

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 3189

**AMENDING THE GRAND JUNCTION ZONING AND DEVELOPMENT CODE TO
ADD AN RSF-E ZONE DISTRICT**

Recitals:

The proposed RSF-E (Residential Single Family-Estate, with a density not to exceed 1 unit per 2 acres) zone district would offer a zoning district option for properties that have the “Estate” designation on the Future Land Use Map of the Growth Plan. The “Estate” designation allows for a density range of one unit per two to five acres.

The Planning Commission has considered the proposed text amendment and recommended approval.

The City Council, having considered the Planning Commission recommendation, finds that the proposed text amendment is necessary for the implementation of the adopted Growth Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE GRAND JUNCTION ZONING AND DEVELOPMENT CODE BE AMENDED TO ADD THE RSF-E ZONE DISTRICT.

INTRODUCED for FIRST READING this 6th day of October, 1999.

PASSED on SECOND READING this 20th day of October, 1999.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Gene Kinsey
President of City Council

4-2-1A RSF-E (RESIDENTIAL SINGLE FAMILY) - NOT TO EXCEED ONE UNIT PER TWO ACRES. This zone provides for low density single family and agricultural uses within or adjacent to urban areas. It allows for the continuation of light intensity agricultural operations and suburban uses and provides for the larger lot sizes more appropriate to the keeping of agricultural animals.

- A. Minimum lot area..... 2 acres
- B. Maximum units per gross area..... 1
- C. Bulk Requirements
 - 1. Minimum street frontage 50 feet
 - 2. Maximum height of structures 32 feet
 - 3. Minimum lot width (at structure site for principal structure)..... 100 feet
 - 4. Minimum side yard setback
 - Principal structure 40 feet
 - Accessory structure (on rear half of parcel) 20 feet
 - 5. Minimum rear yard setback
 - Principal structure 40 feet
 - Accessory structure 20 feet
 - 6. Minimum front yard setback (from centerline of right-of-way)
see also Section 5-1-7)
 - Principal..... 75 feet
 - Minor arterial..... 75 feet
 - Collector 55 feet
 - Local..... 45 feet
 - 7. Maximum coverage of lot by structures 15%
- D. Also see Chapter Five for regulations applicable in all Zone Districts, Chapter Twelve, and Section 4-3-4. It is recommended that specific application of these regulations be discussed with the Administrator.

4-3-4
USE/ZONE MATRIX
RESIDENTIAL ZONE DISTRICTS

Uses preceded by an asterisk (*) indicates that special instruction, explanation, or requirements are noted after the matrix chart.

LEGEND	
	Use not permitted
A	Allowed Use (see requirements for building permit)
S	Special Use (subject to special use requirements)
C	Conditional Use (subject to conditional use requirements)

R SF -R	R SF -E	R SF -1	R SF -2	R SF -4	R S F-5	R S F-8	R M F-16	R M F-32	R M F-64
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RESIDENTIAL	R SF -R	R SF -E	R SF -1	R SF -2	R SF -4	R S F-5	R S F-8	R M F-16	R M F-32	R M F-64
GROUP RESIDENCES - dormitory, sorority, fraternity or lodging, boarding or rooming house where three (3) or more rooms are used on a non-transient basis								A	A	A
HOME OCCUPATIONS (see definitions & home occupation section for complete standards)	A	A	A	A	A	A	A	A	A	A
MULTI-FAMILY RESIDENTIAL								A	A	A
RESIDENTIAL SUB-UNIT (see special use section for complete standards)	S	S	S	S	S	S	S			
* (1) (2) (4) SINGLE FAMILY RESIDENTIAL	A	A	A	A	A	A	A	A	A	A
COMMUNITY FACILITIES - PUBLIC & PRIVATE										
BOARDING SCHOOLS								S	S	S
BUS/COMMUTER STOPS				A	A	A	A	A	A	A
CEMETERIES	A	A	A	A	A	A	A	A	A	A
* (7) CHURCHES	A	A	A	A	A	A	A	A	A	A
COLLEGES								C	C	C
CULTURAL / EDUCATIONAL / RECREATIONAL FACILITIES - museums, art centers, libraries, ball parks & recreational halls	S	S	S	S	S	S	S	S	A	A
DANCE / MUSIC SCHOOLS								S	S	S
FIRE / POLICE STATIONS / RESCUE / EMERGENCY SERVICES	S	S	S	S	S	S	S	S	S	S
FUNERAL HOMES / MORTUARIES / CREMATORIES								S	S	S
GOLF COURSES / GOLF DRIVING RANGES								S	S	S
HELIPADS									C	C
MEMBERSHIP CLUBS & COMMUNITY ACTIVITY BUILDINGS								C	C	C
PARKS / LAKES / RESERVOIRS	S			S	S	S	S	S	S	S
RIDING ACADEMIES and/or OTHER FACILITIES	C	C	C	C	C	C	C	C	C	C
SCHOOLS	S	S	S	S	S	S	S	S	S	S
SERVICE LINES	A	A	A	A	A	A	A	A	A	A
SWIMMING POOLS	S	S	S	S	S	S	S	A	A	A
TRANSMISSIONS LINES	S	S	S	S	S	S	S	S	S	S
HUMAN CARE / TREATMENT FACILITIES										
CLINICS									S	S

