

Development Regulations

The subject property (the “Property”) shall be zoned “PD” – Planned Development District. Use and development of the Property shall conform to the regulations contained herein. All provisions contained in the City’s Zoning Ordinance relating to development within the Property which are not in conflict with the provisions contained herein shall continue to apply to the development of the Property.

1. Permitted Uses:

- a. Clinic
- b. College or University
- c. Daycare
- d. Museum, Library, Art Gallery (public)
- e. School, Business or Trade
- f. Accessory Building or Use
- g. Utility Business Office
- h. Amusement, Commercial (indoor)
- i. Fitness Club, Gymnasium, Exercise Area or Similar Use
- j. Auto Painting or Body Shop
- k. Auto Parts Sales (indoors)
- l. Automobile, Trailer, Light Truck, Tool Rental
- m. Car Wash
- n. Auto Repair Garage
- o. Garage or Lot, Parking (private)
- p. Garage or Lot, Parking (commercial)
- q. Heliport or Helistop
- r. Parking Incidental to Main Use
- s. Recreational Vehicle Sales
- t. Taxi or Shuttle Service
- u. Bakery or Confectionary (retail)
- v. Banks and Financial Institutions
- w. Department or Discount Store
- x. Drug Store or Pharmacy
- y. Exterminator
- z. Florist or Garden Shop
- aa. Furniture Sales
- bb. Greenhouse or Plant Nursery
- cc. Hardware Store (paint, plumbing, and related sales)
- dd. Hotel or Motel
- ee. Household Appliance Sales
- ff. Laboratories (medical, dental, science)
- gg. Mimeograph or Letter Shop
- hh. Office Building
- ii. Offices with Showrooms
- jj. Office Use
- kk. Office Supplies
- ll. Paint and Related Sales

- mm. Personal Service
 - nn. Pet Store, Kennel, Animal Boarding (no outside runs)
 - oo. Retail Store (indoor)
 - pp. Studios, Photo, Music, Art, Health, etc
 - qq. Travel Agent
 - rr. Upholstery Shop
 - ss. Veterinarian (no outside runs)
 - tt. Wholesale Establishments
2. Uses Requiring a Specific Use Permit:
- a. Frozen Food Lockers
 - b. Funeral Home and Mortuaries
3. Space Limits:
- a. Minimum lot area: 10,000 square feet
 - b. Minimum lot width: 50 feet
 - c. Minimum lot depth: 50 feet
 - d. Minimum front yard setback: 20 feet
 - e. Minimum rear yard setback: 0 feet
 - f. Minimum side yard setback: 0 feet
 - g. Maximum height: 55 feet
 - h. Maximum lot coverage: 90%
 - i. No maximum floor area ratio