



SECTION 1240.03 G GREEN DISTRICTS

B. PURPOSE

This district is established for the following purposes:

- 1) To preserve and protect natural and man-made water areas, flood plains, marshes, and wetlands from development other than open spaces or recreational uses;
- 2) To preserve and protect agricultural districts, and/or wildlife habitats;
- 3) Residential and commercial development should be limited and be designed to preserve natural environments;
- 4) To retain natural drainage patterns; and
- 5) To preserve and protect the values of distinctive, geologic, topographic, botanic, historic, or scenic areas.

C. PERMITTED USES	D. SPECIAL LAND USES
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- Accessory Buildings ([Section 1260.05](#))
- Community Garden ([Section 1251.14](#))
- Essential Services
- Outdoor Recreation/ Private ([Section 1251.34](#))
- Outdoor Recreation/ Public ([Section 1251.34](#))
- Personal-Scale Solar Energy Facility ([Section 1251.35](#))
- Personal-Scale Wind Energy Facility ([Section 1251.36](#))
- Public and private conservation areas and structures for the conservation of open space, water, soil, forest and wildlife resources
- Religious Institutions ([Section 1251.37](#))
- Single Dwelling Unit Detached
- State Licensed Day Care Family Home, 1-6 Children ([Section 1251.40](#))
- State Licensed Residential Facility, Adult Foster Care Family Home, 1-6 persons ([Section 1251.42](#))
- Tree Farm

- Adaptive Rehabilitation
- Agri-Tourism
- Campground ([Section 1251.12](#))
- Cemetery ([Section 1251.13](#))
- Farmers Market ([Section 1251.16](#))
- Greenhouse/ Nursery (Principal Use)
- Indoor Recreation
- Institutions of Higher Education
- Kennels ([Section 1251.24](#))
- Marinas
- Self-Storage Facilities ([Section 1251.39](#))
- State Licensed Day Care Group Home, 7-12 Children ([Section 1251.41](#))
- State licensed Residential Facility, Adult Foster Care Small Group Home, 7-12 persons ([Section 1251.43](#))
- State licensed Residential Facility, Adult Foster Care Large Group Home, 13-20 persons ([Section 1251.43](#))

Refer to [Chapter 1231](#) for definitions of uses and refer to [Chapter 1251](#) for development standards for specific uses.

E. ACCESSORY USES

- Farmers Market



F. DIMENSION REGULATIONS	
Lot Standards	G
<i>Minimum Lot Area (sq. ft.)</i>	43,560
<i>Minimum Lot Width (ft.)</i>	150
<i>Maximum Percent of Building Coverage</i>	NL
<i>Front Yard Setback (ft.)</i>	35
<i>Rear Yard Setback (ft.)</i>	35
<i>Side Yard Setback (ft.)</i>	15
<i>Maximum Building Height</i>	35 feet, 2.5 stories
<p><i>Footnotes: Refer to Chapter 1241 wherever a footnote is referenced in parentheses after one of the dimension regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to Chapter 1251 for dimensional regulations for specific uses.</i></p>	



SECTION 1240.04 AG AGRICULTURAL DISTRICTS.

A. PURPOSE
<p>Although urban development is occurring at a substantial rate in the City, agriculture remains an important economic activity, and in the proper interest of the welfare of present and future residents, it is considered necessary to conserve an effective environment for stable, productive agricultural operations. The AG Agricultural District is intended to be composed of typically rural areas used predominantly for general farming operations.</p> <p>The regulations of this chapter, therefore, are designed for the following purposes:</p> <ol style="list-style-type: none"> 1) To protect and stabilize the essential characteristics of these areas; 2) To minimize conflicting land uses detrimental to farm enterprises; and 3) To exclude development which requires highway, drainage and other public utilities and facilities in excess of those required by agricultural uses.

B. PERMITTED USES	C. SPECIAL LAND USES
<ul style="list-style-type: none"> • Accessory Buildings (Section 1260.05) • Community Garden (Section 1251.14) • Essential Services • General and specialized farms, including the raising and keeping for profit of cattle, hogs, horses, ponies, sheep and similar livestock (Section 1251.18) • Greenhouse / Nursery (Principal Use) • Home Occupation (Section 1251.19) • Outdoor Recreation/ Public (Section 1251.34) • Personal-Scale Solar Energy Facility (Section 1251.35) • Personal-Scale Wind Energy Facility (Section 1251.36) • Public and private conservation areas and structures for the conservation of open space, water, soil, forest and wildlife resources • Raising and keeping cattle, hogs, horses, ponies, poultry, rabbits, goats and similar livestock, provided that all such raising and keeping is for the use or consumption by the occupants of the premises • Religious Institutions (Section 1251.37) • Single Dwelling Unit Detached • State Licensed Day Care Family Home, 1-6 Children (Section 1251.40) 	<ul style="list-style-type: none"> • Adaptive Rehabilitation • Agri-Tourism • Bed and Breakfast (Section 1251.11) • Campground (Section 1251.12) • Cemetery (Section 1251.13) • Distillery, Winery - w/ or w/o food • Institutions of Higher Education • Kennels (Section 1251.24) • Rooming and Boarding Houses (Section 1251.38) • Self-Storage Facilities (Section 1251.39) • State Licensed Day Care Group Home, 7-12 Children (Section 1251.41) • State licensed Residential Facility, Adult Foster Care Small Group Home, 7-12 persons (Section 1251.43) • State licensed Residential Facility, Adult Foster Care Large Group Home, 13-20 persons (Section 1251.43) • Utility-Scale Solar Energy Facility (Section 1251.45) • Utility-Scale Wind Energy Facility (Section 1251.46)



<ul style="list-style-type: none"> • State Licensed Residential Facility, Adult Foster Care Family Home, 1-6 persons (Section 1251.42) • Tree Farm 	
Refer to Chapter 1231 for definitions of uses and refer to Chapter 1251 for development standards for specific uses.	

D. DIMENSION REGULATIONS	
Lot Standards	AG
<i>Minimum Lot Area (sq. ft.)</i>	43,560
<i>Minimum Lot Width (ft.)</i>	150
<i>Maximum Percent of Building Coverage</i>	NL
<i>Front Yard Setback (ft.)</i>	(Section 1241.03c)
<i>Rear Yard Setback (ft.)</i>	(Section 1241.03c)
<i>Side Yard Setback (ft.)</i>	(Section 1241.03c)
<i>Maximum Building Height</i>	35 feet, 2.5 stories
Footnotes: Refer to Chapter 1241 wherever a footnote is referenced in parentheses after one of the dimension regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to Chapter 1251 for dimensional regulations for specific uses.	



SECTION 1240.05 R-1R SINGLE-FAMILY RESIDENTIAL DISTRICTS.