	R SF -R	R SF -E	R SF -1	R SF -2	R SF -4	R S F- 5	R S F- 8	R M F- 16	R M F- 32	R M F- 64
COUNSELING CENTERS								C	S	S
FAMILY FOSTER HOMES (see definitions)	A	A	A	A	A	A	A	A	A	A
HOSPITALS / MENTAL HOSPITALS									C	C
NURSERY SCHOOLS / PRESCHOOLS / DAY CARE										
PHYSICAL & MENTAL REHABILITATION CENTERS	S	S	S	C	C	C	C	S	S	S
RESIDENTIAL GROUP HOMES / RECEIVING HOMES / CARE FACILITIES (see definitions)	A	A	A	A	A	A	A	A	A	A
REST HOMES / NURSING HOMES / SANITARIUMS / CONVALESCENT FACILITIES (clinics & pharmacies as accessory uses) / ORPHANAGES								S	S	S
RETAIL BUSINESS - LIMITED, OUTSIDE										
FARMERS MARKETS										
NURSERIES / GREENHOUSES/LANDSCAPING MATERIALS	S	S	S	C						
* (5) PRODUCE STANDS (products produced on premises)	S	S	S	S	C	C	C	C	C	S
	A	A	A	A	A	A	A	A	A	A
AGRICULTURAL OPERATIONS & PROCESSING										
DAIRIES										
* (6) FARMS, RANCHES & ACCESSORY USES (including agricultural animals and crops) AND STRUCTURES (including housing for full time employees)	A	A	A	S						
EXTRACTIVE USES										
OIL / GAS DRILLING	S	S	S	S	S	S	S	S	S	S
QUARRIES / MINING AND PROCESSING	C	C	C	C	C	C	C	C	C	C
SAND AND GRAVEL EXTRACTION PROCESSING	C	C	C	C	C	C	C	C	C	C
RECREATIONAL RESORT USES - consists of the following or similar uses in conjunction with major recreational areas such as National or State Parks and Forests, ski areas, recreational lakes and similar uses.										
RECREATIONAL CAMPGROUNDS AND CAMPS	C	C	C	C						
RECREATIONAL USES										
* (3) OUTDOOR OR INDOOR EVENTS OF A CULTURAL / SPORTING / EDUCATIONAL RECREATIONAL NATURE	C	C	C	C	C	C	C	C	C	C
ZOOS (confinement or display)				C						

* EXPLANATIONS

- (1) Mobile Homes - within the City, mobile homes shall be allowed only in approved mobile home parks or subdivisions.
- (2) A manufactured single family home meeting manufactured home construction and safety standard certifications (42 U.S.C.S. § 5401 *et. seq.*) is allowed wherever single family residential units are allowed by this Code. The owner/developer shall provide proof of certification to the Community Development Department prior to placement of any manufactured home on any lot or parcel of land. Applicable building and zoning codes or regulations shall be met.
- (3) In all zones the City Council may allow charitable fund raising events. The criteria used in evaluating requests shall be the same as for Conditional Use Permits. These permits shall be limited to one per week.
- (4) In single family residences, up to two rooms may be rented to non-family members on a non-transient basis so long as the single family characteristics of the use are maintained (see definitions of family & transient).
- (5) Produce stands in a residential zone are allowed provided no hazards are created pertaining to site features such as parking, ingress, egress, and signage, and the operation does not disrupt the peace, quiet and dignity of the neighborhood.
- (6) In the RSF-R zone only, the number of large and small agricultural animals may exceed the maximum allowed under Sections 5-10-3.A and 5-10-3.B.3 with a Conditional Use Permit. See Section 5-10-3.C.

