QUADRAPLEX	<input type="radio"/>
SMALL APARTMENT	<input checked="" type="radio"/>
LARGE APARTMENT	<input checked="" type="radio"/>
MANUFACTURED HOME/PARK	<input type="radio"/>
ACCESSORY DWELLING UNIT	<input type="radio"/>
RECREATIONAL VEHICLE PARK	<input type="radio"/>
ACCESSORY BUILDING	<input type="radio"/>
SMALL COMMERCIAL	<input checked="" type="radio"/>
LIVE/WORK	<input checked="" type="radio"/>
MIXED-USE COMMERCIAL	<input checked="" type="radio"/>
LARGE COMMERCIAL	<input checked="" type="radio"/>
HIGHWAY COMMERCIAL	<input type="radio"/>
INDUSTRIAL	<input type="radio"/>
CARTS, KIOSKS, FOOD TRAILERS	<input checked="" type="radio"/>
TEMPORARY COMMERCIAL	<input checked="" type="radio"/>
COMMERCIAL ACCESSORY	<input checked="" type="radio"/>
CIVIC BUILDINGS	<input checked="" type="radio"/>

PRIVATE FRONTAGE TYPES

COMMON YARD	<input type="radio"/>
PORCH WITH OPTIONAL FENCE	<input type="radio"/>
STOOP	<input checked="" type="radio"/>
GALLERY	<input checked="" type="radio"/>
ARCADE	<input checked="" type="radio"/>
SHOPFRONT	<input checked="" type="radio"/>
FORECOURT	<input checked="" type="radio"/>
TERRACE	<input checked="" type="radio"/>

BUILDING DISPOSITION

EDGEYARD	<input type="radio"/>
SIDEYARD	<input checked="" type="radio"/>
COURTYARD	<input checked="" type="radio"/>
REARYARD	<input checked="" type="radio"/>

PERMITTED ☒NOT PERMITTED ☐**STREET TYPES**

RURAL STREET	<input type="radio"/>
RESIDENTIAL ALLEY	<input type="radio"/>
COMMERCIAL ALLEY	<input checked="" type="radio"/>
CASTRO STREET*	<input checked="" type="radio"/>
NEIGHBORHOOD STREET	<input checked="" type="radio"/>
NEIGHBORHOOD AVENUE	<input checked="" type="radio"/>
SIDE STREET	<input checked="" type="radio"/>
2 LANE COMMUNITY BOULEVARD	<input checked="" type="radio"/>
4 LANE COMMUNITY BOULEVARD	<input checked="" type="radio"/>
PATH	<input checked="" type="radio"/>
TRAIL	<input checked="" type="radio"/>

PARKING LOCATION

FIRST LAYER	<input type="radio"/>
SECOND LAYER	<input type="radio"/>
THIRD LAYER	<input checked="" type="radio"/>
ON-STREET	<input checked="" type="radio"/>
RV STORAGE (THIRD LAYER)	<input type="radio"/>

*Cant be used as primary frontage

4.3.1.8 EC - EMPLOYMENT CENTER

LOTS

WIDTH (MINIMUM)	NONE
AREA (MINIMUM)	NONE
LOT COVERAGE (MAXIMUM)	TBD
BUILD-TO-LINE (RANGE)	TBD
FACADE BUILDOUT (MINIMUM)	TBD
STORIES (MAXIMUM)	TBD

BUILDING TYPES

DETACHED DWELLING	<input type="radio"/>
ATTACHED DWELLING	<input type="radio"/>
COTTAGE COURT	<input type="radio"/>
DUPLEX	<input type="radio"/>
TRIPLEX	<input type="radio"/>
QUADRAPLEX	<input type="radio"/>
SMALL APARTMENT	<input type="radio"/>
LARGE APARTMENT	<input type="radio"/>
MANUFACTURED HOME/PARK	<input type="radio"/>
ACCESSORY DWELLING UNIT	<input type="radio"/>
RECREATIONAL VEHICLE PARK	<input type="radio"/>
ACCESSORY BUILDING	<input type="radio"/>
SMALL COMMERCIAL	<input checked="" type="radio"/>
LIVE/WORK	<input checked="" type="radio"/>
MIXED-USE COMMERCIAL	<input checked="" type="radio"/>
LARGE COMMERCIAL	<input checked="" type="radio"/>
HIGHWAY COMMERCIAL	<input checked="" type="radio"/>
INDUSTRIAL	<input checked="" type="radio"/>
CARTS, KIOSKS, FOOD TRAILERS	<input checked="" type="radio"/>
TEMPORARY COMMERCIAL	<input checked="" type="radio"/>
COMMERCIAL ACCESSORY	<input checked="" type="radio"/>
CIVIC BUILDINGS	<input checked="" type="radio"/>

