

Sec. 144-3.3. - Zoning districts and regulations for property zoned prior to June 22, 1987.

3.3-11. "M-1" light industrial district. The following regulations shall apply in all "M-1" districts:

- (a) *Authorized uses.* Uses permitted by right shall be those set forth in the land use matrix in section 144-4.2. The allowed uses in the district, which are intended to be identical with those listed in the land use matrix, are as follows:

- (1) *Uses permitted by right.*

Residential uses:

Accessory building/structure.

Accessory dwelling (one accessory dwelling per lot, no kitchen).

Bed and breakfast inn.

Boardinghouse/lodging house.

Cabin or cottage (rental for more than 30 days).

Community home (see definition).

Dormitory (in which individual rooms are for rental).

Duplex/two-family/duplex condominiums.

Home occupation (see section 144-5.5).

Multifamily (apartments/condominiums).

One-family dwelling, detached.

Rental or occupancy for less than one month (see section 144-5.17).

Residential use in buildings with the following non-residential uses.

Single-family industrialized home (see section 144-5.8).

Townhouse (attached).

Non-residential uses:

Accounting, auditing, bookkeeping, and tax preparations.

Adult day care (no overnight stay).

Adult day care (with overnight stay).

Aircraft support and related services.

Airport.

All terrain vehicle (ATV) dealer/sales.

Ambulance service (private).

Amphitheater.

Amusement devices/arcade (four or more devices).

Amusement services or venues (indoors) (see section 144-5.13).

Amusement services or venues (outdoors).

Animal grooming shop.

Answering and message services.

Antique shop.

Appliance repair.

Archery range.

Armed services recruiting center.

Art dealer/gallery.

Artist or artisan's studio.

Assembly/exhibition hall or areas.

Athletic fields.

Auction sales (non-vehicle).

Auto body repair, garages (see section 144-5.11).

Auto glass repair/tinting (see section 144-5.11).

Auto interior shop/upholstery (see section 144-5.11).

Auto leasing.

Auto muffler shop.

Auto or trailer sales rooms or yards (see section 144-5.12).

Auto or truck sales rooms or yards—Primarily new (see section 144-5.11).

Auto paint shop (see section 144-5.11).

Auto repair as an accessory use to retail sales (see section 144-5.11).

Auto repair garage (general) (see section 144-5.11).

Auto supply store for new and factory rebuilt parts.

Auto tire repair/sales (indoor).

Automobile driving school (including defensive driving).

Bakery (retail).

Bank, savings and loan, or credit union.

Bar/tavern.

Barber/beauty college (barber or cosmetology school or college).

Barber/beauty shop, haircutting (non-college).

Barns and farm equipment storage (related to agricultural uses).

Battery charging station.

Bicycle sales and/or repair.

Billiard/pool facility.

Bingo facility.

Bio-medical facilities.

Blacksmith or wagon shops.

Book binding.

Book store.

Bottling or distribution plants (milk).

Bottling works.

Bowling alley/center (see section 144-5.13).

Broadcast station (with tower) (see section 144-5.7).

Bus barns or lots.

Bus passenger stations.

Cafeteria/cafe/delicatessen.

Campers' supplies.

Car wash (self service; automated).

Car wash, full service (detail shop).

Carpenter, cabinet, or pattern shops.

Carpet cleaning establishments.

Caterer.

Cemetery and/or mausoleum.

Check cashing service.

Chemical laboratories (not producing noxious fumes or odors).

Child day care/children's nursery (business).

Church/place of religious assembly.

Civic/conference center and facilities.

Cleaning, pressing and dyeing (non-explosive fluids used).

Clinic (dental).

Clinic (emergency care).

Clinic (medical).

Club (private).

Coffee shop.

Cold storage plant.

Commercial amusement concessions and facilities.

Communication equipment (installation and/or repair).

Community building (associated with residential uses).

Computer and electronic sales.

Computer repair.

Confectionery store (retail).

Consignment shop.

Contractor's office/sales, with outside storage including vehicles.

Contractor's temporary on-site construction office (only with permit from building official; see section 144-5.10).

Convenience store with or without fuel sales.

Country club (private).

Credit agency.

Curio shops.

Custom work shops.

Dance hall/dancing facility.

Day camp.

Department store.

Drapery shop/blind shop.

Driving range.

Drug sales/pharmacy.

Electrical repair shop.

Electrical substation.

Electronic assembly/high tech manufacturing.

Electroplating works.

Engine repair/motor manufacturing re-manufacturing and/or repair.

Exterminator service (with outside storage).

Fair ground.

Farmers market (produce market—wholesale).

Farms, general (crops) (see chapter 6).

Farms, general (livestock/ranch) (see chapter 6).

Feed and grain store.

Filling station (fuel tanks must be below the ground).

Florist.

Flour mills, feed mills, and grain processing.

Food or grocery store with or without fuel sales.

Food processing (no outside public consumption).

Forge (hand).

Forge (power).

Fraternal organization/civic club (private club).

Freight terminal, rail/truck (when any storage of freight is wholly outside an enclosed building).

Freight terminal, truck (all storage of freight in an enclosed building).

Frozen food storage for individual or family use.

Funeral home/mortuary.

Furniture manufacture.

Furniture sales (indoor).

Galvanizing works.

Garden shops and greenhouses.

Golf course (miniature).

Golf course, public or private.

Grain elevator.

Greenhouse (commercial).

Handicraft shop.

Hardware store.

Health club (physical fitness; indoors only).

Heating and air-conditioning sales/services.

Heavy load (farm) vehicle sales/repair (see section 144-5.14).

Heliport.

Home repair and yard equipment retail and rental outlets.

Hospital, general (acute care/chronic care).

Hospital, rehabilitation.

Hotel/motel.

Hotels/motels—Extended stay (residence hotels).

Ice delivery stations (for storage and sale of ice at retail only).

Ice plants.

Industrial laundries.

Kiosk (providing a retail service).

Laboratory equipment manufacturing.

Laundromat and laundry pickup stations.

Laundry, commercial (without self serve).

Laundry/dry cleaning (drop off/pick up).

Laundry/washateria (self serve).

Lawnmower sales and/or repair.

Leather products manufacturing.

Light manufacturing.

Limousine/taxi service.

Locksmith.

Lumberyard (see section 144-5.15).

Lumberyard or building material sales (see section 144-5.15).

Machine shop.

Maintenance/janitorial service.

Major appliance sales (indoor).

Manufactured home sales.

Manufacturing and processes.

Market (public, flea).

Martial arts school.

Medical supplies and equipment.

Metal fabrication shop.

Micro brewery (on-site manufacturing and/or sales).

Mini-warehouse/self storage units (no outside boat and RV storage permitted).

Mini-warehouse/self-storage units (with outside boat and RV storage permitted).

Motion picture studio, commercial film.

Motion picture theater (indoors).

Motion picture theater (outdoors, drive-in).

Motorcycle dealer (primarily new/repair).

Moving storage company.

Moving, transfer, or storage plant.

Museum.

Needlework shop.

Non-bulk storage of fuel, petroleum products and liquefied petroleum.

Nursing/convalescent home/sanitarium.

Offices, brokerage services.

Offices, business or professional.

Offices, computer programming and data processing.

Offices, consulting.

Offices, engineering, architecture, surveying or similar.

Offices, health services.

Offices, insurance agency.

Offices, legal services, including court reporting.

Offices, medical offices.

Offices, real estate.

Offices, security/commodity brokers, dealers, exchanges and financial services.

Outside storage (as primary use).

Park and/or playground (public or private).

Parking lots (for passenger car only) (not as incidental to the main use).

Parking structure/public garage.

Pawn shop.

Personal watercraft sales (primarily new/repair).

Pet shop/supplies (10,000 square feet or less).

Pet store (more than 10,000 square feet).

Photo engraving plant.

Photographic printing/duplicating/copy shop or printing shop.

Photographic studio (no sale of cameras or supplies).

Photographic supply.

Plant nursery (no retail sales on site).

Plant nursery (growing for commercial purposes with retail sales on site).

Plastic products molding/reshaping.

Plumbing shop.

Portable building sales.

Poultry killing or dressing for commercial purposes.

Propane sales (retail).

Public recreation/services building for public park/playground areas.

Publishing/printing company (e.g., newspaper).

Quick lube/oil change/minor inspection.

Radio/television shop, electronics, computer repair.

Recreation buildings (public or private).

Recycling kiosk.

Refreshment/beverage stand.

Research lab (non-hazardous).

Restaurant with drive-through service.

