

SF-36 Zoning District Use Table

P = Permitted Uses

SUP = May Be Approved as Special Use Permit

Additional uses permitted only by Planned Development Districts are listed in Section 8.04(I)

- = Not Permitted

| Use | SUP or P |
|---|------------|
| Accessory building (detached) 1,200 sq. ft. or less | P |
| Accessory building (detached) in excess of 1,200 sq. ft | SUP |
| Accessory dwelling (detached) on lots 1.5 acres or larger | SUP |
| Amateur radio, TV, or CB antenna (50 ft. or less in height) | P |
| Antenna: radio, TV, relay, microwave, or telecommunications (over 50 ft.) | SUP |
| Assisted Living Facility (up to 6 residents) <i>(Amended by Ord. No. 1809 on September 6, 2016)</i> | P |
| Assisted Living Facility (7 or 8 residents) <i>(Amended by Ord. No. 1809 on September 6, 2016)</i> | SUP |
| Athletic stadium or field operated by the city or school district | P |
| Batching plant (temporary) | Permit |
| <u>Carport</u> | <u>SUP</u> |
| Cemetery or mausoleum (new or expansion) | SUP |
| Child Care (Center) | SUP |
| Child Care (Home-based) | SUP |
| Detached SF dwelling | P |
| Farm, ranch, livestock, garden, orchard | P |
| Group home | SUP |
| Home occupations | P |
| Kennel, indoor or outdoor pens | SUP |
| Mobile home on individual lot | SUP |
| Modular home | P |
| Offices, City, County, State, and Other Governmental | P |
| Private park | P |
| Private street residential development (gated subdivision) | PD |
| Public park or playground | P |
| Religious institution | P |
| School, Private | SUP |
| School, Public | P |
| Stable (commercial) on two (2) acres or more | SUP |
| Stable (private) | P |
| Temporary field construction office | P |
| Tourist home (bed and breakfast) | SUP |
| Utility structures/sub-stations (Private or Franchised) | SUP |
| Utility structures/sub-stations (Public) | P |

ARTICLE EIGHT
Unified Development Code

Adopted: July 7, 2015



Wind Turbines

SUP

SF-30 Zoning District Use Table

P = Permitted Uses

SUP = May Be Approved as Special Use Permit

Additional uses permitted only by Planned Development Districts are listed in Section 8.04(I)

- = Not Permitted

| Use | SUP or P |
|---|------------|
| Accessory building (detached) 1,000 sq. ft. or less | P |
| Accessory building (detached) in excess of 1,000 sq. ft | SUP |
| Accessory dwelling (detached) on lots 1.5 acres or larger | SUP |
| Amateur radio, TV, or CB antenna (50 ft. or less in height) | P |
| Antenna: radio, TV, relay, microwave, or telecommunications (over 50 ft.) | SUP |
| Assisted Living Facility (up to 6 residents) <i>(Amended by Ord. No. 1809 on September 6, 2016)</i> | P |
| Assisted Living Facility (7 or 8 residents) <i>(Amended by Ord. No. 1809 on September 6, 2016)</i> | SUP |
| Athletic stadium or field operated by the city or school district | P |
| Batching plant (temporary) | Permit |
| <u>Carport</u> | <u>SUP</u> |
| Cemetery or mausoleum (new or expansion) | SUP |
| Child Care (Center) | SUP |
| Child Care (Home-based) | SUP |
| Detached SF dwelling | P |
| Farm, ranch, livestock, garden, orchard | P |
| Group home | SUP |
| Home occupations | P |
| Kennel, indoor or outdoor pens | SUP |
| Mobile home on individual lot | SUP |
| Modular home | P |
| Offices, City, County, State, and Other Governmental | P |
| Private park | P |
| Private street residential development (gated subdivision) | PD |
| Public park or playground | P |
| Religious institution | P |
| School, Private | SUP |
| School, Public | P |
| Temporary field construction office | P |
| Tourist home (bed and breakfast) | SUP |
| Utility structures/sub-stations (Private or Franchised) | SUP |
| Utility structures/sub-stations (Public) | P |
| Wind Turbines | SUP |