PRIVATE FRONTAGE TYPES

COMMON YARD	<input checked="" type="radio"/>
PORCH WITH OPTIONAL FENCE	<input checked="" type="radio"/>
STOOP	<input checked="" type="radio"/>
GALLERY	<input checked="" type="radio"/>
ARCADE	<input checked="" type="radio"/>
SHOPFRONT	<input checked="" type="radio"/>
FORECOURT	<input checked="" type="radio"/>
TERRACE	<input checked="" type="radio"/>

BUILDING DISPOSITION

EDGEYARD	<input checked="" type="radio"/>
SIDEYARD	<input checked="" type="radio"/>
COURTYARD	<input checked="" type="radio"/>
REARYARD	<input checked="" type="radio"/>

PERMITTED ☒NOT PERMITTED ☐TBD = TO BE DECIDED BY
DURING DEVELOPMENT
PROCESS**BLOCKS**

BLOCK LENGTH (MAXIMUM)	TBD
BLOCK PERIMETER (MAXIMUM)	TBD

***PUBLIC FRONTAGE (RIGHT OF WAY)**

SIDEWALK ZONE WIDTH	8'-24'
LANDSCAPE ZONE	PERMITTED
VEHICULAR PARKING ZONE WIDTH	PARALLEL - 8'-12' ANGLED - 17'-22'
VEHICULAR TRAVEL ZONE WIDTH	16'-40'

STREET TYPES

RURAL STREET	<input type="radio"/>
RESIDENTIAL ALLEY	<input type="radio"/>
COMMERCIAL ALLEY	<input checked="" type="radio"/>
CASTRO STREET	<input type="radio"/>
NEIGHBORHOOD STREET	<input checked="" type="radio"/>
NEIGHBORHOOD AVENUE	<input checked="" type="radio"/>
SIDE STREET	<input checked="" type="radio"/>
2 LANE COMMUNITY BOULEVARD	<input checked="" type="radio"/>
4 LANE COMMUNITY BOULEVARD	<input checked="" type="radio"/>
PATH	<input checked="" type="radio"/>
TRAIL	<input checked="" type="radio"/>

PARKING LOCATION

FIRST LAYER	<input checked="" type="radio"/>
SECOND LAYER	<input checked="" type="radio"/>
THIRD LAYER	<input checked="" type="radio"/>
ON-STREET	<input checked="" type="radio"/>
RV STORAGE	<input type="radio"/>

*Already developed properties with Place Type EC zoning shall follow the development standards of Place Type 5 until an Employment Center Plan has been adopted for the property.

4.3.1.9 CS - CIVIC SPACE

LOTS

WIDTH	TBD
AREA	TBD
LOT COVERAGE (MAXIMUM)	TBD
BUILD-TO-LINE (RANGE)	TBD
FACADE BUILDOUT (MINIMUM)	TBD
STORIES (MAXIMUM)	TBD

BUILDING TYPES

DETACHED DWELLING	<input type="radio"/>
ATTACHED DWELLING	<input type="radio"/>
COTTAGE COURT	<input type="radio"/>
DUPLEX	<input type="radio"/>
TRIPLEX	<input type="radio"/>
QUADRAPLEX	<input type="radio"/>
SMALL APARTMENT	<input type="radio"/>
LARGE APARTMENT	<input type="radio"/>
MANUFACTURED HOME/PARK	<input type="radio"/>
ACCESSORY DWELLING UNIT	<input type="radio"/>
RECREATIONAL VEHICLE PARK	<input type="radio"/>
ACCESSORY BUILDING	<input type="radio"/>
SMALL COMMERCIAL	<input type="radio"/>
LIVE/WORK	<input type="radio"/>
MIXED-USE COMMERCIAL	<input type="radio"/>
LARGE COMMERCIAL	<input type="radio"/>
HIGHWAY COMMERCIAL	<input type="radio"/>
INDUSTRIAL	<input type="radio"/>
CARTS, KIOSKS, FOOD TRAILERS	<input checked="" type="radio"/>
TEMPORARY COMMERCIAL	<input checked="" type="radio"/>
COMMERCIAL ACCESSORY	<input type="radio"/>
CIVIC BUILDINGS	<input checked="" type="radio"/>