Restaurant/prepared food sales.

Retail store and shopping center.

Retirement home/home for the aged—Public.

Rodeo grounds.

RV park.

RV/Travel trailer sales.

School, K-12 (public or private).

School, vocational (business/commercial trade).

Security monitoring company (no outside storage or installation).

Security systems installation company (with outside storage).

Sheet metal shop.

Shoe repair shops.

Shooting gallery—Indoor (see section 144-5.13).

Sign manufacturing/painting plant.

Stone/clay/glass manufacturing.

Storage—Exterior storage for boats and recreational vehicles.

Storage in bulk.

Studio for radio or television (with tower) (see section 144-5.7).

Studios (art, dance, music, drama, reducing, photo, interior decorating, etc.).

Tailor shop.

Tattoo or body piercing studio.

Taxidermist.

Telemarketing agency.

Telephone exchange buildings (office only).

Tennis court (commercial).

Theater (non-motion picture; live drama).

Tire sales (outdoors).

Tool rental.

Transfer station (refuse/pick-up).

Travel agency.

Truck or transit terminal.

Truck stop.

University or college (public or private).

Upholstery shop (non-auto).

Used or second hand merchandise/furniture store.

Vacuum cleaner sales and repair.

Veterinary hospital (with or without outside animal runs or kennels) with the exception that outdoor kennels may not be used between the hours of 9:00 p.m. and 7:00 a.m. and are prohibited adjacent to residential.

Video rental/sales.

Warehouse/office and storage/distribution center.

Waterfront amusement facilities—Berthing facilities sales and rentals.

Waterfront amusement facilities—Boat fuel storage/dispensing facilities.

Waterfront amusement facilities—Boat landing piers/launching ramps.

Waterfront amusement facilities—Swimming/wading pools/bathhouses.

Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system.

Welding shop.

Wholesale sales offices and sample rooms.

Woodworking shop (ornamental).

Any comparable business or use not included in or excluded from any other district described herein, provided that such use is not noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.

- (2) *Conflict.* In the event of conflict between the uses listed in the land use matrix and those listed in subsection (1), the uses listed in this subsection shall be deemed those authorized in the district.

- (b) *Maximum height, minimum area and setback requirements.*

- (1) *Non-residential.*

- (i) *Height.* 120 feet.
- (ii) *Front building setback.* 25 feet.
- (iii) *Side building setback.* No side building setback is required except that where a side line of a lot in this district abuts upon the side line of a lot in a "R" or "B-1" zone, a side building setback of not less than six feet shall be provided.
- (iv) *Rear building setback.* 20 feet.
- (v) *Residential setback.* Effective November 8, 2006, where a non-residential building abuts a one- or two-family use or zoning district, the setback from the one- or two-family property line shall be at least 20 feet plus one foot for each foot of building height over 20 feet.
- (vi) *Width of lot.* The minimum width of a lot shall be 60 feet, provided that where a lot has less width than required and such lot was in separate ownership prior to February 4, 1984, this requirement will not prohibit the construction of a use enumerated in this district.
- (vii) *Corner lots.* A minimum 25-foot front yard setback and side building setback adjacent to streets shall be required on all corner lots. A canopy at least six feet in height, attached to the main building, may be built within 15 feet of the street line so long as such construction is not supported by columns which will obstruct the vision of vehicles driving upon adjacent streets.
- (viii) *Lot depth.* 100 feet.

- (2) *One-family dwellings.*

- (i) *Height.* 45 feet.

- (ii) *Front building setback.* 25 feet.
 - (iii) *Rear building setback.* 20 feet.
 - (iv) *Side building setback.* There shall be a side building setback on each side of a building not less than five feet in width. Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the rear lot lines of the adjacent lots. Buildings on corner lots shall have 25-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the side lot lines of the adjacent lots.
 - (v) *Garage setback.* Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. (See Illustration 8 in section 144-5.1-1.)
 - (vi) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet, provided that where a lot has less width than herein required, and such lot was in separate ownership prior to September 25, 1967, this requirement will not prohibit the erection of a one-family dwelling.
 - (vii) *Lot area.* Every single-family dwelling hereafter erected or altered shall have a lot area of not less than 6,600 square feet per family for interior lots, and 7,000 square feet per family for corner lots. Where a lot was legally under separate ownership prior to September 25, 1967, but has an area less than the minimum required in this provision, this regulation shall not prohibit the erection of a one-family residence. Where a public or community sewer is not available and in use for the disposal of all sanitary sewage, each lot shall provide not less than one-half acre and one acre on the Edwards Aquifer Recharge Zone.
 - (viii) *Lot depth.* 100 feet.
 - (ix) *Parking.* Two off-street parking spaces shall be provided for each one-family detached dwelling. See section 144-5.1 for other permitted uses' parking.
- (3) *Duplexes.*
- (i) *Height.* 45 feet.
 - (ii) *Front building setback.* 25 feet.
 - (iii) *Rear building setback.* 20 feet.
 - (iv) *Side building setback.* There shall be a side building setback on each side of a building not less than five feet in width. Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the rear lot lines of the adjacent lots. Buildings on corner lots shall have 25-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the side lot lines of the adjacent lots.
 - (v) *Garage setback.* Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. (See Illustration 8 in section 144-5.1-1.)
 - (vi) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet.
 - (vii) *Lot area.* Duplexes hereafter erected or altered shall have a lot area of not less than 8,000 square feet for an interior lot and 8,500 square feet for a corner lot. Where a lot was legally under separate ownership prior to September 25, 1967, but has an area less than the minimum required in this provision, this regulation shall prohibit the erection of a two-family residence. Where a public or community sewer is not

available and in use for the disposal of all sanitary sewage, each lot shall provide not less than one acre and approved by the city sanitarian.

- (viii) *Lot depth.* 100 feet.
 - (viii) *Parking.* Two off-street parking spaces shall be provided for each two-family dwelling unit. See section 144-5.1 for other permitted uses' parking.
- (4) *Multifamily dwellings.*
- (i) *Height.* 45 feet; 60 feet when a pitched roof is used (minimum 4:12 slope).
 - (ii) *Front building setback.* 25 feet.
 - (iii) *Rear building setback.* 25 feet.
 - (iv) *Side building setback.* There shall be a side building setback on each side of a building not less than five feet in width. Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the rear lot lines of the adjacent lots. Buildings on corner lots shall have 25-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the side lot lines of the adjacent lots.
 - (v) *Garage setback.* Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. (See Illustration 8 in section 144-5.1-1.)
 - (vi) *Residential setback.* Effective November 8, 2006, where a multifamily dwelling abuts a one- or two-family use or zoning district, the setback from the one- or two-family property line shall be at least 20 feet plus one foot for each foot of building height over 20 feet.
 - (vii) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet, provided that where a lot has less width than herein required, and such lot was in separate ownership prior to September 25, 1967, this requirement will not prohibit the erection of a one-family dwelling.
 - (viii) *Lot area.* The minimum lot area for a multifamily dwelling shall be 15,000 square feet; for each unit over ten an additional 1,500 square feet of lot area shall be required. Where public or community sewer is not available and in use, for the disposal of all sanitary sewage, multifamily developments shall be approved by the city sanitarian.
 - (ix) *Lot coverage.* For multifamily structures, the combined area of all yards shall be at least 55 percent of the total lot or tract; provided, however, that in the event enclosed parking is provided the minimum total yard area requirement shall be 40 percent of the total lot or tract.
 - (x) *Distance between structures.* For multifamily structures, there shall be a minimum of ten feet between structures side by side; a minimum of 20 feet between structures side by front or rear; a minimum of 40 feet between structures front to front; and a minimum of ten feet between structures backing rear to rear, and a minimum of 20 feet front to rear. (See Illustration 1 in section 144-3.3-3.)
 - (xi) *Lot depth.* 100 feet.
 - (xii) *Parking.* For apartments, apartment hotel units and other multifamily dwellings, off-street parking spaces shall be provided in accord with the following schedule:
 - 1. One-bedroom apartment or unit: One and one-half spaces.
 - 2. Two-bedroom apartment or unit: Two spaces.

3. Each additional bedroom: One-half space.
4. Each dwelling unit provided exclusively for low income elderly occupancy: Three-fourths space ("low income elderly" is defined as any person 55 years of age or older with low or moderate income, according to HUD standards).

3.3-12. "M-2" heavy industrial district. The following regulations shall apply in all "M-2" districts:

- (a) *Authorized uses.* Uses permitted by right shall be those set forth in the land use matrix in section 144-4.2. The allowed uses in the district, which are intended to be identical with those listed in the land use matrix, are as follows:

- (1) *Uses permitted by right.*

Residential uses:

Accessory building/structure.