SF-25 Zoning District Use Table

P = Permitted Uses

SUP = May Be Approved as Special Use Permit

Additional uses permitted only by Planned Development Districts are listed in Section 8.04(I)

- = Not Permitted

| Use | SUP or P |
|---|------------|
| Accessory building (detached) 1,000 sq. ft. or less | P |
| Accessory building (detached) in excess of 1,000 sq. ft | SUP |
| Accessory dwelling (detached) on lots 1.5 acres or larger | SUP |
| Amateur radio, TV, or CB antenna (50 ft. or less in height) | P |
| Antenna: radio, TV, relay, microwave, or telecommunications (over 50 ft.) | SUP |
| Assisted Living Facility (up to 6 residents) <i>(Amended by Ord. No. 1809 on September 6, 2016)</i> | P |
| Assisted Living Facility (7 or 8 residents) <i>(Amended by Ord. No. 1809 on September 6, 2016)</i> | SUP |
| Athletic stadium or field operated by the city or school district | P |
| Batching plant (temporary) | Permit |
| <u>Carport</u> | <u>SUP</u> |
| Cemetery or mausoleum (new or expansion) | SUP |
| Child Care (Center) | SUP |
| Child Care (Home-based) | SUP |
| Detached SF dwelling | P |
| Farm, ranch, livestock, garden, orchard | P |
| Group home | SUP |
| Home occupations | P |
| Kennel, indoor or outdoor pens | SUP |
| Mobile home on individual lot | SUP |
| Modular home | P |
| Offices, City, County, State, and Other Governmental | P |
| Private park | P |
| Private street residential development (gated subdivision) | PD |
| Public park or playground | P |
| Religious institution | P |
| School, Private | SUP |
| School, Public | P |
| Temporary field construction office | P |
| Tourist home (bed and breakfast) | SUP |
| Utility structures/sub-stations (Private or Franchised) | SUP |
| Utility structures/sub-stations (Public) | P |
| Wind Turbines | SUP |

SF-20 Zoning District Use Table

P = Permitted Uses

SUP = May Be Approved as Special Use Permit

Additional uses permitted only by Planned Development Districts are listed in Section 8.04(I)

- = Not Permitted

| Use | SUP or P |
|---|------------|
| Accessory building (detached) 1,000 sq. ft. or less | P |
| Accessory building (detached) in excess of 1,000 sq. ft | SUP |
| Accessory dwelling (detached) on lots 1.5 acres or larger | SUP |
| Amateur radio, TV, or CB antenna (50 ft. or less in height) | P |
| Antenna: radio, TV, relay, microwave, or telecommunications (over 50 ft.) | SUP |
| Assisted Living Facility (up to 6 residents) <i>(Amended by Ord. No. 1809 on September 6, 2016)</i> | P |
| Assisted Living Facility (7 or 8 residents) <i>(Amended by Ord. No. 1809 on September 6, 2016)</i> | SUP |
| Athletic stadium or field operated by the city or school district | P |
| Batching plant (temporary) | Permit |
| <u>Carport</u> | <u>SUP</u> |
| Cemetery or mausoleum (new or expansion) | SUP |
| Child Care (Center) | SUP |
| Child Care (Home-based) | SUP |
| Detached SF dwelling | P |
| Farm, ranch, livestock, garden, orchard | P |
| Group home | SUP |
| Home occupations | P |
| Kennel, indoor or outdoor pens | SUP |
| Mobile home on individual lot | SUP |
| Modular home | P |
| Offices, City, County, State, and Other Governmental | P |
| Private park | P |
| Private street residential development (gated subdivision) | PD |
| Public park or playground | P |
| Religious institution | P |
| School, Private | SUP |
| School, Public | P |
| Temporary field construction office | P |
| Tourist home (bed and breakfast) | SUP |
| Utility structures/sub-stations (Private or Franchised) | SUP |
| Utility structures/sub-stations (Public) | P |
| Wind Turbines | SUP |

