

Existing District:

UNIFIED DEVELOPMENT ORDINANCE FACT SHEET

C-3 Light Commercial

This district is designed to provide locations for commercial sites that are too small for many permitted uses in the C-1, General Commercial District. These are moderately low traffic generators that have little impact on adjacent areas or on adjacent thoroughfares.

The following supplemental standard shall apply to this district: No C-3 zoning district, including adjacent C-3 zoning districts, shall exceed a combined total of five acres in area.

Permitted Uses:

- Educational Facility, Indoor Instruction
- Educational Facility, Primary & Secondary
- Government Facilities
- Health Care Facility, Medical Clinics
- Parks
- Places of Worship
- Animal Care Facility, Indoor
- Art Studio, Gallery
- Day Care, Commercial
- Health Club/Sports Facility, Indoor
- Offices
- Parking as a Primary Use
- Printing / Copy Shop
- Radio/TV Station/Studios
- Retail Sales and Services
- Wireless Telecommunication Facilities -Unregulated

Permitted with Specific Use Standards:

- Dry Cleaners & Laundry
- Fuel Sales
- Restaurants
- Storage, Self Service
- Utilities
- Wireless Telecommunication Facilities -Intermediate

Permitted with a Conditional Use Permit:

- Wireless Telecommunication Facilities -Major

Proposed District:

UNIFIED DEVELOPMENT ORDINANCE FACT SHEET
R-3 Townhouse

This district contains land, which is to be used for a unique type of dwelling, typically designed for individual ownership, or ownership in-groups of single-family attached residences constructed on individually platted lots.

The following supplemental standards shall apply to this district: Single-family dwellings shall conform to R-1, Single-Family Residential standards.

Permitted Uses:

- Single-family Detached
- Townhouse
- Educational Facility, Primary & Secondary
- Parks
- Wireless Telecommunication Facility -Unregulated

Permitted with Specific Use Standards:

- Government Facilities
- Places of Worship
- Utility