Accessory dwelling (one accessory dwelling per lot, no kitchen.

Bed and breakfast inn (see section 144-5.6).

Boardinghouse/lodging house.

Cabin or cottage (rental for more than 30 days).

Community home (see definition).

Dormitory (in which individual rooms are for rental).

Duplex/two-family/duplex condominiums.

Home occupation (see section 144-5.5).

Multifamily (apartments/condominiums).

One-family dwelling, detached.

Rental or occupancy for less than one month (see section 144-5.17).

Residential use in buildings with the following non-residential uses.

Single-family industrialized home (see section 144-5.8).

Townhouse (attached).

Non-residential uses:

Accounting, auditing, bookkeeping, and tax preparations.

Adult day care (no overnight stay).

Adult day care (with overnight stay).

Aircraft support and related services.

Airport.

All terrain vehicle (ATV) dealer/sales.

Ambulance service (private).

Amphitheater.

Amusement devices/arcade (four or more devices).

Amusement services or venues (indoors) (see section 144-5.13).

Amusement services or venues (outdoors).

Animal grooming shop.

Answering and message services.

Antique shop.

Appliance repair.

Archery range.

Armed services recruiting center.

Art dealer/gallery.

Artist or artisan's studio.

Assembly/exhibition hall or areas.

Athletic fields.

Auction sales (non-vehicle).

Auto body repair, garages (see section 144-5.11).

Auto glass repair/tinting (see section 144-5.11).

Auto interior shop/upholstery (see section 144-5.11).

Auto leasing.

Auto muffler shop (see section 144-5.11).

Auto or trailer sales rooms or yards (see section 144-5.11).

Auto or truck sales rooms or yards—Primarily new (see section 144-5.11).

Auto paint shop (see section 144-5.11).

Auto repair as an accessory use to retail sales (see section 144-5.11).

Auto repair garage (general) (see section 144-5.11).

Auto supply store for new and factory rebuilt parts.

Auto tire repair/sales (indoor).

Automobile driving school (including defensive driving).

Bakery (retail).

Bank, savings and loan, or credit union.

Bar/tavern.

Barber/beauty college (barber or cosmetology school or college).

Barber/beauty shop, haircutting (non-college).

Barns and farm equipment storage (related to agricultural uses).

Battery charging station.

Bicycle sales and/or repair.

Billiard/pool facility.

Bingo facility.

Bio-medical facilities.

Blacksmith or wagon shops.

Blooming or rolling mills.

Book binding.

Book store.

Bottling or distribution plants (milk).

Bottling works.

Bowling alley/center (see section 144-5.13).

Breweries/distilleries and manufacture of alcohol and alcoholic beverages.

Broadcast station (with tower) (see section 144-5.7).

Bus barns or lots.

Bus passenger stations.

Cafeteria/cafe/delicatessen.

Campers' supplies.

Canning/preserving factories.

Car wash (self service; automated).

Car wash, full service (detail shop).

Carpenter, cabinet, or pattern shops.

Carpet cleaning establishments.

Caterer.

Cemetery and/or mausoleum.

Check cashing service.

Chemical laboratories (e.g., ammonia, bleaching powder).

Chemical laboratories (not producing noxious fumes or odors).

Child day care/children's nursery (business).

Church/place of religious assembly.

Cider mills.

Civic/conference center and facilities.

Cleaning, pressing and dyeing (non-explosive fluids used).

Clinic (dental).

Clinic (emergency care).

Clinic (medical).

Club (private).

Coffee shop.

Cold storage plant.

Commercial amusement concessions and facilities.

Communication equipment (installation and/or repair).

Community building (associated with residential uses).

Computer and electronic sales.

Computer repair.

Concrete or asphalt mixing plants—Permanent.

Concrete or asphalt mixing plants—Temporary.

Confectionery store (retail).

Consignment shop.

Contractor's office/sales, with outside storage including vehicles.

Contractor's temporary on-site construction office (only with permit from building official; see section 144-5.10).

Convenience store with or without fuel sales.

Cotton ginning or baling works.

Country club (private).

Credit agency.

Curio shops.

Custom work shops.

Dance hall/dancing facility.

Day camp.

Department store.

Drapery shop/blind shop.

Driving range.

Drug sales/pharmacy.

Electrical generating plant.

Electrical repair shop.

Electrical substation.

Electronic assembly/high tech manufacturing.

Electroplating works.

Enameling works.

Engine repair/motor manufacturing re-manufacturing and/or repair.

Exterminator service.

Fair ground.

Farmers market (produce market—wholesale).

Farms, general (crops) (see chapter 6).

Farms, general (livestock/ranch) (see chapter 6).

Feed and grain store.

Filling station (fuel tanks must be below the ground).

Florist.

Flour mills, feed mills, and grain processing.

Food or grocery store with or without fuel sales.

Food processing (no outside public consumption).

Forge (hand).

Forge (power).

Fraternal organization/civic club (private club).

Freight terminal, rail/truck (when any storage of freight is outside an enclosed building).

Freight terminal, truck (all storage of freight in an enclosed building).

Frozen food storage for individual or family use.

Funeral home/mortuary.

Furniture manufacture.

Furniture sales (indoor).

Galvanizing works.

Garden shops and greenhouses.

Golf course (miniature).

Golf course, public or private.

Governmental building or use.

Grain elevator.

Greenhouse (commercial).

Handicraft shop.

Hardware store.

Health club (physical fitness; indoors only).

Heating and air-conditioning sales/services.

Heavy load (farm) vehicle sales/repair (see section 144-5.14).

Heavy manufacturing.

Heliport.

Hides/skins (tanning).

Home repair and yard equipment retail and rental outlets.

Hospital, general (acute care/chronic care).

Hospital, rehabilitation.

Hotel/motel.

Hotels/motels—Extended stay (residence hotels).

Ice delivery stations (for storage and sale of ice at retail only).

Ice plants.

Industrial laundries.

Kiosk (providing a retail service).

Laboratory equipment manufacturing.

Laundromat and laundry pickup stations.

Laundry, commercial (without self serve).

Laundry/dry cleaning (drop off/pick up).

Laundry/washateria (self serve).

Lawnmower sales and/or repair.

Leather products manufacturing.

Light manufacturing.

Limousine/taxi service.

Livestock sale and auction.

Locksmith.

Lumber mill.

Lumberyard (see section 144-5.15).

Lumberyard or building material sales.

Machine shop.

Maintenance/janitorial service.

Major appliance sales (indoor).

Manufactured home sales.

Manufacturing and processes.

Market (public, flea).

Martial arts school.

Meat or fish packing/storage plants.

Medical supplies and equipment.

Metal fabrication shop.

Micro brewery (onsite manufacturing and/or sales).

Mini-warehouse/self storage units (no outside boat and RV storage permitted).

Mini-warehouse/self storage units (with outside storage permitted).

Motion picture studio, commercial film.

Motion picture theater (indoors).

Motion picture theatre (outdoors, drive-in).

Motorcycle dealer (primarily new/repair)

Moving storage company.

Moving, transfer, or storage plant.

Museum.

Needlework shop.

Non-bulk storage of fuel, petroleum products and liquefied petroleum.

Nursing/convalescent home/sanitarium.

Offices, brokerage services.

Offices, business or professional.

Offices, computer programming and data processing.

Offices, consulting.

Offices, engineering, architecture, surveying or similar.

Offices, health services.

Offices, insurance agency.

Offices, legal services, including court reporting.

Offices, medical offices.

Offices, real estate.

Offices, security/commodity brokers, dealers, exchanges and financial services.

Outside storage (as primary use).

Paint manufacturing.

Park and/or playground (private or public).

Parking lots (for passenger car only) (not as incidental to the main use).

Parking structure/public garage.

Pawn shop.

Personal watercraft sales (primarily new/repair).

Pet shop/supplies (10,000 square feet or less).

Pet store (more than 10,000 square feet).

Photo engraving plant.

Photographic printing/duplicating/copy shop or printing shop.

Photographic studio (no sale of cameras or supplies).

Photographic supply.

Plant nursery (growing for commercial purposes but no retail sales on site).

Plant nursery (retail sales/outdoor storage).

Plastic products molding/reshaping.

Plumbing shop.

Portable building sales.

Poultry killing or dressing for commercial purposes.

Propane sales (retail).

Public recreation/services building for public park/playground areas.

Publishing/printing company (e.g., newspaper).