SF-15 Zoning District Use Table

P = Permitted Uses

SUP = May Be Approved as Special Use Permit

Additional uses permitted only by Planned Development Districts are listed in Section 8.04(I)

- = Not Permitted

| Use | SUP or P |
|---|------------|
| Accessory building (detached) 800 sq. ft. or less | P |
| Accessory building (detached) in excess of 800 sq. ft | SUP |
| Accessory dwelling (detached) on lots 1.5 acres or larger | SUP |
| Amateur radio, TV, or CB antenna (50 ft. or less in height) | P |
| Antenna: radio, TV, relay, microwave, or telecommunications (over 50 ft.) | SUP |
| Assisted Living Facility (up to 6 residents) <i>(Amended by Ord. No. 1809 on September 6, 2016)</i> | P |
| Assisted Living Facility (7 or 8 residents) <i>(Amended by Ord. No. 1809 on September 6, 2016)</i> | SUP |
| Athletic stadium or field operated by the city or school district | P |
| Batching plant (temporary) | Permit |
| <u>Carport</u> | <u>SUP</u> |
| Cemetery or mausoleum (new or expansion) | SUP |
| Child Care (Center) | SUP |
| Child Care (Home-based) | SUP |
| Detached SF dwelling | P |
| Farm, ranch, livestock, garden, orchard | P |
| Group home | SUP |
| Home occupations | P |
| Kennel, indoor or outdoor pens | SUP |
| Mobile home on individual lot | SUP |
| Modular home | P |
| Offices, City, County, State, and Other Governmental | P |
| Private park | P |
| Private street residential development (gated subdivision) | PD |
| Public park or playground | P |
| Religious institution | P |
| School, Private | SUP |
| School, Public | P |
| Temporary field construction office | P |
| Tourist home (bed and breakfast) | SUP |
| Utility structures/sub-stations (Private or Franchised) | SUP |
| Utility structures/sub-stations (Public) | P |
| Wind Turbines | SUP |

SF-12 Zoning District Use Table

P = Permitted Uses

SUP = May Be Approved as Special Use Permit

Additional uses permitted only by Planned Development Districts are listed in Section 8.04(I)

- = Not Permitted

| Use | SUP or P |
|---|------------|
| Accessory building (detached) 750 sq. ft. or less | P |
| Accessory building (detached) in excess of 750 sq. ft | SUP |
| Accessory dwelling (detached) on lots 1.5 acres or larger | SUP |
| Amateur radio, TV, or CB antenna (50 ft. or less in height) | P |
| Antenna: radio, TV, relay, microwave, or telecommunications (over 50 ft.) | SUP |
| Assisted Living Facility (up to 6 residents) <i>(Amended by Ord. No. 1809 on September 6, 2016)</i> | P |
| Assisted Living Facility (7 or 8 residents) <i>(Amended by Ord. No. 1809 on September 6, 2016)</i> | SUP |
| Athletic stadium or field operated by the city or school district | P |
| Batching plant (temporary) | Permit |
| <u>Carport</u> | <u>SUP</u> |
| Cemetery or mausoleum (new or expansion) | SUP |
| Child Care (Center) | SUP |
| Child Care (Home-based) | SUP |
| Detached SF dwelling | P |
| Farm, ranch, livestock, garden, orchard | P |
| Group home | SUP |
| Home occupations | P |
| Kennel, indoor or outdoor pens | SUP |
| Mobile home on individual lot | SUP |
| Modular home | P |
| Offices, City, County, State, and Other Governmental | P |
| Private park | P |
| Private street residential development (gated subdivision) | PD |
| Public park or playground | P |
| Religious institution | P |
| School, Private | SUP |
| School, Public | P |
| Temporary field construction office | P |
| Tourist home (bed and breakfast) | SUP |
| Utility structures/sub-stations (Private or Franchised) | SUP |
| Utility structures/sub-stations (Public) | P |
| Wind Turbines | SUP |

SF-10 Zoning District Use Table

P = Permitted Uses

SUP = May Be Approved as Special Use Permit

Additional uses permitted only by Planned Development Districts are listed in Section 8.04(I)