A. PURPOSE
<p>It is the purpose of this Section is to establish a district composed of residential properties of a semi-rural character that includes areas of the City presently without water and sewerage services and likely to remain without such services, in whole or in part, indefinitely. The R-1R Single-Family Rural Residential District includes existing low-density one-family properties, as well as areas within which such developments appear both likely and desirable.</p>

B. PERMITTED USES	C. SPECIAL LAND USES
<ul style="list-style-type: none"> • Accessory Buildings (Section 1260.05) • Community Garden (Section 1251.14) • Essential Services • Greenhouse / Nursery (Principal Use) • Home Occupation (Section 1251.19) • Outdoor Recreation/ Public (Section 1251.34) • Personal-Scale Solar Energy Facility (Section 1251.35) • Personal-Scale Wind Energy Facility (Section 1251.36) • Public K-12 Schools • Religious Institutions (Section 1251.37) • Single Dwelling Unit Detached • State Licensed Day Care Family Home, 1-6 Children (Section 1251.40) • State Licensed Residential Facility, Adult Foster Care Family Home, 1-6 persons (Section 1251.42) 	<ul style="list-style-type: none"> • Adaptive Rehabilitation • Agri-Tourism • Bed and Breakfast • Campground (Section 1251.12) • Cemetery (Section 1251.13) • Distillery, Winery - w/ or w/o food • Institutions of Higher Education • Private K-12 Schools • Kennels (Section 1251.24) • Raising and keeping cattle, hogs, horses, ponies, poultry, rabbits, goats and similar livestock, provided that all such raising and keeping is for the use or consumption by the occupants of the premises • Self-Storage Facilities (Section 1251.39) • State Licensed Day Care Group Home, 7-12 Children (Section 1251.41) • State licensed Residential Facility, Adult Foster Care Small Group Home, 7-12 persons (Section 1251.43) • State licensed Residential Facility, Adult Foster Care Large Group Home, 13-20 persons (Section 1251.43) • Utility-Scale Solar Energy Facility (Section 1251.45) • Utility-Scale Wind Energy Facility (Section 1251.46)
<p>Refer to Chapter 1231 for definitions of uses and refer to Chapter 1251 for development standards for specific uses.</p>	

D. DIMENSION REGULATIONS	
Lot Standards	R-1R
<i>Minimum Lot Area (sq. ft.)</i>	30,000
<i>Minimum Lot Width (ft.)</i>	120
<i>Maximum Percent of Building Coverage</i>	NL
<i>Front Yard Setback (ft.)</i>	35
<i>Rear Yard Setback (ft.)</i>	35
<i>Side Yard Setback (ft.)</i>	15



<i>Maximum Building Height</i>	35 feet, 2.5 stories
<i>Footnotes: Refer to Chapter 1241 wherever a footnote is referenced in parentheses after one of the dimension regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to Chapter 1251 for dimensional regulations for specific uses.</i>	



SECTION 1240.06 R-1A SINGLE-FAMILY RESIDENTIAL DISTRICTS.

A. PURPOSE
The R-1A district is intended for areas of primarily single-family detached residential properties of a semi-suburban to suburban, low-density character. Limited commercial uses which need large open spaces may be appropriate. This district includes those areas of the City which may not be serviced by City water but may have City sewer services.

B. PERMITTED USES	C. SPECIAL LAND USES
<ul style="list-style-type: none"> • Accessory Buildings (Section 1260.05) • Community Garden (Section 1251.14) • Essential Services • Home Occupation (Section 1251.19) • Outdoor Recreation/ Public (Section 1251.34) • Personal-Scale Solar Energy Facility (Section 1251.35) • Public K-12 Schools • Religious Institutions (Section 1251.37) • Single Dwelling Unit Detached • State Licensed Day Care Family Home, 1-6 Children (Section 1251.40) • State Licensed Residential Facility, Adult Foster Care Family Home, 1-6 persons (Section 1251.42) 	<ul style="list-style-type: none"> • Adaptive Rehabilitation • Accessory Dwelling Unit • Bed and Breakfast (Section 1251.11) • Campground (Section 1251.12) • Cemetery (Section 1251.13) • Institutions of Higher Education • Private K-12 Schools • Personal-Scale Wind Energy Facility (Section 1251.36) • Self-Storage Facilities (Section 1251.39) • State Licensed Day Care Group Home, 7-12 Children (Section 1251.41) • State licensed Residential Facility, Adult Foster Care Small Group Home, 7-12 persons (Section 1251.43) • State licensed Residential Facility, Adult Foster Care Large Group Home, 13-20 persons (Section 1251.43)
Refer to Chapter 1231 for definitions of uses and refer to Chapter 1251 for development standards for specific uses.	

D. DIMENSION REGULATIONS	
Lot Standards	R-1A
<i>Minimum Lot Area (sq. ft.)</i>	15,000
<i>Minimum Lot Width (ft.)</i>	100
<i>Maximum Percent of Building Coverage</i>	30
<i>Front Yard Setback (ft.)</i>	40
<i>Rear Yard Setback (ft.)</i>	35
<i>Side Yard Setback (ft.)</i>	10
<i>Maximum Building Height</i>	35 feet, 2.5 stories
Footnotes: Refer to Chapter 1241 wherever a footnote is referenced in parentheses after one of the dimension regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to Chapter 1251 for dimensional regulations for specific uses.	



SECTION 1240.07 R-1B SINGLE-FAMILY RESIDENTIAL DISTRICTS

A. PURPOSE
The R-1B district is intended for areas of primarily single-family detached residential properties of a suburban, medium-density character. Limited commercial uses which need large open spaces may be appropriate. This district includes those areas which have City sewer that are not expected to be serviced by City water and sewer.

B. PERMITTED USES	C. SPECIAL LAND USES
<ul style="list-style-type: none"> • Accessory Buildings (Section 1260.05) • Community Garden (Section 1251.14) • Essential Services • Home Occupation (Section 1251.19) • Outdoor Recreation/ Public (Section 1251.34) • Personal-Scale Solar Energy Facility (Section 1251.35) • Public K-12 Schools • Religious Institutions (Section 1251.37) • Single Dwelling Unit Detached • State Licensed Day Care Family Home, 1-6 Children (Section 1251.40) • State Licensed Residential Facility, Adult Foster Care Family Home, 1-6 persons (Section 1251.42) 	<ul style="list-style-type: none"> • Adaptive Rehabilitation • Accessory Dwelling Unit • Bed and Breakfast (Section 1251.11) • Campground (Section 1251.12) • Cemetery (Section 1251.13) • Institutions of Higher Education • Private K-12 Schools • Personal-Scale Wind Energy Facility (Section 1251.36) • Self-Storage Facilities (Section 1251.39) • State Licensed Day Care Group Home, 7-12 Children (Section 1251.41) • State licensed Residential Facility, Adult Foster Care Small Group Home, 7-12 persons (Section 1251.43) • State licensed Residential Facility, Adult Foster Care Large Group Home, 13-20 persons (Section 1251.43)
Refer to Chapter 1231 for definitions of uses and refer to Chapter 1251 for development standards for specific uses.	