Quick lube/oil change/minor inspection.

Radio/television shop, electronics, computer repair.

Recreation buildings (public or private).

Recycling kiosk.

Refreshment/beverage stand.

Research lab (non-hazardous).

Restaurant with drive-through.

Restaurant/prepared food sales.

Retail store and shopping center.

Retirement home/home for the aged—Public.

Rodeo grounds.

RV park.

RV/travel trailer sales.

Sand/gravel sales (storage or sales).

School, K-12 (public or private).

School, vocational (business/commercial trade).

Security monitoring company.

Security systems installation company (with outside storage).

Sheet metal shop.

Shoe repair shops.

Shooting gallery—Indoor (see section 144-5.13).

Sign manufacturing/painting plant.

Stone/clay/glass manufacturing.

Storage—Exterior storage for boats and recreational vehicles.

Storage in bulk.

Studio for radio or television (without tower).

Studios (art, dance, music, drama, reducing, photo, interior decorating, etc.).

Tailor shop.

Tattoo or body piercing studio.

Taxidermist.

Telemarketing agency.

Telephone exchange buildings (office only).

Tennis court (commercial).

Theater (non-motion picture; live drama).

Tire sales (outdoors).

Tool rental.

Transfer station (refuse/pick-up).

Travel agency.

Truck or transit terminal.

Truck stop.

University or college (public or private).

Upholstery shop (non-auto).

Used or second hand merchandise/furniture store.

Vacuum cleaner sales and repair.

Veterinary hospital (with or without outside animal runs or kennels) with the exception that outdoor kennels may not be used between the hours of 9:00 p.m. and 7:00 a.m. and are prohibited adjacent to residential.

Video rental/sales.

Warehouse/office and storage/distribution center.

Waterfront amusement facilities—Berthing facilities sales and rentals.

Waterfront amusement facilities—Boat fuel storage/dispensing facilities.

Waterfront amusement facilities—Boat landing piers/launching ramps.

Waterfront amusement facilities—Swimming/wading pools/bathhouses.

Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system.

Welding shop.

Wholesale sales offices and sample rooms.

Woodworking shop (ornamental).

Any comparable business or use not included in or excluded from any other district described herein.

- (2) Any other uses not now or hereinafter prohibited by ordinance of the city regulating nuisances, except that the following uses will be permitted only by approval of the city council after report from the health department, fire department, and the planning commission:

Acid manufacture.

Auto wrecking yards.

Bulk storage of fuel, liquefied petroleum and flammable liquids.

Cement, lime, gypsum or plaster of Paris manufacture.

Distillation of bones.

Explosives manufacture or storage.

Fertilizer manufacture and storage.

Garbage, offal or dead animal reduction or dumping.

Gas manufacture.

Iron and steel manufacture.

Junkyards, including storage, sorting, baling or processing of rags.

Manufacture of carbon batteries.

Manufacture of paint, lacquer, oil, turpentine, varnish, enamel, etc.

Manufacture of rubber, glucose, or dextrin.

Monument or marble works.

Oil compounding and barreling plants.

Paper or pulp manufacture.

Petroleum or its products (refining of).

Railroad roundhouses or shops.

Rock crushers.

Smelting of tin, copper, zinc or iron ores.

Steel furnaces.

Stockyards or slaughtering.

Structural iron or pipe works.

Sugar refineries.

Tar distillation or manufacture.

Tar products.

Wire or rod mills.

Wood distillation plants (charcoal, tar, turpentine, etc.).

Wool scouring.

- (3) *Conflict.* In the event of conflict between the uses listed in the land use matrix and those listed in subsection (1), the uses listed in this subsection shall be deemed those authorized in the district.

- (b) *Maximum height, minimum area and setback requirements.*

- (1) *Non-residential uses.*

- (i) *Height.* 120 feet.

- (ii) *Front building setback.* 25 feet.

- (iii) *Side building setbacks.* No side building setback is required except that where a side line of a lot in this district abuts upon the side line of a lot in a "R" or "B-1" zone, a side building setback of not less than six feet shall be provided.

- (iv) *Rear building setback.* 20 feet.

- (v) *Residential setback.* Effective November 8, 2006, where a non-residential building abuts a one- or two-family use or zoning district, the setback from the one- or two-family property line shall be at least 20 feet plus one foot for each foot of building height over 20 feet.

- (vi) *Width of lot.* The minimum width of a lot shall be 60 feet, provided that where a lot has less width than required and such lot was in separate ownership prior to February 4, 1984, this requirement will not prohibit the construction of a use enumerated in this district.

- (vii) *Corner lots.* A minimum 25-foot front yard setback and side building setback adjacent to streets shall be required on all corner lots. A canopy at least six feet in height, attached to the main building, may be built within 15 feet of the street line so long as such construction is not supported by columns which will obstruct the vision of vehicles driving upon adjacent streets.

- (viii) *Lot depth.* The depth of the lot shall be at least 100 feet.

- (ix) *Parking.* See section 144-5.1 for permitted uses parking.

- (2) *One-family dwellings.*

- (i) *Height.* 45 feet.

- (ii) *Front building setback.* 25 feet.

- (iii) *Rear building setback.* 20 feet.
 - (iv) *Side building setback.* There shall be a side building setback on each side of a building not less than five feet in width. Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the rear lot lines of the adjacent lots. Buildings on corner lots shall have 25-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the side lot lines of the adjacent lots.
 - (v) *Garage setback.* Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. (See Illustration 8 in section 144-5.1-1.)
 - (vi) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet, provided that where a lot has less width than herein required, and such lot was in separate ownership prior to September 25, 1967, this requirement will not prohibit the erection of a one-family dwelling.
 - (vii) *Lot area.* Every single-family dwelling hereafter erected or altered shall have a lot area of not less than 6,600 square feet per family for interior lots, and 7,000 square feet per family for corner lots. Where a lot was legally under separate ownership prior to September 25, 1967, but has an area less than the minimum required in this provision, this regulation shall not prohibit the erection of a one-family residence. Where a public or community sewer is not available and in use for the disposal of all sanitary sewage, each lot shall provide not less than one-half acre and one acre on the Edwards Aquifer Recharge Zone.
 - (viii) *Lot depth.* 100 feet.
 - (ix) *Parking.* Two off-street parking spaces shall be provided for each one-family detached dwelling unit. See section 144-5.1 for other permitted uses' parking.
- (3) *Duplexes.*
- (i) *Height.* 45 feet.
 - (ii) *Front building setback.* 25 feet.
 - (iii) *Rear building setback.* 20 feet.
 - (iv) *Side building setbacks.* There shall be a side building setback on each side of a building not less than five feet in width. Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the rear lot lines of the adjacent lots. Buildings on corner lots shall have 25-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the side lot lines of the adjacent lots.
 - (v) *Garage setback.* Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. (See Illustration 8 in section 144-5.1-1.)
 - (vi) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet.
 - (vii) *Lot area.* Duplexes hereafter erected or altered shall have a lot area of not less than 8,000 square feet for an interior lot and 8,500 square feet for a corner lot. Where a lot was legally under separate ownership prior to September 25, 1967, but has an area less than the minimum required in this provision, this regulation shall prohibit the erection of a two-family residence. Where a public or community sewer is not available and in use for the disposal of all sanitary sewage, each lot shall provide not less than one acre and approved by the city sanitarian.