- = Not Permitted

| Use | SUP or P |
|---|------------|
| Accessory building (detached) 500 sq. ft. or less | P |
| Accessory building (detached) in excess of 500 sq. ft | SUP |
| Accessory dwelling (detached) on lots 1.5 acres or larger | SUP |
| Amateur radio, TV, or CB antenna (50 ft. or less in height) | P |
| Antenna: radio, TV, relay, microwave, or telecommunications (over 50 ft.) | SUP |
| Assisted Living Facility (up to 6 residents) <i>(Amended by Ord. No. 1809 on September 6, 2016)</i> | P |
| Assisted Living Facility (7 or 8 residents) <i>(Amended by Ord. No. 1809 on September 6, 2016)</i> | SUP |
| Athletic stadium or field operated by the city or school district | P |
| Batching plant (temporary) | Permit |
| <u>Carport</u> | <u>SUP</u> |
| Cemetery or mausoleum (new or expansion) | SUP |
| Child Care (Center) | SUP |
| Child Care (Home-based) | SUP |
| Detached SF dwelling | P |
| Farm, ranch, livestock, garden, orchard | P |
| Group home | SUP |
| Home occupations | P |
| Kennel, indoor or outdoor pens | SUP |
| Mobile home on individual lot | SUP |
| Modular home | P |
| Offices, City, County, State, and Other Governmental | P |
| Private park | P |
| Private street residential development (gated subdivision) | PD |
| Public park or playground | P |
| Religious institution | P |
| School, Private | SUP |
| School, Public | P |
| Temporary field construction office | P |
| Tourist home (bed and breakfast) | SUP |
| Utility structures/sub-stations (Private or Franchised) | SUP |
| Utility structures/sub-stations (Public) | P |
| Wind Turbines | SUP |

SF-8.4 Zoning District Use Table

P = Permitted Uses

SUP = May Be Approved as Special Use Permit

Additional uses permitted only by Planned Development Districts are listed in Section 8.04(I)

- = Not Permitted

| Use | SUP or P |
|---|------------|
| Accessory building (detached) 500 sq. ft. or less | P |
| Accessory building (detached) in excess of 500 sq. ft | SUP |
| Accessory dwelling (detached) on lots 1.5 acres or larger | SUP |
| Amateur radio, TV, or CB antenna (50 ft. or less in height) | P |
| Antenna: radio, TV, relay, microwave, or telecommunications (over 50 ft.) | SUP |
| Assisted Living Facility (up to 6 residents) <i>(Amended by Ord. No. 1809 on September 6, 2016)</i> | P |
| Assisted Living Facility (7 or 8 residents) <i>(Amended by Ord. No. 1809 on September 6, 2016)</i> | SUP |
| Athletic stadium or field operated by the city or school district | P |
| Batching plant (temporary) | Permit |
| <u>Carport</u> | <u>SUP</u> |
| Cemetery or mausoleum (new or expansion) | SUP |
| Child Care (Center) | SUP |
| Child Care (Home-based) | SUP |
| Detached SF dwelling | P |
| Farm, ranch, livestock, garden, orchard | P |
| Group home | SUP |
| Home occupations | P |
| Kennel, indoor or outdoor pens | SUP |
| Mobile home on individual lot | SUP |
| Modular home | P |
| Offices, City, County, State, and Other Governmental | P |
| Private park | P |
| Private street residential development (gated subdivision) | PD |
| Public park or playground | P |
| Religious institution | P |
| School, Private | SUP |
| School, Public | P |
| Temporary field construction office | P |
| Tourist home (bed and breakfast) | SUP |
| Utility structures/sub-stations (Private or Franchised) | SUP |
| Utility structures/sub-stations (Public) | P |
| Wind Turbines | SUP |

- f. Detached carports shall adhere to the following standards:

1) ~~Carports constructed entirely out of metal may be permitted if architectural metal is proposed. In all residential zoning districts (SF-36, SF-30, SF-25, SF-20, SF-15, SF-12, SF-10, and SF-8.4), a Specific Use Permit (SUP) is required. The construction of one carport per lot is permitted; a building permit is required for the construction of a carport regardless of size.~~ Columns and roof structure must be compatible both in design and with materials ~~on with the~~ main structure. Detached carports shall be located at the rear of the property and observe all building setback requirements.