D. DIMENSION REGULATIONS	
Lot Standards	R-1B
<i>Minimum Lot Area (sq. ft.)</i>	7,500
<i>Minimum Lot Width (ft.)</i>	60
<i>Maximum Percent of Building Coverage</i>	30
<i>Front Yard Setback (ft.)</i>	30
<i>Rear Yard Setback (ft.)</i>	35
<i>Side Yard Setback (ft.)</i>	10
<i>Maximum Building Height</i>	35 feet, 2.5 stories
Footnotes: Refer to Chapter 1241 wherever a footnote is referenced in parentheses after one of the dimension regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to Chapter 1251 for dimensional regulations for specific uses.	



SECTION 1240.08 R-2 TWO FAMILY RESIDENTIAL DISTRICTS

A. PURPOSE
The R2 district is intended for areas of a mix of single- and two-family residential properties of an urban, medium-density character. Limited commercial uses which tend to complement residential areas should be expected. This district includes street and utility elements expected in an urban setting. Further, this district provides a buffer between single-family and multifamily neighborhoods.

B. PERMITTED USES	C. SPECIAL LAND USES
<ul style="list-style-type: none"> • Accessory Buildings (Section 1260.05) • Community Garden (Section 1251.14) • Essential Services • Home Occupation (Section 1251.19) • Outdoor Recreation/ Public (Section 1251.34) • Personal-Scale Solar Energy Facility (Section 1251.35) • Public K-12 Schools • Religious Institutions (Section 1251.37) • Rooming and Boarding Houses, not to exceed 4 boarders (Section 1251.38) • Single Dwelling Unit Detached • State Licensed Day Care Family Home, 1-6 Children (Section 1251.40) • State Licensed Residential Facility, Adult Foster Care Family Home, 1-6 persons (Section 1251.42) • Two-Family Dwelling Units 	<ul style="list-style-type: none"> • Adaptive Rehabilitation • Accessory Dwelling Unit • Bed and Breakfast (Section 1251.11) • Campground (Section 1251.12) • Cemetery (Section 1251.13) • Institutions of Higher Education • Private K-12 Schools • Personal-Scale Wind Energy Facility (Section 1251.36) • Self-Storage Facilities (Section 1251.39) • State Licensed Day Care Group Home, 7-12 Children (Section 1251.41) • State licensed Residential Facility, Adult Foster Care Small Group Home, 7-12 persons (Section 1251.43) • State licensed Residential Facility, Adult Foster Care Large Group Home, 13-20 persons (Section 1251.43)
Refer to Chapter 1231 for definitions of uses and refer to Chapter 1251 for development standards for specific uses.	

D. DIMENSION REGULATIONS	
Lot Standards	R-2
<i>Minimum Lot Area (sq. ft.)</i>	5,000
<i>Minimum Lot Width (ft.)</i>	60
<i>Maximum Percent of Building Coverage</i>	25
<i>Front Yard Setback (ft.)</i>	25
<i>Rear Yard Setback (ft.)</i>	25
<i>Side Yard Setback (ft.)</i>	5
<i>Maximum Building Height</i>	35 feet, 2.5 stories
Footnotes: Refer to Chapter 1241 wherever a footnote is referenced in parentheses after one of the dimension regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to Chapter 1251 for dimensional regulations for specific uses.	



SECTION 1240.09 R-3 MULTIPLE FAMILY RESIDENTIAL DISTRICTS

A. PURPOSE
<p>The R-3 district is intended for high-density multifamily family developments located in suburban and urban areas, and commercial development with relatively low intensities that often complement residential neighborhoods. Further, this district supports housing styles of mid- and high-level buildings consisting of garden apartments, townhome condominiums, and multi-storied towers. High density of this district is intended to support nearby commercial districts, and provide a transition between commercial and mid-density districts.</p>

B. PERMITTED USES	C. SPECIAL LAND USES
<ul style="list-style-type: none"> • Accessory Buildings (Section 1260.05) • Accessory Dwelling Unit • Assisted Senior Living (Section 1251.05) • Bed and Breakfast (Section 1251.11) • Community Garden (Section 1251.14) • Essential Services • Home Occupation (Section 1251.19) • Independent Senior Living with Services (Section 1251.22) • Multi-Family Dwelling Units (Section 1251.31) • Outdoor Recreation/ Public (Section 1251.34) • Personal-Scale Solar Energy Facility (Section 1251.35) • Public K-12 Schools • Religious Institutions (Section 1251.37) • Rooming and Boarding Houses, up to ten boarders (Section 1251.38) • Single Dwelling Unit Attached • Single Dwelling Unit Detached • State Licensed Residential Facility, Adult Foster Care Family Home, 1-6 persons (Section 1251.42) • Two-Family Dwelling Units 	<ul style="list-style-type: none"> • Adaptive Rehabilitation • Cemetery (Section 1251.13) • Convalescent Home, Nursing Home, or Home for the Aged • Institutions of Higher Education • Private K-12 Schools • Self-Storage Facilities (Section 1251.39) • State Licensed Day Care Family Home, 1-6 Children (Section 1251.40) • State Licensed Day Care Group Home, 7-12 Children (Section 1251.41) • State licensed Residential Facility, Adult Foster Care Small Group Home, 7-12 persons (Section 1251.43) • State licensed Residential Facility, Adult Foster Care Large Group Home, 13-20 persons (Section 1251.43)
<p>Refer to Chapter 1231 for definitions of uses and refer to Chapter 1251 for development standards for specific uses.</p>	

D. DIMENSION REGULATIONS	
Lot Standards	R-3
<i>Minimum Lot Area (sq. ft.)</i>	2,900
<i>Minimum Lot Width (ft.)</i>	60
<i>Maximum Percent of Building Coverage</i>	25
<i>Front Yard Setback (ft.)</i>	25 (Section 1241.03f)
<i>Rear Yard Setback (ft.)</i>	25 (Section 1241.03f)
<i>Side Yard Setback (ft.)</i>	5 (Section 1241.03f)
<i>Maximum Building Height</i>	85 feet



Footnotes: Refer to [Chapter 1241](#) wherever a footnote is referenced in parentheses after one of the dimension regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to [Chapter 1251](#) for dimensional regulations for specific uses.