- (viii) *Lot depth.* 100 feet.
- (ix) *Parking.* Two off-street parking spaces shall be provided for each two-family dwelling unit. See section 144-5.1 for other permitted uses' parking.
- (4) *Multifamily dwellings.*
 - (i) *Height.* 45 feet; 60 feet when a pitched roof is used (minimum 4:12 slope).
 - (ii) *Front building setback.* 25 feet.
 - (iii) *Rear building setback.* 25 feet.
 - (iv) *Side building setback.* There shall be a side building setback on each side of a building not less than five feet in width. Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the rear lot lines of the adjacent lots. Buildings on corner lots shall have 25-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the side lot lines of the adjacent lots.
 - (v) *Garage setback.* Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. (See Illustration 8 in section 144-5.1-1.)
 - (vi) *Residential setback.* Effective November 8, 2006, where a multifamily dwelling abuts a one- or two-family use or zoning district, the setback from the one- or two-family property line shall be at least 20 feet plus one foot for each foot of building height over 20 feet.
 - (vii) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet.
 - (viii) *Lot area.* The minimum lot area for a multifamily dwelling shall be 15,000 square feet; for each unit over ten an additional 1,500 square feet of lot area shall be required. Where public or community sewer is not available and in use, for the disposal of all sanitary sewage, multifamily developments shall be approved by the city sanitarian.
 - (ix) *Lot coverage.* For multifamily structures, the combined area of all yards shall be at least 55 percent of the total lot or tract; provided, however, that in the event enclosed parking is provided the minimum total yard area requirement shall be 40 percent of the total lot or tract.
 - (x) *Distance between structures.* For multifamily structures, there shall be a minimum of ten feet between structures side by side; a minimum of 20 feet between structures side by front or rear; a minimum of 40 feet between structures front to front; and a minimum of ten feet between structures backing rear to rear, and a minimum of 20 feet front to rear. (See Illustration 1 in section 144-3.3-3.)
 - (xi) *Lot depth.* 100 feet.
 - (xii) *Parking.* For apartments, apartment hotel units and other multifamily dwellings, off-street parking spaces shall be provided in accord with the following schedule:
 - 1. One-bedroom apartment or unit: One and one-half spaces.
 - 2. Two-bedroom apartment or unit: Two spaces.
 - 3. Each additional bedroom: One-half space.
 - 4. Each dwelling unit provided exclusively for low income elderly occupancy: Three-fourths space ("low income elderly" is defined as any person 55 years of age or older with low or moderate income, according to HUD standards).

(5) *Townhouses.*

- (i) *Height.* 35 feet.
- (ii) *Front building setback.* Ten feet. If front entry garages/carports are provided, a minimum front yard of 20 feet shall be provided to the garage/carport.
- (iii) *Side building setback.* No side building setbacks are required for interior lots except the minimum distance between two building groups shall be 20 feet and the minimum distance between a building group and any abutting subdivision boundary or zoning district boundary line shall be 20 feet. Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street, except where the rear lot line of a corner lot coincides with a side lot line of an adjacent lot, then 25-foot minimum side yards adjacent to the street shall be provided.
- (iv) *Garage setback.* Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. (See Illustration 8 in section 144-5.1-1.)
- (v) *Rear building setback.* No building shall be constructed closer than ten feet from the rear property line. If the rear of the lots abut any other residential zoning district, the rear building setback shall have a minimum depth of 20 feet.
- (vi) *Width of lot.* Interior lots shall have a minimum width of 25 feet. Corner lots shall have a minimum width of 40 feet except where the rear lot line of a corner lot coincides with a side lot line of an adjacent lot, then the corner lot shall have a minimum width of 50 feet.
- (vii) *Lot depth.* 100 feet.
- (viii) *Lot area per family.* 2,500 square feet.
- (ix) *Common open space.* A minimum of 250 square feet of common open space per lot shall be provided within the townhouse project. In computing the required common open space, individually owned townhouse lots, required front, rear, or side setbacks, streets, alleys, or public rights-of-way of any kind, vehicular drives, parking areas, service drives, or utility easements containing or permitting overhead pole carried service shall not be included. Drainage easements and detention ponds may be used in computing common open space.
- (x) *Other requirements:*
 - 1. *Building group.* There shall be no less than two nor more than eight individual dwelling units in each building or dwelling group. Each building group shall be at least 20 feet from any other building group, measured from the nearest points of their foundations. Each building or building group shall be at least 20 feet from any subdivision or zoning district boundary line.
 - 2. *Accessory buildings.* Any detached accessory buildings permitted, except carports open on at least two sides, shall be set at least three feet away from the side lot line unless their walls are equal in fire resistance to the common walls of the main structure. Detached carports, open on at least two sides, may be built to the property line with no common wall required. Rear building setback for an accessory building shall be three feet. Any accessory building permitted in district "R-1" shall be permitted in district "TH."
 - 3. *Parking.* There shall be at least two off-street parking spaces for each townhouse. See section 144-5.1 for other permitted uses' parking.

Sec. 144-3.4. - Zoning districts and regulations for property zoned subsequent to June 22, 1987.

3.4-18. "M-1A" light industrial district.

Purpose. The M-1A light industrial district is intended primarily for the conduct of light manufacturing, assembling and fabrication activities, distribution, and for warehousing, research and development, wholesaling and service operations that do not typically depend upon frequent customer or client visits. Such uses generally require accessibility to major thoroughfares, major highways, and/or other means of transportation. The following regulations shall apply in all "M-1A" districts:

- (a) *Authorized uses.* Uses permitted by right shall be those set forth in the land use matrix in section 144-4.2. The allowed uses in the district, which are intended to be identical with those listed in the land use matrix, are as follows:

- (1) *Uses permitted by right.*

Residential uses:

Accessory building/structure.

Bed and breakfast inn (see section 144-5.6).

Boardinghouse/lodging house.

Community home (see definition).

Dormitory (in which individual rooms are for rental).

Multifamily (apartments/condominiums—at least five units).

Residential use in buildings with the following non-residential uses.

Non-residential uses:

Accounting, auditing, bookkeeping, and tax preparations.

Adult day care (no overnight stay).

Adult day care (with overnight stay).

Aircraft support and related services.

Airport.

All terrain vehicle (ATV) dealer/sales.

Ambulance service (private).

Amphitheater.

Amusement devices/arcade (four or more devices).

Amusement services or venues (indoors) (see section 144-5.13).

Amusement services or venues (outdoors).

Animal grooming shop.

Answering and message services.

Antique shop.

Appliance repair.

Archery range.

Armed services recruiting center.

Art dealer/gallery.

Artist or artisan's studio.

Assembly/exhibition hall or areas.

Athletic fields.

Auction sales (non-vehicle).

Auto body repair, garages (see section 144-5.11).

Auto glass repair/tinting (see section 144-5.11).

Auto interior shop/upholstery (see section 144-5.11).

Auto leasing.

Auto muffler shop (see section 144-5.11).

Auto or trailer sales rooms or yards (see section 144-5.12).

Auto or truck sales rooms or yards—Primarily new (see section 144-5.11).

Auto paint shop.

Auto repair as an accessory use to retail sales.

Auto repair garage (general) (see section 144-5.11).

Auto supply store for new and factory rebuilt parts.

Auto tire repair/sales (indoor).

Automobile driving school (including defensive driving).

Bakery (retail).

Bank, savings and loan, or credit union.

Bar/tavern.

Barber/beauty college (barber or cosmetology school or college).

Barber/beauty shop, haircutting (non-college).

Barns and farm equipment storage (related to agricultural uses).

Battery charging station.

Bicycle sales and/or repair.

Billiard/pool facility.

Bio-medical facilities.

Blacksmith or wagon shops.

Book binding.

Book store.

Bottling or distribution plants (milk).

Bottling works.

Bowling alley/center (see section 144-5.13).

Broadcast station (with tower) (see section 144-5.7).

Bus barns or lots.

Bus passenger stations.

Cafeteria/cafe/delicatessen.

Campers' supplies.

Car wash (self service; automated).

Car wash, full service (detail shop).

Carpenter, cabinet, or pattern shops.

Carpet cleaning establishments.

Caterer.

Cemetery and/or mausoleum.

Check cashing service.

Chemical laboratories (not producing noxious fumes or odors).

Church/place of religious assembly.

Civic/conference center and facilities.

Cleaning, pressing and dyeing (non-explosive fluids used).

Clinic (dental).

Clinic (emergency care).

Clinic (medical).

Club (private).

Coffee shop.

Cold storage plant.

Commercial amusement concessions and facilities.

Communication equipment—Installation and/or repair.

Community building (associated with residential use).

Computer and electronic sales.

Computer repair.

Confectionery store (retail).

Consignment shop.

Contractor's office/sales, with outside storage including vehicles.

Contractor's temporary on-site construction office (only with permit from building official; see section 144-5.10).

Convenience store with or without fuel sales.

Credit agency.

Crematorium.

Curio shops.

Custom work shops.

Dance hall/dancing facility (see section 144-5.13).

Day camp.

Department store.

Drapery shop/blind shop.

Driving range.

Drug sales/pharmacy.

Electrical repair shop.

Electrical substation.

Electronic assembly/high tech manufacturing.

Electroplating works.

Engine repair/motor manufacturing re-manufacturing and/or repair.

Exterminator service.

Fair ground.

Farmers market (produce market—wholesale).

Farms, general (crops) (see chapter 6 and section 144-5.9).

Farms, general (livestock/ranch) (see chapter 6 and section 144-5.9).

Feed and grain store.

Filling station (fuel tanks must be below the ground).

Florist.

Food or grocery store with or without fuel sales.

Food processing (no outside public consumption).

Forge (hand).

Forge (power).

Fraternal organization/civic club (private club).