2) ~~The construction of one carport per lot, as an accessory building to a mobile home, will be permitted within legally platted mobile home parks or subdivisions and may be constructed entirely of metal. The location of the carport may be within the front, side or rear yard; and the maximum size shall not exceed four hundred (400) square feet. The carport structure, including poles and overhangs, shall have a setback of a minimum of three (3) feet from all property lines; and the carport roof shall not drain onto the adjacent lot. A building permit shall be required for the construction of a carport.~~

- g. Exceptions to the construction requirements may be considered by the City Council, as applicable, based only on the following:

- 1) Architectural design and creativity.
- 2) Compatibility with surrounding developed properties.
- 3) Architectural variances may be considered for, but not limited to, Queen Anne, Victorian, English Tudor, Italian Villa, or Log designs.

2. Non-Residential Construction Standards

- a. All non-residential uses shall be of exterior fire-resistant construction in accordance with the City's building code and fire prevention code.
- b. Building facades, excluding doors, windows and glass wall construction, shall be constructed with a minimum of seventy-five percent (75%) of stone or brick. Portland cement stucco shall be allowed as noted in "c" below. Strict adherence to this rule shall not be such as to prevent architectural creativity. Other materials or a combination of brick, stone, stucco and other materials may be considered based on architectural creativity at the time of site plan review by the City Council.
- c. The use of three-quarter inch (3/4") Portland cement stucco with a minimum fire rating of one hour shall be permitted provided the area of the Portland cement stucco does not exceed fifty percent (50%) of the total façade area excluding doors, windows and glass wall construction.
- d. The use of textured concrete blocks (quick brick), colored split-face blocks, or any other wall surface material shall be noted on the site plan elevations and may be approved by the City Council at the time of site plan review.
- e. Exposed concrete, concrete block, or metal finishes shall not be permitted.
- f. The use of exposed metal exterior walls and finishes may be allowed, in the Light Industrial (LI) zoning district if approved by Specific Use Permit (SUP). Exposed metal exterior walls fronting or siding on public streets shall be prohibited. When metal exterior finishes are permitted, the use of corrugated panels is prohibited; profiled panels, deep ribbed panels and concealed fastener systems are permitted and shall have a finish of a permanent material such as a baked or enamel finish or painted to the wall manufacturer's standards. The use of galvanized, corrugated aluminum coated, zinc-aluminum coated, or unpainted exterior metal finish is prohibited. Metal exterior

5. An attached front facing garage is permitted, in lieu of a detached garage, if located at the rear of the lot, with a minimum of forty-five feet (45') behind the property line. The garage door(s) exposure to the street shall not exceed seventy-two square feet (72').
6. An attached front facing garage is permitted with a porte-cochère design that shields a part of the garage door(s) exposure.
- ~~7. Detached carports shall be allowed only in the rear yard meeting all setback requirements. A building permit is required and shall be approved by the Community Development Department.~~

