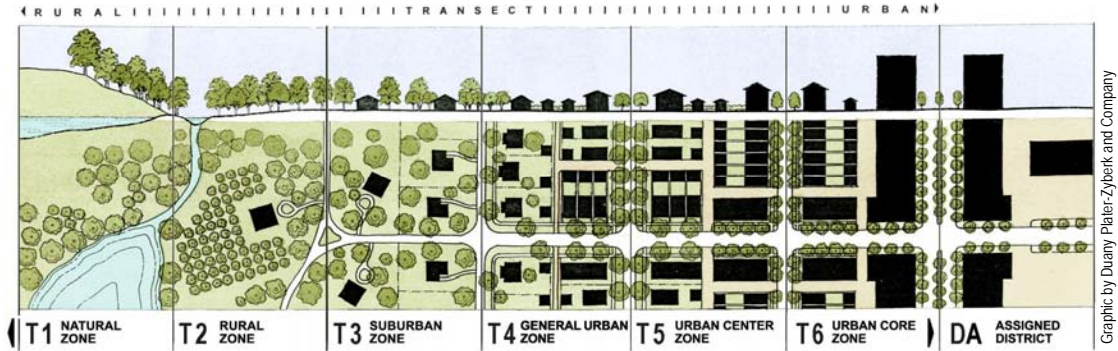


2.2 Form-Based Standards by Zoning District



Graphic by Duany Plater-Zyberk and Company

Base District	OSP (§2.4)	RR1 (§2.5)	GR3 (§2.6) GR8 (§2.6)	UR12 (§2.7) RMX (§2.8)	NMX (§2.9)	TC (§2.10)	HB (§2.11) ML (§2.12)
Development District	CD (§2.18)	MHD (§2.13)	TND (§2.14)				
Building Type (CH 5)	Civic	Institutional House	Townhouse	Apartment Mixed-Use	Commercial		District – specific requirements
Max. Density (Units/Acre)	Not Applicable	RR - 1	GR3 – 3 GR8 – 8	UR12 – 12 RMX – 18	No Maximum	No Maximum	No Maximum
Min. Height	None	None	None	None	None	2 stories/20 ft ¹	None
Max. Height	35 ft	35 ft	3 stories	3 stories	4 stories	5 stories	5 stories
Open Space Dedication² (CH 7)	Yes	Yes	Yes	Yes	Yes	Not Required ¹	Yes
On-Street Parking (CH 10)	Not Applicable	Occasional	Occasional	Marked	Marked	Marked	Marked
Lighting (CH 11)	Not Required	Not Required	Regular Spacing	Pedestrian-Scaled	Pedestrian-Scaled	Pedestrian-Scaled	Regular Spacing
Curb (CH 13 & 14)	Not Required	Not Required	Standard ³	Standard	Standard	Standard	Standard
Drainage (CH 13 & 14)	Open Swale	Open Swale	Closed	Closed	Closed	Closed	Closed
Street Trees (CH 13 & 14)	Not Required	Not Required	40 ft average spacing in planting strip	40 ft average spacing in planting strip	40 ft average spacing in planting strip or tree wells	40 ft average spacing in tree wells	40 ft average spacing in planting strip or tree wells
Sidewalk⁴ (CH 13 & 14)	Not Required	Multi-Use Path (6 ft min)	5 feet both sides	5 feet both sides	5-16 feet both sides	8-16 feet both sides	5-16 feet both sides

¹ For non single-family residential structures only

² Dedication is required for residential development only in the TC area

³ Standard curb not required on “park” side of a parkway style street.

⁴ Sidewalk Width: 5 ft for Residential, 8 ft min for Retail/Restaurants and 8-16 ft for TC area per Downtown Plan

