

## LAND USE

### CHAPTER 12

**The standards within this Chapter are not intended to restrict imagination, innovation or variety, but rather to assist in focusing on design principles which can result in creative solutions that will develop a satisfactory visual appearance within the community, preserve the taxable values and promote public health, safety and welfare.**

#### USES PERMITTED BY ZONE

12.000 Uses with a "P" designation are permitted outright (subject to provisions of Chapters 10-14); those with a "C" designation are subject to the Conditional Use provisions of Sections 11.000 to 11.200. If the use, the zone or site standards have a footnote, additional restrictions apply to the use or site standards. Different standards than noted in Chapter 12 may apply in designated overlays, such as Downtown Business Zone, Adult Business Overlay Zone, Hazard Overlay Zone, Flood Hazard Zone or the Geothermal Overlay Zone. Different standards may also apply within approved Planned Unit Developments (PUDs). The zoning designation extends to the centerline of any adjacent street or right of way. One principal use or structure is permitted per lot. Zoning designations and their related uses are defined in Chapter 10 and are listed below:

	SF	Single Family Residential		MU	Mixed Use
	MD	Medium Density Residential		LI	Light
Industrial					
	A	Apartment Residential		I	Industrial
	NC	Neighborhood Commercial		PF	Public Facility
	GC	General Commercial		SR	Special
Reserve					
	DB	Downtown Business Zone			

USE	SF	MD	A	NC <sup>1</sup>	GC	DB <sup>3</sup>	MU	LI	I	PF	SR <sup>4</sup>
<b>Residential</b>											
Single Family Dwelling	P	P	P	P	p <sup>6</sup>	p <sup>6</sup>					C
Duplex	C <sup>5</sup>	P	P	P	p <sup>6</sup>	p <sup>6</sup>	P				C
Tri Plex		C	P	P	p <sup>6</sup>	p <sup>6</sup>	P				C

Four Plex		C	P	P	P <sup>6</sup>	P <sup>6</sup>	P				C
Apartment			P	P	P <sup>6</sup>	P <sup>6</sup>	P				C
Above Ground Floor Apartment				P	P	P	P				C
Townhouse <sup>7</sup>		P	P	P			C				C
Manufactured Home <sup>8</sup>	P	P	P	P							C
Manufactured Home Park		C	C								C
Home Occupation <sup>9</sup>	P	P	P	P			P				C
Residential Home	P	P	P	P		P <sup>6</sup>	P				C

USE	SF	MD	A	NC	GC	DB <sup>3</sup>	MU	LI	I	PF	SR <sup>4</sup>
<b>Accessory</b>											
Accessory Dwelling Unit	C							C	C		
Boat Facilities <sup>10</sup>	P	P	P	P	P		P			P	C
Day Care	C	C	C	P	C	P	P	C	C	C	C
Dwelling Unit (ADU) <sup>12</sup>	C	C	C	C							
Fence <sup>10</sup>	P	P	P	P	P	P	P	P	P	P	P
Garage, Carport <sup>10</sup>	P <sup>13</sup>	P <sup>13</sup>	P <sup>13</sup>	P	P		P <sup>7</sup>	P	P	P	P
Greenhouse (not including retail or wholesale) <sup>10</sup>	P	P	P	P			P				P
Innovative Alternative Energy System	C	C	C	C	C	C	C	C	C	C	C
Minor Antenna <sup>14</sup>	P <sup>10</sup>	P <sup>10</sup>	P	P	P	C	P	P	P	P	P
Playhouse <sup>10</sup>	P	P	P	P			P				P
Signs <sup>15</sup>	P	P	P	P	P	P	P	P	P	P	C
Small Solar Energy System	P	P	P	P	P	P	P	P	P	P	P
Small Wind Energy System	P	P	P	P	P	P	P	P	P	P	P
Solar Energy Farm <sup>16</sup>					P			P	P	P	
Storage Shed <sup>10</sup>	P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>		P <sup>17</sup>	P	P	P <sup>17</sup>	P <sup>17</sup>
Swimming Pool <sup>10</sup>	P	P	P	P	P		P			P	P
Tennis Court <sup>10</sup>	P	P	P	P	P		P			P	P