D. Non-Residential and MF Districts - Special Off-Street Parking Provisions

1. All off-street parking, maneuvering, loading, and storage areas shall be paved to a minimum of six inches (6") of reinforced concrete over six inches (6") cement-limed or crushed limestone stabilized base compacted to ninety-five percent (95%) density, or an alternative section approved by the Director of Public Works. Approaches shall be paved to a minimum of seven inches (7") of reinforced concrete over six inches (6") cement-limed or crushed limestone stabilized base compacted to nine-five percent (95%) density.
2. Each standard off-street surface parking space size shall be in accordance with the City design standards (see [Section 8.18 – Illustrations](#) for parking design standards).
3. All parking and loading spaces, and vehicle sales areas on private property shall have a vehicle stopping device installed so as to prevent parking of motor vehicles in any required landscaped areas, to prevent vehicles from hitting buildings, and to prevent any parked vehicle from overhanging a public right-of-way line, or public sidewalk. Parking shall not be permitted to encroach upon the public right-of-way in any case. All vehicle maneuvering shall take place on-site. No public right-of-way shall be used for parking, backing or maneuvering into or from a parking space.
4. Handicap parking space(s) shall be provided according to the City's adopted Building Code and be in addition to the minimum parking requirements.
5. Storage of motor vehicles, other than the property owners' vehicles, in any zoning district is prohibited. Motor vehicles sales lots or any lot/area used for such a purpose shall be allowed only by approval of a Specific Use Permit (SUP).
6. To ensure that all requirements set forth in this section are carried forward, it will be the responsibility of the owner of the property to adequately maintain the facility and comply with this Code. All parking areas shall be kept free of trash, debris, vehicle repair operation or display and advertising uses. The parking area layout, location and number of provided spaces shall not change without approval of the Community Development Department.
7. Off-street stacking requirements for drive-through facilities.
 - a. A stacking space shall be an area on a site measuring eight feet (8') by twenty feet (20') with direct forward access to a service window or station of a drive-through facility which does not constitute space for any other circulation driveway, parking space, or maneuvering area. The following stacking requirements may be used as a guide but may be modified at the time of site plan review based on use and design of this facility:
 - 1) For financial institutions with drive-through facilities, each teller window or station, human or mechanical five (5) stacking spaces.
 - 2) For each service window of a drive-through restaurant, a minimum of six (6) spaces.
 - 3) For kiosks, a minimum of two (2) stacking spaces for each service window.

Section 8.10 - Accessory Building and Use Regulations

A. General Provisions

1. In a single-family or multi-family district, an accessory building or use is a subordinate or incidental building or use detached from the main building, not used for commercial purposes. A home occupation may be allowed in an accessory building as a subordinate use. The combined area of all accessory buildings on a lot shall be less than fifty percent (50%) of the main structure, unless approved by a SUP.
2. In non-residential districts, an accessory building or use is a subordinate building or a subordinate use in the primary building, the use of which is secondary to and supportive of the main building. Accessory buildings shall not be permitted without a main building or primary use being in existence. Living quarters may be utilized in non-residential districts if occupied by the owner or manager of the non-residential use and shall not exceed two thousand (2,000) square feet.
3. All accessory buildings shall be complimentary to the main structure, constructed of brick or stone or the same material as the main structure(s).
4. Accessory buildings shall not contain full kitchen facilities unless approved as an accessory dwelling unit.
5. Detached accessory buildings shall be prohibited in front of the main building. ~~Detached carports shall be located at the rear of the property and observe all building setback requirements. Covered parking may be approved in the front of the buildings by SUP.~~
6. All side and rear setback requirements of the zoning district shall be met.
7. Accessory buildings are not allowed in easement areas or alleys. Accessory buildings one hundred twenty (120) square feet or less are allowed to be a minimum of five feet (5') from the side and rear property lines. Accessory buildings one hundred twenty (120) square feet or less on residential properties zoned for patio homes shall meet the minimum side setback requirements of its respective zoning district
8. Accessory buildings are not permitted without a main structure unless on tracts of two (2) acres or more and used solely for agricultural purposes. Workshops, garages, or similar uses shall not be considered as agricultural purposes. In such case, a minimum of one hundred foot (100') front building setback is required.
9. The maximum height of an accessory building shall not exceed fifteen feet (15') unless approved by the Zoning Board of Adjustment (ZBA) or by a Specific Use Permit (SUP), whichever is applicable, for additional height (see definition of [Building Height](#)). Accessory buildings of less than one hundred twenty (120) square feet shall not exceed ten feet (10') in height.
10. There shall be no more than two (2) detached accessory buildings per single-family lot and they must be separated by a distance of not less than ten feet (10').
11. Wood shingles are not permitted for accessory buildings.
12. Detached carports are considered as accessory buildings and shall meet the requirements of this section.
13. The use of storage containers may be allowed for a limited time such as moving or construction with a permit. Extended use of storage containers may be considered with an SUP.