CHAPTER 2: DISTRICT PROVISIONS

C. Use Matrices

BASE DISTRICT	T1	T2	T3	T4	T5	T6	Assigned Districts		Planned Districts		
	OSP	RR	GR	UR	RMX	NMX	TC	HB	MI	MHD	TND
(1) Residential											
a. Dwelling-Single Family	—	P	P	P	P	P	P	—	—	P	P
b. Dwelling-Duplex	—	—	—	P	P	P	P	—	—	P	P
c. Dwelling-Multifamily 4 units/bldg or less	—	—	—	P	P	P	P	—	—	P	P
d. Dwelling-Multifamily more than 4 units/bldg	—	—	—	P	P	P	P	—	—	—	P
e. Dwelling-Secondary	—	PS	PS	PS	PS	PS	PS	—	—	—	PS
f. Family Care Home (6 or Less residents)	—	PS	PS	PS	PS	PS	PS	—	—	PS	P
g. Home Occupation	—	PS	PS	PS	PS	PS	PS	—	—	PS	PS
h. Housing Service for the Elderly	—	—	PS	PS	P	P	P	—	—	—	---
i. Live-Work Units	—	—	—	PS	PS	PS	PS	—	—	—	P
j. Manufactured Housing	—	PS	PS	—	—	—	—	—	—	PS	—
(2) Lodging											
a. Bed and Breakfast Inns	—	PS	PS	PS	PS	PS	P	P	—	—	PS
b. Hotels/Motels/Inns	—	—	—	—	—	CD	CD	P	—	—	CD
c. Rooming or Boarding House	—	—	—	—	PS	PS	PS	—	—	—	PS
(3) Office/Service											
a. Animal Services	—	SU	—	—	—	PS	PS	PS	P	—	---
b. ATM	—	—	—	—	PS	P	P	P	P	—	PS
c. Banks, Credit Unions, Financial Services	—	—	—	—	—	PS	P	P	P	—	P
d. Business Support Services	—	—	—	—	—	PS	P	P	P	—	P
e. Child/Adult Day Care Home (Fewer than 6 people)	—	PS	PS	PS	PS	PS	PS	—	—	—	PS
f. Child/Adult Day Care Center (6 or more people)	—	PS	—	PS	PS	PS	P	—	—	—	P
g. Community Service Organization	—	P	—	P	P	P	P	P	—	—	P
h. Cremation Facilities	—	—	—	—	—	SU	P	P	—	—	—
i. Drive Thru Service	—	—	—	—	—	SU	—	PS	PS	—	—
j. Equipment Rental	—	—	—	—	—	—	PS	PS	P	—	—
k. Funeral Homes	—	—	—	—	—	P	P	P	—	—	—
l. Government Services	P	P	P	P	P	P	P	P	P	—	P
m. Group Care Facility (More than 6 residents)	—	SU	—	—	—	PS	PS	—	—	—	—
n. Medical Services – Doctor Office	—	—	—	—	—	SU	P	P	P	—	SU
o. Medical Services – Outpatient/Urgent Care Center	—	—	—	—	—	P	P	P	P	—	P
p. Outdoor Kennels	—	SU	—	—	—	—	—	—	SU	—	—
q. Post Office	—	—	—	—	P	P	P	—	P	—	P
r. Professional Services	—	—	—	—	P	P	P	P	P	—	P
s. Studio – Art, dance, martial arts, music	—	—	—	—	P	P	P	P	P	—	P
t. Vehicle Services – Maintenance/Body Work/Repair	—	—	—	—	—	SUP	PS	PS	PS	—	—

P Permitted PS Permitted subject to Additional Standards in Chapter 3 SU Special Use Permit Required (See Chapter 3 and Chapter 15)
 — Not Permitted CD Conditional District (See Chapter 15)

