



Zoning District Summary: Retail (R)

This zone is designed to provide locations for retail development to serve local neighborhood shopping, community shopping and regional shopping needs.

Allowed Structures/Uses

- Accessory buildings
- Amusements (commercial indoor)
- Animal clinic or hospital (no outdoor use)
- Antique shop
- Art gallery or museum
- Auto Repair (minor)
- Auto Parts Sales (New)
- Auto Sales (without repair)
- Bakery (retail)
- Barbershop or beauty salon
- Boarding or rooming house
- Business office, professional or administrative
- Cafeteria
- Carwash
- College or university
- Community Center (public or private)
- Custom Personal Service
- Day nursery
- Detached private garage/utility room
- Dry cleaning
- Farm or ranch
- Florist
- Fraternal Organization
- Gasoline/service center
- Greenhouse or plant nursery
- Group care or group medical care home
- Handicraft shop
- Home or treatment center for care of alcoholic, narcotic, or psychiatric patients
- Hospital
- Hotel or motel
- Household appliance sales, service and repair
- Laundry or cleaning self-service
- Library (public)
- Lodge or civic club
- Mortuary or funeral parlor
- Multi-family dwelling
- Nursing home
- Office supply sales
- Parking lot (commercial-autos only)
- Parks
- Pawn shop
- Pharmacy
- Philanthropies
- Places of entertainment or eating serving alcoholic beverages
- Playgrounds
- Print shop
- Private Country Club
- Public Golf Course (non-commercial amusement)
- Public/Governmental Agencies
- Public Utility lines and structures including electrical substation and water treatment plant
- Radio and television tower (monopole only)
- Railroad tracks and rights-of-way
- Real estate office (two-year limit)
- Religious Worship Facilities
- Restaurant with or without drive-in service
- Retail sale of alcoholic beverages for off-premise consumption
- Retail stores and shops (other)
- Roller or ice skating rink
- Schools (Public, private, or denominational with full curriculum accredited by the state)
- Shop or yard for local, state or federal government
- Single-family dwelling attached or detached
- Studio for photographer, musician, artist or health service
- Swim or tennis club
- Temporary buildings for construction use
- Theater (indoor)
- Two-family dwelling

Lot Requirements

	Single-Family Attached Dwelling	Single-Family Detached Dwelling	Two-Family Dwelling	Multi-Family Dwelling	Non-residential Use
Maximum Height	30'	30'	30'	35'	30'
Minimum Lot Area	2,000 ft ²	6,000 ft ²	6,000 ft ²	7,500 ft ²	-
Minimum Lot Width	20'	50'	60'	60'	-
Min Property Line Width	40'	40'	40'	40'	40'
Min Lot Depth	100'	100'	100'	120'	-
Max Lot Coverage	45%	45%	45%	45%	-
Minimum sq ft/unit	N/A	N/A	N/A	1,200 ft ²	-
Minimum Front Yard	25'	25'	25'	25'	25'
Minimum Side Yard	0'	0'	0'	0'	0'
Minimum Rear Yard	10'	10'	10'	10'	10'

Specific Use Permits

A specific use permit **without term** may be issued in the Retail District (R) through final approval by the Planning and Zoning Commission subject to, but not limited to specified restrictions as follows:

Accessory building for living or sleeping quarters not including rental as a separate dwelling · Airport landing field or heliport · Bed and breakfast · Bingo Hall · Cemetery or mausoleum · Fairground or exhibit area · Mini storage warehouse (consisting of private storage rental units, each unit not to exceed 3100 cubic feet in size and not larger than 24 feet by 10 feet in area) · Mobile home park or manufactured home park or travel trailer or recreational vehicle park and containing no less than 5 acres and subject to all of the special requirements, conditions or safeguards that may be imposed by the Council and incorporated in the permit. The minimum area for each mobile home or manufactured home dwelling unit shall be 4,000 square feet · Outdoor theater · Pet shop · Petroleum or gas · Petroleum collecting or storage · Wireless communication towers

A specific use permit **with term** may be issued in the Retail District (R) through final approval by the Planning and Zoning Commission subject to, but not limited to specified restrictions as follows:

Dance hall or night club · Group secure care home for persons for which supervision or security is required to ensure that they do not leave the facility, or because the residents are considered dangerous to themselves or others, except for prisons or correctional facilities