Freight terminal, rail/truck (when any storage of freight is outside an enclosed building).

Freight terminal, truck (all storage of freight in an enclosed building).

Frozen food storage for individual or family use.

Funeral home/mortuary.

Furniture manufacture.

Furniture sales (indoor).

Galvanizing works.

Garden shops and greenhouses.

Golf course (public or private).

Golf course (miniature).

Governmental building or use.

Greenhouse (commercial).

Handicraft shop.

Hardware store.

Health club (physical fitness; indoors only).

Heating and air-conditioning sales/services.

Heavy load (farm) vehicle sales/repair (see section 144-5.14).

Heliport.

Home repair and yard equipment retail and rental outlets.

Hospital, general (acute care/chronic care).

Hospital, rehabilitation.

Hotel/motel.

Hotels/motels—Extended stay (residence hotels).

Ice delivery stations (for storage and sale of ice at retail only).

Ice plants.

Industrial laundries.

Kiosk (providing a retail service).

Laboratory equipment manufacturing.

Laundromat and laundry pickup stations.

Laundry, commercial (without self serve).

Laundry/dry cleaning (drop off/pick up).

Laundry/washateria (self serve).

Lawnmower sales and/or repair.

Leather products manufacturing.

Light manufacturing.

Limousine/taxi service.

Locksmith.

Lumberyard (see section 144-5.15).

Lumberyard or building material sales (see section 144-5.15).

Machine shop.

Maintenance/janitorial service.

Major appliance sales (indoor).

Manufactured home sales.

Manufacturing and processes.

Market (public, flea).

Martial arts school.

Medical supplies and equipment.

Metal fabrication shop.

Micro brewery (onsite manufacturing and/or sales).

Mini-warehouse/self storage units (with or without outside boat and RV storage).

Motion picture studio, commercial film.

Motion picture theater (indoors).

Motion picture theater (outdoors, drive-in).

Motorcycle dealer (primarily new/repair).

Moving storage company.

Moving, transfer, or storage plant.

Museum.

Needlework shop.

Non-bulk storage of fuel, petroleum products and liquefied petroleum.

Nursing/convalescent home/sanitarium.

Offices, brokerage services.

Offices, business or professional.

Offices, computer programming and data processing.

Offices, consulting.

Offices, engineering, architecture, surveying or similar.

Offices, health services.

Offices, insurance agency.

Offices, legal services, including court reporting.

Offices, medical offices.

Offices, real estate.

Offices, security/commodity brokers, dealers, exchanges and financial services.

Outside storage (as primary use).

Park and/or playground (private).

Park and/or playground (public).

Parking lots (for passenger car only) (not as incidental to the main use).

Parking structure/public garage.

Pawn shop.

Personal watercraft sales (primarily new/repair).

Pet shop/supplies (10,000 square feet or less).

Pet store (more than 10,000 square feet).

Photo engraving plant.

Photographic printing/duplicating/copy shop or printing shop.

Photographic studio (no sale of cameras or supplies).

Photographic supply.

Plant nursery.

Plant nursery (growing for commercial purposes with retail sales on site).

Plastic products molding/reshaping.

Plumbing shop.

Portable building sales.

Propane sales (retail).

Public recreation/services building for public park/playground areas.

Publishing/printing company (e.g., newspaper).

Quick lube/oil change/minor inspection.

Radio/television shop, electronics, computer repair.

Rappelling facilities.

Recreation buildings (private).

Recreation buildings (public).

Recycling kiosk.

Refreshment/beverage stand.

Research lab (non-hazardous).

Restaurant.

Restaurant/prepared food sales.

Retail store and shopping center.

Rodeo grounds.

RV park.

RV/travel trailer sales.

School, K-12 (public or private).

School, vocational (business/commercial trade).

Security monitoring company.

Security systems installation company.

Sheet metal shop.

Shoe repair shops.

Shooting gallery—Indoor (see section 144-5.13).

Shopping center.

Sign manufacturing/painting plant.

Specialty shops in support of project guests and tourists.

Storage—Exterior storage for boats and recreational vehicles.

Storage in bulk.

Studio for radio or television (with tower) (see section 144-5.7).

Studios (art, dance, music, drama, reducing, photo, interior decorating, etc.).

Tailor shop.

Tattoo or body piercing studio.

Taxidermist.

Telemarketing agency.

Telephone exchange (office and other structures).

Tennis court (commercial).

Theater (non-motion picture; live drama).

Tire sales (outdoor).

Tool rental.

Transfer station (refuse/pick-up).

Travel agency.

Truck or transit terminal (with outside storage).

Truck stop.

University or college (public or private).

Upholstery shop (non-auto).

Used or second hand merchandise/furniture store.

Vacuum cleaner sales and repair.

Veterinary hospital (with or without outside animal runs or kennels) with the exception that outdoor kennels may not be used between the hours of 9:00 p.m. and 7:00 a.m. and are prohibited adjacent to residential.

Video rental/sales.

Warehouse/office and storage/distribution center.

Waterfront amusement facilities—Berthing facilities sales and rentals.

Waterfront amusement facilities—Boat fuel storage/dispensing facilities.

Waterfront amusement facilities—Boat landing piers/launching ramps.

Waterfront amusement facilities—Swimming/wading pools/bathhouses.

Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system.

Welding shop.

Wholesale sales offices and sample rooms.

Woodworking shop (ornamental).

Any comparable business or use not included in or excluded from any other district described herein, provided that such use is not noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.

- (2) Only the following manufacturing and processes are permitted when they meet the following requirements:

No use is permitted that would emit or cause radiation, dust, odor, smoke, gas or fumes objectionable to persons of ordinary sensitivity or reasonably hazardous to health, beyond the boundary property lines of the lot or tract upon which the use is located, and which do not generate noise or vibration at the boundary of the M-1A district which is generally perceptible in frequency or pressure above the ambient level of noise in the adjacent areas.

Assaying works.

Cooperage works.

Foundries (iron, brass, bronze, aluminum).

Hides and skins (storage and curing).

Manufacture of adding machines, cash registers, typewriters, basket material, boxes, electric lamps, clay, shale and glass products, cutlery tools, bicycles, electrical machinery, tools, fiberglass products, and piping subassemblies.

Metal stamping, shearing, punching, forming, cutting, cleaning, heat treating, etc.

Sheet metal shops.

Welding.

- (3) *Conflict.* In the event of conflict between the uses listed in the land use matrix and those listed in subsection (1), the uses listed in this subsection shall be deemed those authorized in the district.

- (b) *Maximum height, minimum area and setback requirements.*

- (1) *Non-residential uses.*

(i) *Height.* 120 feet.

(ii) *Front building setback.* 25 feet.

(iii) *Side building setback.* No side building setback is required.

(iv) *Corner lots.* Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the rear lot lines of the adjacent lots. Buildings on corner lots shall have 25-foot side building setbacks adjacent to the street where the rear lines of the corner lots coincide with the side lot lines of the adjacent lots. Where a minimum 25-foot setback is required, a canopy at least eight feet in height, attached to the main building, may be built within 15 feet of the property line so long as such construction will not obstruct the vision of vehicular or pedestrian traffic.

(v) *Garage setback.* Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. (See Illustration 8 in section 144-5.1-1.)

- (vi) *Residential setback.* Where a non-residential building abuts a one- or two-family use or zoning district, the setback from the residential property line shall be at least 20 feet plus one foot for each foot of building height over 20 feet.
 - (vii) *Rear building setback.* 20 feet.
 - (viii) *Width of lot.* 60 feet.
 - (ix) *Lot depth.* 100 feet.
 - (x) *Parking.* See section 144-5.1 for permitted uses' parking.
- (2) *Multifamily dwellings.*
- (i) *Height.* 45 feet; 60 feet when a pitched roof is used (minimum 4:12 slope).
 - (ii) *Front building setback.* 25 feet.
 - (iii) *Side building setback.* A side building setback five feet shall be provided. Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the rear lot lines of the adjacent lots. Buildings on corner lots shall have 25-foot side building setbacks adjacent to the street where the rear lines of the corner lots coincide with the side lot lines of the adjacent lots.
 - (iv) *Garage setback.* Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. (See Illustration 8 in section 144-5.1-1.)
 - (v) *Rear building setback.* 25 feet.
 - (vi) *Residential setback.* Effective November 8, 2006, where a multifamily dwelling abuts a one- or two-family use or zoning district, the setback from the one- or two-family property line shall be at least 20 feet plus one foot for each foot of building height over 20 feet.
 - (vii) *Accessory uses.* Accessory uses such as swimming pools, tennis courts and playgrounds will not be permitted within any required yard.
 - (viii) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 72 feet.
 - (ix) *Density.* 24 units per acre.
 - (x) *Lot area.* 20,000 square feet.
 - (xi) *Lot coverage.* The combined area of all yards shall be at least 50 percent of the total lot or tract; provided however, that in the event enclosed or covered parking is provided, the minimum total yard area requirement shall be 40 percent of the total lot or tract.
 - (xii) *Distance between structures.* There shall be a minimum of ten feet between structures side by side; a minimum of 20 feet between structures side by front or rear; a minimum of 40 feet between structures front to front; and a minimum of 20 feet between structures backing rear to rear, and a minimum of 20 feet between structures front to rear. (See Illustration 1.)
 - (xiii) *Minimum number of units.* Five.
 - (xiv) *Parking.* For apartments, apartment hotel units and other multifamily dwellings, off-street parking spaces shall be provided in accord with the following schedule:
 - 1. One-bedroom apartment or unit: One and one-half spaces.
 - 2. Two-bedroom apartment or unit: Two spaces.