CHAPTER 2: DISTRICT PROVISIONS

	T1	T2	T3	T4	T5	T6	Assigned Districts			Planned Districts		
	OSP	RR	GR	UR	RMX	NMX	TC	HB	MI	MHD	TND	
BASE DISTRICT												
(4) Retail/Restaurants												
a. Auto Parts Sales	—	—	—	—	—	P	P	P	P	—	—	—
b. Bar/Tavern/Night Club	—	—	—	—	—	PS	PS	P	—	—	—	PS
c. Drive-Thru Retail/Restaurants	—	—	—	—	—	SU	—	PS	—	—	—	—
d. Gas Station with Convenience Store	—	—	—	—	—	PS	PS	PS	—	—	—	—
e. Neighborhood Retail/Restaurant – 2,000 sf or less	—	—	—	—	—	P	P	P	—	—	—	P
f. General Retail – 10,000 sf or less ¹	—	—	—	—	—	—	P	P	—	—	—	P
g. General Retail – 10,001 sf – 50,000 sf ¹	—	—	—	—	—	—	—	P	—	—	—	P
h. General Retail – Greater than 50,000 sf ¹	—	—	—	—	—	—	CD	CD	—	—	—	CD
i. Restaurant	—	—	—	—	—	P	P	P	—	—	—	P
j. Shopping Center – Community Center ¹	—	—	—	—	—	—	CD	CD	CD	—	—	—
k. Shopping Center – Neighborhood Center ¹	—	—	—	—	—	CD	CD	CD	—	—	—	CD
l. Vehicle/Heavy Equipment Sales	—	—	—	—	—	—	PS	PS	PS	—	—	—
(5) Entertainment/Recreation												
a. Adult Establishment	—	—	—	—	—	—	—	—	—	—	—	—
b. Amusements, Indoor – 5,000 sf or less	—	SU	SU	SU	SU	P	P	P	P	—	—	—
c. Amusements, Indoor – 5,001 sf – 20,000 sf	—	—	—	—	SU	SU	SU	P	P	—	—	—
d. Amusements, Indoor – Greater than 20,000 sf	—	—	—	—	—	—	—	P	P	—	—	—
e. Amusements, Outdoor	—	SU	—	—	—	PS	PS	PS	PS	—	—	PS
f. Cultural or Community Facility	SU	SU	—	—	—	P	P	P	P	—	—	P
g. Meeting Facilities	SU	SU	—	—	—	P	P	P	P	—	—	—
h. Recreation Facilities, Indoor	—	PS	PS	PS	—	P	P	P	P	—	—	P
i. Recreation Facilities, Outdoor	P	P	P	P	P	P	P	P	P	P	P	P
j. Theater, Live Performance	—	—	—	—	—	CD	CD	CD	CD	—	—	CD
k. Theater, Movie	—	—	—	—	—	CD	CD	CD	CD	—	—	CD
(6) Manufacturing/Wholesale/Storage												
a. Agribusiness	P	PS	PS	—	—	—	—	—	PS	—	—	—
b. Laboratory – Medical, analytical, research & development	—	—	—	—	—	—	—	P	P	—	—	—
c. Laundry, dry cleaning plant	—	—	—	—	—	—	—	P	P	—	—	—
d. Manufacturing, Light	—	—	—	—	—	—	—	PS	P	—	—	—
e. Manufacturing, Neighborhood	—	—	—	—	—	PS	PS	P	P	—	—	P
f. Manufacturing, Heavy	—	—	—	—	—	—	—	—	P	—	—	—
g. Media production	—	—	—	—	—	—	P	—	P	—	—	—
h. Metal products fabrication, machine or welding shop	—	—	—	—	—	—	—	—	—	—	—	—
i. Mini-Warehouses	—	—	—	—	—	—	—	—	—	—	—	—

P Permitted PS Permitted subject to Additional Standards in Chapter 3 SU Special Use Permit Required (See Chapter 3 and Chapter 15)
 — Not Permitted CD Conditional District (See Chapter 15)

¹ See Section 16.12 for requirements related to the submission of a Traffic Impact Analysis

CHAPTER 2: DISTRICT PROVISIONS

	T1	T2	T3	T4	T5	T6	Assigned Districts			Planned Districts				
	OSP	RR	GR	UR	RMX	NMX	TC	HB	MI	MHD	TND			
BASE DISTRICT														
(6) Manufacturing/Wholesale/Storage (continued)														
j. Research and development	—	—	—	—	—	—	—	PS	P	—	—			
k. Storage - Outdoor storage yard as a primary use	—	—	—	—	—	—	—	----	PS	—	—			
l. Storage - Warehouse, indoor storage	—	—	—	—	—	—	PS	PS	PS	—	—			
m. Wholesaling and distribution	—	—	—	—	—	—	—	SU	PS	—	—			
(7) Civic/Institutional														
a. Campground	SU	SU	SU	—	—	—	—	P	P	P	P			
b. Cemeteries	PS	—	—	—	—	PS	P	PS	—	—	—			
c. Colleges/Universities	—	—	—	—	CD	CD	CD	—	—	—	—			
d. Hospital	—	—	—	—	—	—	CD	CD	CD	—	—			
e. Public Safety Facility	P	P	P	P	P	P	P	P	P	P	P			
f. Religious Institutions	—	P	P	P	P	P	P	P	—	—	P			
g. Schools - Elementary & Secondary	—	SUP	SUP	CD	CD	CD	CD	—	—	—	—			
h. Schools - Vocational/Technical	—	—	—	—	P	P	P	P	P	P	P			
(8) Infrastructure														
a. Airport	—	SU	—	—	—	—	—	—	SU	—	—			
b. Transit Station - Passenger	—	—	P	P	P	P	P	P	P	P	P			
c. Wireless Telecommunication Facility-Stealth	—	—	PS	PS	PS	PS	PS	PS	PS	PS	PS			
d. Wireless Telecommunication Facility-Tower	—	SU	—	—	—	—	----	----	PS	—	—			
e. Utilities-Class 1 & 2	P	P	P	P	P	P	P	P	P	P	P			
f. Utilities-Class 3	—	SU	—	—	—	—	—	SU	P	—	—			

P Permitted
 — Not Permitted
 PS Permitted subject to Additional Standards in Chapter 3
 CD Conditional District (See Chapter 15)
 SUP Permitted subject to Additional Standards in Chapter 3
 SU Special Use Permit Required (See Chapter 3 and Chapter 15)