SECTION 1240.10 MFR HIGH DENSITY MULTIPLE FAMILY DISTRICTS

A. PURPOSE
The MFR High Density Multiple Family District is intended to accommodate new types of diversified residential developments of high densities, usually requiring a large tract of unplatted land. The types of residential structures include garden apartments, terrace apartments and row housing units and those special types of housing structures similar in character and density to multiple family housing.

B. PERMITTED USES	C. SPECIAL LAND USES
<ul style="list-style-type: none"> • Accessory Buildings (Section 1260.05) • Accessory Dwelling Unit • Assisted Senior Living (Section 1251.05) • Bed and Breakfast (Section 1251.11) • Community Garden (Section 1251.14) • Essential Services • Independent Senior Living with Services (Section 1251.22) • Multi-Family Dwelling Units (Section 1251.31) • Outdoor Recreation/ Public (Section 1251.34) • Personal-Scale Solar Energy Facility (Section 1251.35) • Public K-12 Schools • Religious Institutions (Section 1251.37) • Single Dwelling Unit Attached • Single Dwelling Unit Detached • State Licensed Residential Facility, Adult Foster Care Family Home, 1-6 persons (Section 1251.42) • Two-Family Dwelling Units 	<ul style="list-style-type: none"> • Adaptive Rehabilitation • Cemetery (Section 1251.13) • Convalescent Home, Nursing Home, or Home for the Aged • Institutions of Higher Education • Private K-12 Schools • Self-Storage Facilities (Section 1251.39) • State Licensed Day Care Family Home, 1-6 Children (Section 1251.40) • State Licensed Day Care Group Home, 7-12 Children (Section 1251.41) • State licensed Residential Facility, Adult Foster Care Small Group Home, 7-12 persons (Section 1251.43) • State licensed Residential Facility, Adult Foster Care Large Group Home, 13-20 persons (Section 1251.43)
Refer to Chapter 1231 for definitions of uses and refer to Chapter 1251 for development standards for specific uses.	

D. DIMENSION REGULATIONS	
Lot Standards	MFR
<i>Minimum Lot Area (sq. ft.)</i>	2,170 (Section 1241.03d) Section 1241.03e)
<i>Minimum Lot Width (ft.)</i>	120
<i>Maximum Percent of Building Coverage</i>	30
<i>Front Yard Setback (ft.)</i>	35
<i>Rear Yard Setback (ft.)</i>	20
<i>Side Yard Setback (ft.)</i>	20
<i>Maximum Building Height</i>	45 feet, 4 stories
Footnotes: Refer to Chapter 1241 wherever a footnote is referenced in parentheses after one of the dimension regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to Chapter 1251 for dimensional regulations for specific uses.	



SECTION 1240.11 B1 CORRIDOR COMMERCIAL DISTRICT

A. PURPOSE
<p>The B1 Corridor Commercial District is established to accommodate those retail and business service activities that serve the whole community and the metropolitan region. Such activities require land and structure uses that are typically compact and densely grouped, generating a large volume of pedestrian and vehicular traffic. It is the purpose of these regulations to permit the establishment of a wide variety of business enterprises and to provide flexibility for adaptation to new merchandising techniques.</p>

B. PERMITTED USES	C. SPECIAL LAND USES
<ul style="list-style-type: none"> • Accessory Buildings (Section 1260.05) Adult-Use Marihuana Microbusiness (Section 1251.02) (Section 1251.03) • Adult-Use Marihuana Retailers (Section 1251.02) (Section 1251.04) • Arena/Theater • Artisan/Maker Space • Automobile Car Wash Establishment (Section 1251.06) • Automobile or Vehicle Dealership (Section 1251.09) • Automobile Repair (Section 1251.07) • Banquet and Meeting Hall < 100 capacity (Section 1251.10) • Banquet and Meeting Hall > 100 capacity (Section 1251.10) • Bookstore • Brewpub • Catering Businesses • Convalescent Home, Nursing Home, or Home for the Aged • Distillery, Winery - w/ or w/o food • Drive-In Restaurant • Drive-Thru Restaurant (Section 1251.15) • Essential Services • Financial Institutions • Full-Service Restaurant • Funeral Homes, Mortuaries, and Crematoriums • Government/Public Uses (Section 1251.17) • Indoor Recreation • Institutions of Higher Education • Private K-12 Schools • Public K-12 Schools • Limited Service Restaurant • Medical Marihuana Provisioning Center (Section 1251.25) (Section 1251.28) 	<ul style="list-style-type: none"> • Adaptive Rehabilitation • Adult Business (Section 1251.01) • Automobile Service Station (Section 1251.08) • Bar, Tavern, or Saloon • Cemetery (Section 1251.13) • Kennels (Section 1251.24) • Nightclub • Office > 17,000 s.f. • Research and Development • Retail Sales and Services > 17,000 s.f. • Self-Storage Facilities (Section 1251.39) • State Licensed Day Care Group Home, 7-12 Children (Section 1251.41) • Transportation and Logistics • Warehouse • Wholesale



<ul style="list-style-type: none"> • Medical Marihuana Safety Compliance Facility (Section 1251.25) (Section 1251.29) • Medical Marihuana Secure Transportation (Section 1251.25) (Section 1251.30) • Medical or Dental Clinic < 20,000 s.f. • Microbrewery (Section 1251.33) • Office < 5,000 s.f. • Office 5,000 to 17,000 s.f. • Outdoor Recreation/ Public (Section 1251.34) • Personal Service Establishment • Religious Institutions (Section 1251.37) • Retail Sales and Services < 5,000 s.f. • Retail Sales and Services 5,000 to 17,000 s.f. • State Licensed Day Care Family Home, 1-6 Children (Section 1251.40) 	<p>Refer to Chapter 1231 for definitions of uses and refer to Chapter 1251 for development standards for specific uses.</p>
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D. EXISTING USES

- Single Dwelling Unit Detached

E. ACCESSORY USES

- Utility-Scale Solar Energy Facility ([Section 1251.45](#))

F. PROHIBITED USES

- Sale, rental or display of motor vehicles, trailers or boats; and
- Manufacturing and processing establishments not selling their entire output at retail on the premises.

G. DIMENSION REGULATIONS

<i>Lot Standards</i>	<i>B1</i>
<i>Minimum Lot Area (sq. ft.)</i>	2,900
<i>Minimum Lot Width (ft.)</i>	60
<i>Maximum Percent of Building Coverage</i>	NL
<i>Front Yard Setback (ft.)</i>	20
<i>Rear Yard Setback (ft.)</i>	15 Section 1241.03h
<i>Side Yard Setback (ft.)</i>	Section 1241.03g
<i>Maximum Building Height</i>	45 feet, 3 stories

Footnotes: Refer to [Chapter 1241](#) wherever a footnote is referenced in parentheses after one of the dimension regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to [Chapter 1251](#) for dimensional regulations for specific uses.



SECTION 1240.12 B2 REGIONAL COMMERCIAL DISTRICTS.