PRIVATE FRONTAGE TYPES

COMMON YARD	<input type="radio"/>
PORCH WITH OPTIONAL FENCE	<input type="radio"/>
STOOP	<input type="radio"/>
GALLERY	<input type="radio"/>
ARCADE	<input type="radio"/>
SHOPFRONT	<input type="radio"/>
FORECOURT	<input type="radio"/>
TERRACE	<input type="radio"/>

BUILDING DISPOSITION

EDGEYARD	<input type="radio"/>
SIDEYARD	<input type="radio"/>
COURTYARD	<input type="radio"/>
REARYARD	<input type="radio"/>

PERMITTED	<input checked="" type="radio"/>
NOT PERMITTED	<input type="radio"/>

STREETS

BLOCK PERIMETER (MAXIMUM)	TBD
BLOCK LENGTH (MAXIMUM)	TBD

PUBLIC FRONTAGE (RIGHT OF WAY)

SIDEWALK ZONE	TBD
LANDSCAPE ZONE	TBD
VEHICULAR PARKING ZONE	TBD
VEHICULAR TRAVEL ZONE	TBD

STREET TYPES

RURAL STREET	<input checked="" type="radio"/>
RESIDENTIAL ALLEY	<input checked="" type="radio"/>
COMMERCIAL ALLEY	<input checked="" type="radio"/>
CASTRO STREET	<input checked="" type="radio"/>
NEIGHBORHOOD STREET	<input checked="" type="radio"/>
NEIGHBORHOOD AVENUE	<input checked="" type="radio"/>
SIDE STREET	<input checked="" type="radio"/>
2 LANE COMMUNITY BOULEVARD	<input checked="" type="radio"/>
4 LANE COMMUNITY BOULEVARD	<input checked="" type="radio"/>
PATH	<input checked="" type="radio"/>

PARKING LOCATION

FIRST LAYER	TBD
SECOND LAYER	TBD
THIRD LAYER	TBD
ON-STREET	TBD
RV STORAGE	TBD

4.3.2 BUSINESS/RESIDENTIAL TRANSITION ZONES.

- 4.3.2.1 A property owner of a lot abutting a zoned Place Type P5 property is allowed to request a Special Use Permit for a commercial use of the property if the abutting zoning does not allow for commercial by right. Special Use Request must still follow the same Performance and Compatibility standards listed in Section 5.9.
- 4.3.2.2 The permit will allow for commercial use but keep a house form appearance. If alteration outside of the allowed commercial adjustments is desired to the building or lot a zoning change request must be submitted. Outside of the commercial adjustments listed below, properties will still be required to meet their designated zoning standards:
- (1) No more than one sign will be permitted per site. Any such sign shall be placed on or near the ground with a maximum height of four (4) feet and a maximum area no larger than twenty-four (24) square feet. Any signs must be constructed of wood or have a wood finish appearance and be complimentary to the exterior of the building. If lighted, the sign must be externally lighted. One sign will be permitted for each individual tenant. Such individual tenant signs must be displayed together in a group on one sign located by the main entrance of the structure and mounted on the wall of the building.
 - (2) Parking shall be accented by landscaping to create a residential appearance. Landscaping for each site shall include a minimum of three trees of 1" or greater caliper, in the area between the building line and the street on the front of the lot. Twenty-Five percent (25%) of the front yard landscaping for each site shall be native ground cover, excluding grass, including bushes, shrubs, or similar perennial plantings
- 4.3.2.3 Any SUP for transition commercial, if granted, shall apply only to the property owner, use, and business named and shall not be transferable, unless there is no change in use. If there is no change in use when transferred to the new property owner, then City Council can approve the transfer of the SUP. Any attempt to transfer the SUP by sale of the property, or other means, without City Council approval shall void the SUP. The established Place Type will transfer with the land even after the sale of property.

FIGURE 5.1 :BUSINESS/RESIDENTIAL
TRANSITION ZONES.