3. Each additional bedroom: One-half space.
4. Each dwelling unit provided exclusively for low income elderly occupancy: Three-fourths space ("low income elderly" is defined as any person 55 years of age or older with low or moderate income, according to HUD standards).

See section 144-5.1 for other permitted uses' parking.

3.4-19. "M-2A" heavy industrial district.

Purpose. The M-2A heavy industrial district is intended primarily for the conduct of heavy manufacturing, assembling and fabrication activities that do not typically depend upon frequent customer or client visits. Such uses generally require accessibility to major thoroughfares, major highways, and/or other means of transportation such as the railroad. The following regulations shall apply in all "M-2A" districts:

- (a) *Authorized uses.* Uses permitted by right and by special use permit shall be those set forth in the land use matrix in section 144-4.2. The allowed uses in the district, which are intended to be identical with those listed in the land use matrix, are as follows:

- (1) *Uses permitted by right.*

Residential uses:

Accessory building/structure.

Community home (see definition).

Multifamily (apartments/condominiums—at least five units).

Residential use in buildings with the following non-residential uses.

Non-residential uses:

Accounting, auditing, bookkeeping, and tax preparations.

Adult day care (no overnight stay).

Adult day care (with overnight stay).

Aircraft support and related services.

Airport.

All terrain vehicle (ATV) dealer/sales.

Ambulance service (private).

Amphitheater.

Amusement devices/arcade (four or more devices).

Amusement services or venues (indoors) (see section 144-5.13).

Amusement services or venues (outdoors).

Animal grooming shop.

Answering and message services.

Antique shop.

Appliance repair.

Archery range.

Armed services recruiting center.

Art dealer/gallery.

Artist or artisan's studio.

Assembly/exhibition hall or areas.

Athletic fields.

Auction sales (non-vehicle).

Auto body repair, garages (see section 144-5.11).

Auto glass repair/tinting (see section 144-5.11).

Auto interior shop/upholstery (see section 144-5.11).

Auto leasing.

Auto muffler shop (see section 144-5.11).

Auto or trailer sales rooms or yards (see section 144-5.11).

Auto or truck sales rooms or yards—Primarily new (see section 144-5.12).

Auto paint shop.

Auto repair as an accessory use to retail sales (see section 144-5.11).

Auto repair (general) (see section 144-5.11).

Auto supply store for new and factory rebuilt parts.

Auto tire repair/sales (indoor).

Automobile driving school (including defensive driving).

Bakery (retail).

Bank, savings and loan, or credit union.

Bar/tavern.

Barber/beauty college (barber or cosmetology school or college).

Barber/beauty shop, haircutting (non-college).

Barns and farm equipment storage (related to agricultural uses).

Battery charging station.

Bicycle sales and/or repair.

Billiard/pool facility.

Bio-medical facilities.

Blacksmith or wagon shops.

Blooming or rolling mills.

Book binding.

Book store.

Bottling or distribution plants (milk).

Bottling works.

Bowling alley/center (see section 144-5.13).

Breweries/distilleries and manufacture of alcohol and alcoholic beverages.

Broadcast station (with tower) (see section 144-5.7).

Bus barns or lots.

Bus passenger stations.

Cafeteria/cafe/delicatessen.

Campers' supplies.

Canning/preserving factories.

Car wash (self service; automated)

Car wash, full service (detail shop).

Carpenter, cabinet, or pattern shops.

Carpet cleaning establishments.

Caterer.

Cemetery and/or mausoleum.

Check cashing service.

Chemical laboratories (e.g., ammonia, bleaching powder).

Chemical laboratories (not producing noxious fumes or odors).

Church/place of religious assembly.

Cider mills.

Civic/conference center and facilities.

Cleaning, pressing and dyeing (non-explosive fluids used).

Club (private).

Coffee shop.

Cold storage plant.

Commercial amusement concessions and facilities.

Communication equipment—Installation and/or repair.

Community building (associated with residential uses).

Computer and electronic sales.

Computer repair.

Concrete or asphalt mixing plants—Permanent.

Concrete or asphalt mixing plants—Temporary.

Confectionery store (retail).

Consignment shop.

Contractor's office/sales, with outside storage including vehicles.

Contractor's temporary on-site construction office (only with permit from building official; see section 144-5.10).

Convenience store with or without fuel sales.

Cotton ginning or baling works.

Credit agency.

Crematorium.

Curio shops.

Custom work shops.

Dance hall/dancing facility (see section 144-5.13).

Department store.

Drapery shop/blind shop.

Driving range.

Drug sales/pharmacy.

Electrical generating plant.

Electrical repair shop.

Electrical substation.

Electronic assembly/high tech manufacturing.

Electroplating works.

Enameling works.

Engine repair/motor manufacturing re-manufacturing and/or repair.

Exterminator service.

Fair ground.

Farms, general (crops) (see chapter 6 and section 144-5.9).

Farms, general (livestock/ranch) (see chapter 6 and section 144-5.9).

Feed and grain store.

Filling station (fuel tanks must be below the ground).

Florist.

Flour mills, feed mills, and grain processing.

Food or grocery store with or without fuel sales.

Food processing (no outside public consumption).

Forge (hand).

Forge (power).

Fraternal organization/civic club (private club).

Freight terminal, rail/truck (when any storage of freight is wholly outside an enclosed building).

Freight terminal, truck (all storage of freight in an enclosed building).

Frozen food storage for individual or family use.

Funeral home/mortuary.

Furniture manufacture.

Furniture sales (indoor).

Galvanizing works.

Garden shops and greenhouses.

Golf course.

Golf course (miniature).

Governmental building or use.

Grain elevator.

Greenhouse (commercial).

Handicraft shop.

Hardware store.

Health club (physical fitness; indoors only).

Heating and air-conditioning sales/services.

Heavy load (farm) vehicle sales/repair (see section 144-5.14).

Heavy manufacturing.

Heliport.

Hides/skins (tanning).

Home repair and yard equipment retail and rental outlets.

Hospital, general (acute care/chronic care).

Hospital, rehabilitation.

Hotel/motel.

Hotels/motels—Extended stay (residence hotels).

Ice delivery stations (for storage and sale of ice at retail only).

Ice plants.

Industrial laundries.

Kiosk (providing a retail service).

Laboratory equipment manufacturing.

Laundromat and laundry pickup stations.

Laundry, commercial (without self serve).

Laundry/dry cleaning (drop off/pick up).

Laundry/washateria (self serve).

Lawnmower sales and/or repair.

Leather products manufacturing.

Light manufacturing.

Limousine/taxi service.

Livestock sales/auction.

Locksmith.

Lumberyard (see section 144-5.15).

Lumberyard or building material sales (see section 144-5.15).

Machine shop.

Maintenance/janitorial service.

Major appliance sales (indoor).

Manufactured home sales.

Manufacturing and processes.

Market (public, flea).

Martial arts school.

Meat or fish packing/storage plants.

Medical supplies and equipment.

Metal fabrication shop.

Micro brewery (onsite manufacturing and/or sales).

Mini-warehouse/self storage units (no outside boat and RV storage permitted).

Mini-warehouse/self storage units with outside boat and RV storage.

Motion picture studio, commercial film.

Motion picture theater (indoors).

Motion picture theater (outdoors, drive-in).

Motorcycle dealer (primarily new/repair).

Moving storage company.

Moving, transfer, or storage plant.

Museum.

Needlework shop.

Non-bulk storage of fuel, petroleum products and liquefied petroleum.