A. PURPOSE
<p>The B2 Regional Commercial District is established to accommodate those specialized retail and business service activities herein specified that serve the whole community, as well as persons traveling on interstate highways, and typically may be grouped around a major interstate highway interchange (I-94) generating a considerable volume of vehicular traffic. It is the purpose of these regulations to permit the establishment of a limited variety of business enterprises and to provide flexibility for adaptation to new merchandising techniques as may develop, particularly where the use of motor vehicles is involved. In order to utilize the full potential effectiveness of this District, certain functions that would operate more effectively in other districts and that would interfere with the general business effectiveness of this District have been intentionally excluded.</p>

B. PERMITTED USES	C. SPECIAL LAND USES
<ul style="list-style-type: none"> • Accessory Buildings (Section 1260.05) • Adult-Use Marihuana Microbusiness (Section 1251.02) (Section 1251.03) • Adult-Use Marihuana Retailers (Section 1251.02) (Section 1251.04) • Arena/Theater • Artisan/Maker Space • Automobile Car Wash Establishment (Section 1251.06) • Automobile or Vehicle Dealership (Section 1251.09) • Automobile Repair (Section 1251.07) • Automobile Service Station (Section 1251.08) • Banquet and Meeting Hall < 100 capacity (Section 1251.10) • Banquet and Meeting Hall > 100 capacity (Section 1251.10) • Bar, Tavern, or Saloon • Bookstore • Brewpub • Carry-Out Restaurant • Catering Businesses • Convalescent Home, Nursing Home, or Home for the Aged • Distillery, Winery - w/ or w/o food • Drive-In Restaurant • Drive-Thru Restaurant (Section 1251.15) • Essential Services • Financial Institutions • Full-Service Restaurant • Funeral Homes, Mortuaries, and Crematoriums • Government/Public Uses (Section 1251.17) • Greenhouse / Nursery (Principal Use) 	<ul style="list-style-type: none"> • Adaptive Rehabilitation • Assisted Senior Living (Section 1251.05) • Cemetery (Section 1251.13) • Hospital > 20,000 s.f. (Section 1251.20) • Kennels (Section 1251.24) • Parking as a Principal Use • Self-Storage Facilities (Section 1251.39) • State Licensed Day Care Group Home, 7-12 Children (Section 1251.41) • Transportation and Logistics • Vehicle Repair, Major (Section 1251.47) • Warehouse • Wholesale



<ul style="list-style-type: none"> • Hotel (Section 1251.21) • Indoor Recreation • Institutions of Higher Education • Limited Service Restaurant • Medical Marihuana Provisioning Center (Section 1251.25) (Section 1251.28) • Medical or Dental Clinic < 20,000 s.f. • Microbrewery (Section 1251.33) • Motel (Section 1251.32) • Nightclub • Office < 5,000 s.f. • Office 5,000 to 17,000 s.f. • Office > 17,000 s.f. • Outdoor Recreation/ Public (Section 1251.34) • Personal Service Establishment • Private K-12 Schools • Public K-12 Schools • Religious Institutions (Section 1251.37) • Research and Development • Retail Sales and Services < 5,000 s.f. • Retail Sales and Services 5,000 to 17,000 s.f. • Retail Sales and Services > 17,000 s.f. • State Licensed Day Care Family Home, 1-6 Children (Section 1251.40) • Vehicle Repair, Minor (Section 1251.48) • Vehicle Sales (Section 1251.49) 	<p>Refer to Chapter 1231 for definitions of uses and refer to Chapter 1251 for development standards for specific uses.</p>
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D. EXISTING USES
<ul style="list-style-type: none"> • Single Dwelling Unit Detached

E. ACCESSORY USES
<ul style="list-style-type: none"> • Utility-Scale Solar Energy Facility

F. DIMENSION REGULATIONS	
<i>Lot Standards</i>	<i>B2</i>
<i>Minimum Lot Area (sq. ft.)</i>	25,000
<i>Minimum Lot Width (ft.)</i>	150
<i>Maximum Percent of Building Coverage</i>	NL
<i>Front Yard Setback (ft.)</i>	35
<i>Rear Yard Setback (ft.)</i>	20
<i>Side Yard Setback (ft.)</i>	20
<i>Maximum Building Height</i>	50 feet, 3 stories



Footnotes: Refer to [Chapter 1241](#) wherever a footnote is referenced in parentheses after one of the dimension regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to [Chapter 1251](#) for dimensional regulations for specific uses.



SECTION 1240.13 T3 NEIGHBORHOOD COMMERCIAL DISTRICTS

A. PURPOSE
The T3 Neighborhood Commercial District is intended to establish and preserve areas for those commercial uses and facilities which are especially useful in close proximity to residential areas, while minimizing the undesirable impact of such uses on the neighborhoods which they serve.

B. PERMITTED USES	C. SPECIAL LAND USES
<ul style="list-style-type: none"> • Accessory Buildings (Section 1260.05) • Accessory Dwelling Unit • Banquet and Meeting Hall < 100 capacity (Section 1251.10) • Bookstore • Carry-Out Restaurant • Catering Businesses • Convalescent Home, Nursing Home, or Home for the Aged • Essential Services • Financial Institutions • Full-Service Restaurant • Government/Public Uses (Section 1251.17) • Limited Service Restaurant • Multi-Family Dwelling Units (Section 1251.31) • Office < 5,000 s.f. • Outdoor Recreation/ Public (Section 1251.34) • Personal-Scale Solar Energy Facility (Section 1251.35) • Personal-Scale Wind Energy Facility (Section 1251.46) • Personal Service Establishments • Public K-12 Schools • Religious Institutions (Section 1251.37) • Retail Sales and Services < 5,000 s.f. • Single Dwelling Unit Attached • Single Dwelling Unit Detached • State Licensed Day Care Family Home, 1-6 Children (Section 1251.40) • Two-Family Dwelling Units 	<ul style="list-style-type: none"> • Adaptive Rehabilitation • Artisan/Maker Space • Bar, Tavern, or Saloon • Brewpub • Cemetery • Distillery, Winery - w/ or w/o food • Farmers' Market (Section 1251.16) • Funeral Homes, Mortuaries, and Crematoriums • Hotel • Institutions of Higher Education • Private K-12 Schools • Marinas • Medical or Dental Clinic < 20,000 s.f. • Microbrewery • Motel (Section 1251.21) • Nightclub • Office 5,000 to 17,000 s.f. • Retail Sales and Services 5,000 to 17,000 s.f. • Self-Storage Facilities (Section 1251.39) • State Licensed Day Care Group Home, 7-12 Children (Section 1251.41)
Refer to Chapter 1231 for definitions of uses and refer to Chapter 1251 for development standards for specific uses.	

