

Zoning District Name	1. Rural/Undeveloped (RU)	2. Rural Residential (R1)	3. General Residential (R2)	4. Multi-Family Residential (R3)	5. General Commercial (GC)
Character	Rural	Rural	Suburban and/or Neighborhood Conservation	Auto Urban and/or Neighborhood Renovation	Auto Urban
General Purpose of the District	Preservation of open space, farm land or individual homes within the largest parcels in the community	Homes within this category are rural in nature with larger front, back and side setbacks within parcels that are typically an acre in size and have a larger open space ratio.	Smaller in size than the Rural Residential District, these lots are dedicated to a suburban nature, located in neighborhoods of a similar character	Areas of existing neighborhoods with a mixture of single-family detached and attached dwellings, multifamily units, recreation vehicle parks, and manufactured homes on smaller lots and parcels that are encouraged for neighborhood renovations.	Mostly dedicated to a variety of commercial and residential uses with surface parking or on-street parking
Permitted Land Uses	Rural / Undeveloped Residential, Single-family (detached garage) Agricultural, Cropland Agriculture, Grazing Agriculture, Sales Farming and Pastureland Nursery or Greenhouse Stable or Riding Academy Police or Fire Station Parks and Open Spaces	Residential, Single-family (min. 1,000 sf) (detached garage) Schools Public Institutional Parks and Open Spaces	Residential, Single-family (attached or detached garage) Residential, Duplex (attached or detached garage) Schools Parks and Open Spaces	Residential, Manufactured Residential, Medium-Density (attached or detached; townhomes) Residential, Duplex Residential, Multi-Unit Dwelling Residential, Apartments/Condominiums Parks and Open Spaces	Commercial, General (big box, strip center) Walk in Clinic Restaurants (General) Parking Lots Automobile Sales and Maintenance Commercial, Retail (grocery store, shopping centers) Medical Office Hotels, Motels Residential, Medium-Density (attached [variance]) Residential, Medium (townhome, duplex, apartment) Parks and Open Spaces Public Institutional
Conditional Use Permit	Daycares, home occupation, bed and breakfast; fences above 8' in height, only allowed in backyard	None	Group Housing	Group Housing, Manufactured Homes (min 1,000 sf), Manufactured Homes Parks, Recreational Vehicle Parks On-Street Parking Agreement	Apartments; Drive-Thru Restaurants or Theatre; Surface Parking Lots
Lot Size	Min. - 2 ac	Min. - 1 ac Max. - 2 ac	Min. - 5,500 sf Max. - 1 ac	Min. - 5,500 sf (single family, duplex, multi-unit dwelling, apartment) Min. - 3,000 sf (townhome) Min. - 3,000 sf (single mfd. hm.) 10-12 du/ac (mfd. home park) 16-24 du/ac (RV park)	No minimum lot area Min. frontage: 200 ft

Zoning District Name	6. Neighborhood Commercial (NC)	7. Downtown Core (DC)	8. Waterfront (WF)	9. Business Park (BP)	10. Industrial (I)
Character	Neighborhood Conservation	Semi-Urban	Semi-Urban	Suburban	Industrial (I)
General Purpose of the District	This district provides for non-strip center neighborhood convenience uses, with a building scale and site design that is compatible and cohesive with the abutting predominant character of the neighborhood. It may also accommodate upper-floor residential and live-work units, as well as multiplexes.	A central gathering place for the community, featuring a mix of highest-density attached residential (townhomes, duplexes, multi-family) and non-residential uses within a walkable, traditional downtown environment. Buildings are positioned close to the street with minimal setbacks, and parking is provided on-street, off-site, or within parking structures.	Properties of this category are located near the east side of the community along the coast and are intended for a walkable mixed use area intended for shopping, entertainment and living with a unique character.	This district provides an office type of environment where office, research and technology uses can be taken place, while hidden behind walls and large overhead doors.	Heavy industrial uses, outdoor storage and outdoor operations are within this district and often have more truck traffic than any other zoning district.
Permitted Land Uses	Commercial, Neighborhood Home Business Walk in Clinic Indoor Recreation/ Personal Fitness Restaurant (Neighborhood) Service Businesses (dentist, veterinarian, accountant, dry cleaners, laundromat) Shopping (garden shop, hardware store) Farmers Market Parks and Open Spaces Public Institutional	Commercial, Semi-Urban General Professional, Medical Office, Office Mixed Use Restaurant (Neighborhood) Daycare Boutique Hotel Commercial Retail, small scale (personal services, shopping) Residential, General (missing middle, attached- townhomes, duplexes) Residential, Medium-Density (attached) Parks and Open Spaces	Commercial, Semi-Urban Coffee Shop Bakery Restaurant (Neighborhood) Theatre Boutique Hotel, Bed and Breakfast Personal services (salon) Shopping (clothes store, gift shop) Residential, General (missing middle, attached- townhomes, duplexes) Residential, High-Density (attached) Aquaculture Fisheries Parks and Open Spaces	Light Industrial (assembly, warehousing/ storage, distribution) Outdoor Storage Small Engine or Tool Repair Shop (mowers, saws) General Professional Medical Office Office Outdoor Entertainment (amphitheater) Aquaculture Fisheies Parks and Open Spaces Public Institutional	Large Veterinary Clinic Automobile Washes Commercial Retail (personal services, shopping centers) Fuel Charging Wholesale Nursery or Greenhouse Construction Services Heavy Industry Pawn Shop Recycling Center Self Storage Solid Waste Facility Petrochemical Plants Lumberyard or Equipment Self Storage Warehouse Logistics Parks and Open Spaces
Conditional Use Permit	Automobile Sales or Maintenance, Drive-Thru, Daycare Center, Event Facility or Dance Hall	None	Structures taller than 33'	None	None
Lot Size	No minimum lot area Min. frontage: 50 ft	No minimum	No minimum	No minimum	No minimum