Offices, brokerage services.

Offices, business or professional.

Offices, computer programming and data processing.

Offices, consulting.

Offices, engineering, architecture, surveying or similar.

Offices, health services.

Offices, insurance agency.

Offices, legal services, including court reporting.

Offices, medical offices.

Offices, real estate.

Offices, security/commodity brokers, dealers, exchanges and financial services.

Outside storage (as primary use).

Paint manufacturing.

Park and/or playground (private or public).

Parking lots (for passenger car only) (not as incidental to the main use).

Parking structure/public garage.

Pawn shop.

Personal watercraft sales (primarily new/repair).

Pet shop/supplies (10,000 square feet or less).

Pet store (more than 10,000 square feet).

Photo engraving plant.

Photographic printing/duplicating/copy shop or printing shop.

Photographic studio (no sale of cameras or supplies).

Photographic supply.

Plant nursery.

Plant nursery (growing for commercial purposes with retail sales on site).

Plastic products molding/reshaping.

Plumbing shop.

Portable building sales.

Poultry killing or dressing for commercial purposes.

Propane sales (retail).

Public recreation/services building for public park/playground areas.

Publishing/printing company (e.g., newspaper).

Quick lube/oil change/minor inspection.

Radio/television shop, electronics, computer repair.

Rappelling facilities.

Recreation buildings (private).

Recreation buildings (public).

Recycling kiosk.

Refreshment/beverage stand.

Research lab (non-hazardous).

Restaurant.

Restaurant/prepared food sales.

Retail store and shopping center.

Rodeo grounds.

RV park.

RV/travel trailer sales.

Sand/gravel sales (storage or sales).

School, K-12 (public or private).

School, vocational (business/commercial trade).

Security monitoring company.

Security systems installation company (with outside storage).

Sheet metal shop.

Shoe repair shops.

Shooting gallery—Indoor (see section 144-5.13).

Shopping center.

Sign manufacturing/painting plant.

Specialty shops in support of project guests and tourists.

Stone/clay/glass manufacturing.

Storage—Interior and exterior storage for boats and recreational vehicles.

Storage in bulk.

Studio for radio or television (with tower) (see section 144-5.7).

Studios (art, dance, music, drama, reducing, photo, interior decorating, etc.).

Tailor shop (see home occupation).

Tattoo or body piercing studio.

Taxidermist.

Telemarketing agency.

Telephone exchange buildings (office only).

Tennis court (commercial).

Theater (non-motion picture; live drama).

Tire sales (outdoors).

Tool rental.

Transfer station (refuse/pick-up).

Travel agency.

Truck or transit terminal (with outside storage).

Truck stop.

University or college (public or private).

Upholstery shop (non-auto).

Used or second hand merchandise/furniture store.

Vacuum cleaner sales and repair.

Veterinary hospital (with or without outside animal runs or kennels) with the exception that outdoor kennels may not be used between the hours of 9:00 p.m. and 7:00 a.m. and are prohibited adjacent to residential.

Video rental/sales.

Warehouse/office and storage/distribution center.

Waterfront amusement facilities—Berthing facilities sales and rentals.

Waterfront amusement facilities—Boat fuel storage/dispensing facilities.

Waterfront amusement facilities—Boat landing piers/launching ramps.

Waterfront amusement facilities—Swimming/wading pools/bathhouses.

Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system.

Welding shop.

Wholesale sales offices and sample rooms.

Woodworking shop (ornamental).

Any comparable business or use not included in or excluded from any other district described herein, provided that such use is not obnoxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.

- (2) Any other uses not now or hereinafter prohibited by ordinance of the city regulating nuisances, except that the following uses will be permitted only by approval of the city council after report from the health department, fire department, and planning commission:

Acid manufacture.

Auto wrecking yards.

Bulk storage of fuel, liquefied petroleum and flammable liquids.

Cement, lime, gypsum or plaster of Paris manufacture.

Distillation of bones.

Explosives manufacture or storage.

Fertilizer manufacture and storage.

Garbage, offal or dead animal reduction or dumping.

Gas manufacture.

Iron and steel manufacture.

Junkyards, including storage, sorting, baling or processing of rags.

Manufacture of carbon batteries.

Manufacture of paint, lacquer, oil, turpentine, varnish, enamel, etc.

Manufacture of rubber, glucose, or dextrin.

Monument or marble works.

Oil compounding and barreling plants.

Paper or pulp manufacture.

Petroleum or its products (refining of).

Railroad roundhouses or shops.

Rock crushers.

Smelting of tin, copper, zinc or iron ores.

Steel furnaces.

Stockyards or slaughtering.

Structural iron or pipe works.

Sugar refineries.

Tar distillation or manufacture.

Tar products.

Wire or rod mills.

Wood distillation plants (charcoal, tar, turpentine, etc.).

Wool scouring.

- (3) *Conflict.* In the event of conflict between the uses listed in the land use matrix and those listed in subsection (1), the uses listed in this subsection shall be deemed those authorized in the district.

- (b) *Maximum height, minimum area and setback requirements.*

- (1) *Non-residential uses.*

(i) *Height.* 120 feet.

(ii) *Front building setback.* 25 feet.

(iii) *Side building setback.* No side building setback is required.

(iv) *Corner lots.* Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the rear lot lines of the adjacent lots. Buildings on corner lots shall have 25-foot side building setbacks adjacent to the street where the rear lines of the corner lots coincide with the

side lot lines of the adjacent lots. Where a minimum 25-foot setback is required, a canopy at least eight feet in height, attached to the main building, may be built within 15 feet of the property line so long as such construction will not obstruct the vision of vehicular or pedestrian traffic.

- (v) *Garage setback.* Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. (See Illustration 8 in section 144-5.1-1.)
 - (vi) *Residential setback.* Where a non-residential building abuts a one- or two-family use or zoning district, the setback from the residential property line shall be at least 20 feet plus one foot for each foot of building height over 20 feet.
 - (vii) *Rear building setback.* 20 feet.
 - (viii) *Width of lot.* 60 feet.
 - (ix) *Lot depth.* 100 feet.
 - (x) *Parking.* See section 144-5.1 for permitted uses' parking.
- (2) *Residential.*
- (i) *Height.* 45 feet, or 60 feet when a pitched roof is used (minimum 4:12 slope).
 - (ii) *Front building setback.* 25 feet.
 - (iii) *Side building setback.* A side building setback of five feet shall be provided. Buildings on corner lots shall have 15-foot building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the rear lot lines of the adjacent lots. Buildings on corner lots shall have 25-foot side building setbacks adjacent to the street where the rear lines of the corner lots coincide with the side lot lines of the adjacent lots.
 - (iv) *Garage setback.* Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. (See Illustration 8 in section 144-5.1-1.)
 - (v) *Rear building setback.* 25 feet.
 - (vi) *Residential setback.* Effective November 8, 2006, where a multifamily dwelling abuts a one- or two-family use or zoning district, the setback from the one- or two-family property line shall be at least 20 feet plus one foot for each foot of building height over 20 feet.
 - (vii) *Accessory uses.* Accessory uses such as swimming pools, tennis courts and playgrounds will not be permitted within any required yard.
 - (viii) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet.
 - (ix) *Density.* 24 units per acre.
 - (x) *Lot area.* 20,000 square feet.
 - (xi) *Lot coverage.* The combined area of all yards shall be at least 50 percent of the total lot or tract; provided however, that in the event enclosed or covered parking is provided, the minimum total yard area requirement shall be 40 percent of the total lot or tract.
 - (xii) *Distance between structures.* There shall be a minimum of ten feet between structures side by side; a minimum of 20 feet between structures side by front or rear; a minimum of 40 feet between structures front to front; and a minimum of 20 feet

between structures backing rear to rear, and a minimum of 20 feet between structures front to rear. (See Illustration 1.)

(xiii) *Minimum number of units.* Five.

(xiv) *Parking.* For apartments, apartment hotel units and other multifamily dwellings, off-street parking spaces shall be provided in accord with the following schedule:

1. One-bedroom apartment or unit: One and one-half spaces.
2. Two-bedroom apartment or unit: Two spaces.
3. Each additional bedroom: One-half space.
4. Each dwelling unit provided exclusively for low income elderly occupancy: Three-fourths space ("low income elderly" is defined as any person 55 years of age or older with low or moderate income, according to HUD standards).

See section 144-5.1 for other permitted uses' parking.

(Ord. No. 2012-49, § 1(Exh. A), 9-10-12; Ord. No. 2017-78, § 2, 10-23-17)