D. ACCESSORY USES
<ul style="list-style-type: none"> • Farmers Market (Section 1251.16)



E. DIMENSION REGULATIONS	
Lot Standards	T3
<i>Minimum Lot Area (sq. ft.)</i>	2,900 (Section 1241.03d)
<i>Minimum Lot Width (ft.)</i>	60
<i>Maximum Percent of Building Coverage</i>	40
<i>Front Yard Setback (ft.)</i>	30
<i>Rear Yard Setback (ft.)</i>	20 Section 1241.03h
<i>Side Yard Setback (ft.)</i>	Section 1241.03g
<i>Maximum Building Height</i>	30 feet, 2 stories
<p><i>Footnotes: Refer to Chapter 1241 wherever a footnote is referenced in parentheses after one of the dimension regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to Chapter 1251 for dimensional regulations for specific uses.</i></p>	



SECTION 1240.14 T4 DOWNTOWN COMMERCIAL, COMMUNITY SERVICES, COMMUNITY OPEN SPACE & RECREATION

A. PURPOSE

The T4 Downtown Commercial, Community Services, Community Open Space & Recreation District is established to encourage the development, redevelopment and use of properties in a manner compatible with the character of the downtown area and consistent with the protection and enhancement of property values.

B. PERMITTED USES	C. SPECIAL LAND USES
<ul style="list-style-type: none"> • Accessory Buildings (Section 1260.05) • Artisan/Maker Space • Banquet and Meeting Hall < 100 capacity (Section 1251.10) • Banquet and Meeting Hall > 100 capacity (Section 1251.10) • Bar, Tavern, or Saloon • Bookstore • Brewpub • Carry-Out Restaurant • Catering Businesses • Convalescent Home, Nursing Home, or Home for the Aged • Distillery, Winery - w/ or w/o food • Essential Services • Financial Institutions • Full-Service Restaurant • Government/Public Uses (Section 1251.17) • Hotel (Section 1251.21) • Indoor Recreation • Limited Service Restaurant • Medical or Dental Clinic < 20,000 s.f. • Microbrewery (Section 1251.33) • Multi-Family Dwelling Units (Section 1251.31) • Nightclub • Office < 5,000 s.f. • Office 5,000 to 17,000 s.f. • Office > 17,000 s.f. • Outdoor Recreation/ Public (Section 1251.34) • Personal Service Establishments • Public K-12 Schools • Religious Institutions (Section 1251.37) • Retail Sales and Services < 5,000 s.f. • Single Dwelling Unit Attached • State Licensed Day Care Family Home, 1-6 Children (Section 1251.40) • Two-Family Dwelling Units 	<ul style="list-style-type: none"> • Adaptive Rehabilitation • Drive-In Restaurant • Drive-Thru Restaurant (Section 1251.15) • Farmers' Market (Section 1251.16) • Funeral Homes, Mortuaries, and Crematoriums • Independent Senior Living with Services (Section 1251.22) • Institutions of Higher Education • Private K-12 Schools • Parking as a Principal Use • Research and Development • Retail Sales and Services 5,000 to 17,000 s.f. • Retail Sales and Services > 17,000 s.f. • Self-Storage Facilities (Section 1251.39) • State Licensed Day Care Group Home, 7-12 Children (Section 1251.41)



Refer to [Chapter 1231](#) for definitions of uses and refer to [Chapter 1251](#) for development standards for specific uses.

D. EXISTING USES

- Single Dwelling Unit Detached

E. ACCESSORY USES

- Farmers Market ([Section 1251.16](#))

F. DIMENSION REGULATIONS

Lot Standards	T4
<i>Minimum Lot Area (sq. ft.)</i>	2,900 (Section 1241.03d)
<i>Minimum Lot Width (ft.)</i>	60
<i>Maximum Percent of Building Coverage</i>	NL
<i>Front Yard Setback (ft.)</i>	NL
<i>Rear Yard Setback (ft.)</i>	NL
<i>Side Yard Setback (ft.)</i>	NL
<i>Maximum Building Height</i>	NL

Footnotes: Refer to [Chapter 1241](#) wherever a footnote is referenced in parentheses after one of the dimension regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to [Chapter 1251](#) for dimensional regulations for specific uses.



SECTION 1240.15 T5 DOWNTOWN COMMERCIAL DISTRICTS

A. PURPOSE

The T5 Downtown Commercial District is established to revitalize commercial areas which, through business relocation, substantial change in surrounding uses, changes in the market, or a combination thereof, require the orderly placement of business establishments to provide the maximum use of buildings to accommodate and respond to changes in vehicular and pedestrian traffic flow. To permit the full potential of this District, certain uses which would interfere with the general effectiveness of this District have been intentionally excluded, and uses permitted herein are intended to be strictly limited in their definition. Further, to promote uses that support a walkable downtown environment, mix of uses within a single building, and uses that create activity throughout the day and week.

B. PERMITTED USES	C. SPECIAL LAND USES
<ul style="list-style-type: none"> • Accessory Buildings (Section 1260.05) • Adult-Use Marihuana Retailers (Section 1251.02) (Section 1251.04) • Artisan/Maker Space • Banquet and Meeting Hall < 100 capacity (Section 1251.10) • Banquet and Meeting Hall > 100 capacity (Section 1251.10) • Bar, Tavern, or Saloon • Bookstore • Brewpub • Carry-Out Restaurant • Catering Businesses • Distillery, Winery - w/ or w/o food • Essential Services • Financial Institutions • Full-Service Restaurant • Government/Public Uses (Section 1251.17) • Hotel (Section 1251.21) • Limited Service Restaurant • Medical Marihuana Provisioning Center (Section 1251.25) (Section 1251.28) • Medical or Dental Clinic < 20,000 s.f. • Microbrewery (Section 1251.33) • Multi-Family Dwelling Units (Section 1251.31) • Nightclub • Office < 5,000 s.f. • Office 5,000 to 17,000 s.f. • Office > 17,000 s.f. • Outdoor Recreation/ Public (Section 1251.34) • Personal Service Establishments • Public K-12 Schools • Religious Institutions (Section 1251.37) • Retail Sales and Services < 5,000 s.f. 	<ul style="list-style-type: none"> • Adaptive Rehabilitation • Convalescent Home, Nursing Home, or Home for the Aged • Farmers' Market (Section 1251.16) • Hospital > 20,000 s.f. (Section 1251.20) • Indoor Recreation • Institutions of Higher Education • Private K-12 Schools • Parking as a Principal Use • Self-Storage Facilities (Section 1251.39) • State Licensed Day Care Family Home, 1-6 Children (Section 1251.40) • State Licensed Day Care Group Home, 7-12 Children (Section 1251.41) • Two-Family Dwelling Units



<ul style="list-style-type: none"> • Retail Sales and Services 5,000 to 17,000 s.f. • Retail Sales and Services > 17,000 s.f. 	
Refer to Chapter 1231 for definitions of uses and refer to Chapter 1251 for development standards for specific uses.	