Zoning District Name	1. Rural/Undeveloped(RU)	2. Rural Residential (R1)	3. General Residential (R2)	4. Multi-Family Residential (R3)
Setbacks	Front: 75 ft Rear: 75 ft Interior Side: 30 ft Street Side: 30 ft	Front: 50 ft Rear: 50 ft Interior Side: 30 ft Street Side: 30 ft	Front: 25 ft Rear: 15 ft Interior Side: 5 ft Street Side: 25 ft	Front: 20 ft Rear: 25 ft Interior Side: 10 ft Street Side: 15 ft
Accessory Dwelling Units	Detached garages can serve as an accessory building, given the main structure is already built, the secondary structure is less than 50 percent of the primary building's footprint, and do not occupy more than 50 percent of the rear yard.			None
Requires Planned Development	None	None	None	None
Building Height (maximum)	33 ft	33 ft	33 ft	33 ft
Maximum Building Coverage	Building coverage; Max. 30%	Building coverage; Max. 40%	Building coverage; Max. 50%	Building coverage; Max. 70%
Parking	None	None	None	Requires a private parking lot or, if needed, a parking agreement with the city to use on-street parking, which also requires a public hearing for the request.
Landscaping and Screening	A minimum of ten percent of the total building site area must be devoted to landscaping comprised of native plants. Building site area excludes square footage of building footprints and/or areas designated as fenced and secured storage. At least 70 percent of the required landscaped area must be located within the street fronting yard. For Multi-Family developments, with the approval of the pre-development committee, the percentage of landscaping to be located in the street fronting yard may be reduced in order to disperse landscaping throughout the building site. Street trees are required to be planted in street tree lawns and medians (when applicable) for new developments that construct new public streets, or private street easements. Parking lots are subject to additional landscaping and screening requirements.			
Sound, Lighting, Signage	Lighting and sound parameters are provided, but are less strict than in the commercial, mixed use and industrial districts.			

Zoning District Name	5. General Commercial (GC)	6. Neighborhood Commercial (NC)	7. Downtown Core (DC)	8. Waterfront (WF)	9. Business Park (BP)	10. Industrial (I)
Setbacks	Front: 20 ft Rear: 20 ft Interior Side: 10 ft Street Side: 15 ft Res District Boundary: 20 ft	Front: 25 ft Rear: 30 ft Interior Side: 10 ft Street Side: 25 ft	Front: 0 ft Rear: 0 ft Interior Side: 0 ft Street Side: 0 ft	Front: 15 ft Back: 30 ft Sides: 0 ft	Front: 30 ft Rear: 25 ft Interior Side: 10 ft Street Side: 20 ft Residential District Boundary: 50 ft	Front: 30 ft Rear: 40 ft Interior Side: 20 ft Street Side: 25 ft Res District Boundary: 50 ft
Accessory Dwelling Units	None	None	None	None	None	None
Requires Planned Development	Mixed-use residential and commercial uses (bed and breakfast, live-work multiplex, and combination buildings)	None	None	Outdoor entertainment & gathering (amphitheater/ plaza)	Outdoor entertainment & gathering (amphitheater/ plaza)	None
Building Height (maximum)	33 ft	33 ft	3-Stories	3-Stories or 40 ft, whichever is less (including roof equipment)	33 ft	33 ft
Maximum Building Coverage	Building coverage; Max. 70%	Building coverage; Max. 70%	Building coverage; Max. 90%	Building coverage; Max. 70%	Building coverage; Max. 60%	Building coverage; Max. 50%
Parking	Requires a private parking lot or, if needed, a parking agreement with the city to use on-street parking, which also requires a public hearing for the request.				Requires a private parking lot	
Landscaping and Screening	A minimum of ten percent of the total building site area must be devoted to landscaping comprised of native plants. Building site area excludes square footage of building footprints and/or areas designated as fenced and secured storage. At least 70 percent of the required landscaped area must be located within the street fronting yard. For Multi-Family developments, with the approval of the pre-development committee, the percentage of landscaping to be located in the street fronting yard may be reduced in order to disperse landscaping throughout the building site. Street trees are required to be planted in street tree lawns and medians (when applicable) for new developments that construct new public streets, or private street easements. Parking lots are subject to additional landscaping and screening requirements. For drive-thru business, additional screening is required in the rear setback. In addition, fences or planting, and setbacks are required for buffering between residential and non-residential/mixed-use properties, non-residential and mixed use properties, and along street and railroad rights of way. Requirements within Business Park (BP) and Industrial (I) are more strict.					
Sound, Lighting, Signage	Signage rules are required for non-residential and mixed use businesses. Lighting and sound parameters are more strict in these districts. Dark Sky Compliance required.					