D. EXISTING USES
<ul style="list-style-type: none"> • Single Dwelling Unit Attached • Single Dwelling Unit Detached

E. ACCESSORY USES
<ul style="list-style-type: none"> • Farmers Market (Section 1251.16)

F. DIMENSION REGULATIONS	
Lot Standards	T5
<i>Minimum Lot Area (sq. ft.)</i>	2,900 (Section 1241.03d)
<i>Minimum Lot Width (ft.)</i>	60
<i>Maximum Percent of Building Coverage</i>	NL
<i>Front Yard Setback (ft.)</i>	NL
<i>Rear Yard Setback (ft.)</i>	NL
<i>Side Yard Setback (ft.)</i>	NL
<i>Maximum Building Height</i>	NL
Footnotes: Refer to Chapter 1241 wherever a footnote is referenced in parentheses after one of the dimension regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to Chapter 1251 for dimensional regulations for specific uses.	



SECTION 1240.16 I-1 LIGHT INDUSTRIAL DISTRICTS

A. PURPOSE
<p>The I-1 Light Industrial District is intended to accommodate those industrial uses that generate noise, glare, odors, dust, vibration, air and water pollution, fire and safety hazards, the emission of any potentially harmful or obnoxious matter or radiation or any other nuisance characteristics. It is established as one in which the principal use of the land is for industrial activities wholly compatible with all other uses permitted in this District, commercial establishments not engaging in retail sales and service establishments which, if doing retail business, are of the type not generally requiring the customer to call at the place of business.</p>

B. PERMITTED USES	C. SPECIAL LAND USES
<ul style="list-style-type: none"> • Accessory Buildings (Section 1260.05) • Adult-Use Marihuana Microbusiness (Section 1251.02) (Section 1251.03) • Adult-Use Marihuana Retailers (Section 1251.02) (Section 1251.04) • Artisan/Maker Space • Automobile Repair (Section 1251.07) • Automobile Service Station (Section 1251.08) • Brewpub • Carry-Out Restaurant • Distillery, Winery - w/ or w/o food • Drive-In Restaurant • Drive-Thru Restaurant (Section 1251.15) • Essential Services • Full-Service Restaurant • Government/Public Uses (Section 1251.17) • Greenhouse / Nursery (Principal Use) • Limited Service Restaurant • Manufacturing • Medical Marihuana Grow Operation (Section 1251.25) (Section 1251.26) • Medical Marihuana Processing Facility (Section 1251.25) (Section 1251.27) • Medical Marihuana Provisioning Center (Section 1251.25) (Section 1251.28) • Medical Marihuana Safety Compliance Facility (Section 1251.25) (Section 1251.29) • Medical Marihuana Secure Transportation (Section 1251.25) (Section 1251.30) • Microbrewery (Section 1251.33) • Outdoor Recreation/ Public (Section 1251.34) • Religious Institutions (Section 1251.37) • Research and Development • Transportation and Logistics 	<ul style="list-style-type: none"> • Adaptive Rehabilitation • Adult Business (Section 1251.01) • Automobile Car Wash Establishment (Section 1251.06) • Bar, Tavern, or Saloon • Cemetery (Section 1251.13) • Convalescent Home, Nursing Home, or Home for the Aged • Funeral Homes, Mortuaries, and Crematoriums • Hospital > 20,000 s.f. (Section 1251.20) • Institutions of Higher Education • Junk or Salvage Yard (Section 1251.23) • Kennels (Section 1251.24) • Nightclub • Parking as a Principal Use • Retail Sales and Services < 5,000 s.f. • Retail Sales and Services 5,000 to 17,000 s.f. • Retail Sales and Services > 17,000 s.f. • Self-Storage Facilities (Section 1251.39) • State Licensed Day Care Family Home, 1-6 Children (Section 1251.40) • State Licensed Day Care Group Home, 7-12 Children (Section 1251.41) • Vehicle Repair, Major (Section 1251.47)



<ul style="list-style-type: none"> • Utility-Scale Solar Energy Facility (Section 1251.45) • Vehicle Repair, Minor (Section 1251.48) • Vehicle Sales (Section 1251.49) • Warehouse • Wholesale 	
<p>Refer to Chapter 1231 for definitions of uses and refer to Chapter 1251 for development standards for specific uses.</p>	

D. EXISTING USES
<ul style="list-style-type: none"> • Single Dwelling Unit Detached

E. ACCESSORY USES
<ul style="list-style-type: none"> • Bar, Tavern, or Saloon • Nightclub • Office < 5,000 s.f. • Office 5,000 to 17,000 s.f. • Office > 17,000 s.f.

F. DIMENSION REGULATIONS	
Lot Standards	I-1
<i>Minimum Lot Area (sq. ft.)</i>	2,900
<i>Minimum Lot Width (ft.)</i>	60
<i>Maximum Percent of Building Coverage</i>	NL
<i>Front Yard Setback (ft.)</i>	25
<i>Rear Yard Setback (ft.)</i>	25 Section 1241.03h
<i>Side Yard Setback (ft.)</i>	Section 1241.03g
<i>Maximum Building Height</i>	NL
<p><i>Footnotes: Refer to Chapter 1241 wherever a footnote is referenced in parentheses after one of the dimension regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to Chapter 1251 for dimensional regulations for specific uses.</i></p>	



SECTION 1240.17 I-2 HEAVY INDUSTRIAL DISTRICTS

A. PURPOSE
The I-2 Heavy Industrial District is intended to provide suitable locations for manufacturing, assembling and fabricating uses, including large-scale or specialized industrial operations requiring good access by road and/or railroad and public and utility services.

B. PERMITTED USES	C. SPECIAL LAND USES
<ul style="list-style-type: none"> • Accessory Buildings (Section 1260.05) • Adult-Use Marihuana Microbusiness (Section 1251.02) (Section 1251.03) • Adult-Use Marihuana Retailers (Section 1251.02) (Section 1251.04) • Artisan/Maker Space • Automobile Repair (Section 1251.07) • Automobile Service Station (Section 1251.08) • Brewpub • Carry-Out Restaurant • Distillery, Winery - w/ or w/o food • Drive-In Restaurant • Drive-Thru Restaurant (Section 1251.15) • Essential Services • Full-Service Restaurant • Greenhouse / Nursery (Principal Use) • Kennels (Section 1251.24) • Limited Service Restaurant • Manufacturing • Medical Marihuana Grow Operation (Section 1251.25) (Section 1251.26) • Medical Marihuana Processing Facility (Section 1251.25) (Section 1251.27) • Medical Marihuana Provisioning Center (Section 1251.25) (Section 1251.28) • Medical Marihuana Safety Compliance Facility (Section 1251.25) (Section 1251.29) • Medical Marihuana Secure Transportation (Section 1251.25) (Section 1251.30) • Microbrewery (Section 1251.33) • Outdoor Recreation/ Public (Section 1251.34) • Religious Institutions (Section 1251.37) • Research and Development • Transportation and Logistics • Utility-Scale Solar Energy Facility (Section 1251.45) • Vehicle Repair, Minor (Section 1251.48) • Warehouse • Wholesale 	<ul style="list-style-type: none"> • Adaptive Rehabilitation • Adult Business (Section 1251.01) • Automobile Car Wash Establishment (Section 1251.06) • Bar, Tavern, or Saloon • Cemetery (Section 1251.13) • Convalescent Home, Nursing Home, or Home for the Aged • Hospital > 20,000 s.f. (Section 1251.20) • Institutions of Higher Education • Junk or Salvage Yard (Section 1251.23) • Nightclub • Parking as a Principal Use • Retail Sales and Services < 5,000 s.f. • Retail Sales and Services 5,000 to 17,000 s.f. • Retail Sales and Services > 17,000 s.f. • Self-Storage Facilities (Section 1251.39) • State Licensed Day Care Family Home, 1-6 Children (Section 1251.40) • State Licensed Day Care Group Home, 7-12 Children (Section 1251.41) • Utility-Scale Wind Energy Facility (Section 1251.46) • Vehicle Repair, Major (Section 1251.47)



Refer to [Chapter 1231](#) for definitions of uses and refer to [Chapter 1251](#) for development standards for specific uses.

D. EXISTING USES

- Single Dwelling Unit Detached

E. ACCESSORY USES

- Bar, Tavern, or Saloon
- Carry-Out Restaurant
- Nightclub
- Office < 5,000 s.f.
- Office 5,000 to 17,000 s.f.
- Office > 17,000 s.f.

F. DIMENSION REGULATIONS

Lot Standards	I-2
<i>Minimum Lot Area (sq. ft.)</i>	2,900
<i>Minimum Lot Width (ft.)</i>	60
<i>Maximum Percent of Building Coverage</i>	NL
<i>Front Yard Setback (ft.)</i>	25
<i>Rear Yard Setback (ft.)</i>	25 Section 1241.03h
<i>Side Yard Setback (ft.)</i>	(Section 1241.03g)
<i>Maximum Building Height</i>	NL

Footnotes: Refer to [Chapter 1241](#) wherever a footnote is referenced in parentheses after one of the dimension regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to [Chapter 1251](#) for dimensional regulations for specific uses.



SECTION 1240.18 S SPARK DISTRICT

A. PURPOSE
<p>The S Spark District is intended to encourage and facilitate redevelopment by implementing the following mixed-use policies:</p> <ol style="list-style-type: none"> 1) Mix of Land Compatible Land Uses. Permit a range of compatible land uses, such as residential (from single-family to multi-family), public, institutional, office, retail, personal services use, and appropriate general business uses. 2) Walkability. Create a walkable, pedestrian-oriented development that does not conflict with motorized traffic. 3) Building Location and Site Design. Ensure that buildings have a strong relationship to the street by requiring development to be human-scale through appropriate building location and site design, including developing areas that include civic spaces and pedestrian amenities and requiring on-street parking along interior streets. 4) Use of Buildings. Allow compatible mixed uses to be located in a single building.

B. PERMITTED USES	C. SPECIAL LAND USES
<ul style="list-style-type: none"> • Accessory Buildings (Section 1260.05) • Adaptive Rehabilitation • Accessory Dwelling Unit • Arena/Theater • Artisan/Maker Space • Assisted Senior Living (Section 1251.05) • Automobile Car Wash Establishment (Section 1251.06) • Banquet and Meeting Hall < 100 capacity (Section 1251.10) • Banquet and Meeting Hall > 100 capacity (Section 1251.10) • Bar, Tavern, or Saloon • Brewpub • Carry-Out Restaurant • Community Garden (Section 1251.12) • Distillery, Winery - w/ or w/o food • Drive-In Restaurant • Essential Services • Farmers' Market (Section 1251.16) • Financial Institutions • Full-Service Restaurant • Government/Public Uses (Section 1251.17) • Greenhouse / Nursery (Principal Use) • Hospital > 20,000 s.f. (Section 1251.20) • Hotel (Section 1251.21) 	<ul style="list-style-type: none"> • Automobile or Vehicle Dealership (Section 1251.09) • Cemetery (Section 1251.13) • Institutions of Higher Education • Private K-12 Schools • Kennels (Section 1251.24) • Marinas • Outdoor Recreation/ Private (Section 1251.34) • Parking as a Principal Use



<ul style="list-style-type: none"> • Independent Senior Living with Services (Section 1251.22) • Indoor Recreation • Limited Service Restaurant • Manufacturing • Medical or Dental Clinic < 20,000 s.f. • Microbrewery (Section 1251.33) • Motel (Section 1251.32) • Multi-Family Dwelling Units (Section 1251.31) • Nightclub • Office < 5,000 s.f. • Office 5,000 to 17,000 s.f. • Office > 17,000 s.f. • Outdoor Recreation/ Public (Section 1251.34) • Personal-Scale Solar Energy Facility (Section 1251.35) • Personal-Scale Wind Energy Facility (Section 1251.36) • Personal Service Establishments • Public K-12 Schools • Religious Institutions (Section 1251.37) • Research and Development • Retail Sales and Services < 5,000 s.f. • Retail Sales and Services 5,000 to 17,000 s.f. • Retail Sales and Services > 17,000 s.f. • Single Dwelling Unit Attached • Single Dwelling Unit Detached • Transportation and Logistics • Two-Family Dwelling Units • Warehouse • Wholesale 	
<p>Refer to Chapter 1231 for definitions of uses and refer to Chapter 1251 for development standards for specific uses.</p>	

D. ACCESSORY USES
<ul style="list-style-type: none"> • Farmers Market (Section 1251.16)

E. DIMENSION REGULATIONS	
Lot Standards	S
<i>Minimum Lot Area (sq. ft.)</i>	2,900
<i>Minimum Lot Width (ft.)</i>	60
<i>Maximum Percent of Building Coverage</i>	NL
<i>Front Yard Setback (ft.)</i>	NL
<i>Rear Yard Setback (ft.)</i>	NL
<i>Side Yard Setback (ft.)</i>	NL
<i>Maximum Building Height</i>	NL
<p>Footnotes: Refer to Chapter 1241 wherever a footnote is referenced in parentheses after one of the dimension regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to Chapter 1251 for dimensional regulations for specific uses.</p>	