(7) Churches must comply with Section 5-4-17. Churches with maximum seating capacity greater than 300 may require Special Use Permits. See Section 5-4-17 for more information.

ANY ITEM NOT LISTED ON THE RESIDENTIAL ZONE DISTRICT USE MATRIX CHART IS NOT A PERMITTED USE IN ANY RESIDENTIAL ZONE DISTRICT. FOR ANY USE NOT LISTED, CHECK THE NON-RESIDENTIAL ZONE DISTRICT USE MATRIX CHART. FOR USES NOT LISTED ON EITHER MATRIX CHART, SEE SECTION 4-10.

4-3-4
 USE/ZONE MATRIX
 NON-RESIDENTIAL ZONE DISTRICTS

Uses preceded by an asterisk (*) indicates that special instruction, explanation, or requirements are noted after the matrix chart.

LEGEND	
	Use not permitted
A	Allowed Use (see requirements for building permit)
S	Special Use (subject to special use requirements)
C	Conditional Use (subject to conditional use requirements)

	B-1	B-2	B-3	C-1	C-2	I-1	I-2	H.O.	P	PZ
RESIDENTIAL										
BUSINESS RESIDENCE (see Section 5-1-10)	A		A	A	A	A		A		
GROUP RESIDENCES - dormitory, sorority, fraternity or lodging, boarding or rooming house where three (3) or more rooms are used on a non-transient basis	A		S							A
* (7) (8) MULTI-FAMILY RESIDENTIAL	A		C					C		A
* (1) (2) (5) SINGLE FAMILY RESIDENTIAL	A		C							A
COMMUNITY FACILITIES - PUBLIC AND PRIVATE										
AIRPORTS/HELIPORTS					C	C	C			C
BUS/COMMUTER STOPS	A	A	A	A	A	A	A	A	A	A
CEMETERIES			A	A	A	A	A	C		A
CHURCHES	AS	A	A	A	A	C		A		
COLLEGES			C					A		C
CULTURAL/EDUCATIONAL/RECREATIONAL FACILITIES - museums, art centers, libraries, ball parks & recreation halls	A		A	A	A	A	A	C		S
DANCE/MUSIC SCHOOLS	S	A	A	A						
FIRE/POLICE STATIONS/RESCUE/EMERGENCY SERVICES	S	S	S	S	S	S	S	S	S	S
FUNERAL HOMES/MORTUARIES/CREMATORIES	A		A	A	A			C		
GOLF COURSES/GOLF DRIVING RANGES			A	A	A	A	A	A		S
HELIPADS				C	C	S	S	C		C
MEMBERSHIP CLUBS & COMMUNITY ACTIVITY BUILDINGS	A		A	A	A	A		A		S
PARKS/LAKES/RESERVOIRS	S		S	S	S	S	S	S		S
RACE TRACKS/DROP STRIPS					C	C	C	C		C
RIDING ACADEMIES and/or OTHER FACILITIES	C		C	C						A
SCHOOLS	S									S
SERVICE LINES	A	A	A	A	A	A	A	S	A	A
SHOOTING RANGES										C

	B-1	B-2	B-3	C-1	C-2	I-1	I-2	H.O.	P	PZ
SWIMMING POOLS			A	A	A	A	A	A		S
TRANSMISSION LINES	S	S	S	S	S	S	S	S	S	S
TRANSPORTATION FACILITIES - bus or R.R. depot or similar use			S	S	S	S	S	C		S
VOCATIONAL/TECHNICAL SCHOOLS		S	A	A	A	A	A	S		S
HUMAN CARE/TREATMENT FACILITIES										
CLINICS	A	S	A	A	A			A		S
COUNSELING CENTER	A		A	A	A			A		S
HOSPITALS/MENTAL HOSPITALS										C
JAILS/HONOR CAMPS/REFORMATORIES										S
COMMUNITY CORRECTIONS FACILITY	S		S	S	S					S
NURSERY SCHOOLS/PRESCHOOLS/DAY CARE	A	A	A	A				S		S
PHYSICAL AND MENTAL REHABILITATION CENTERS	C	C	C	C				C		S
REST HOMES/NURSING HOMES/SANITARIUMS/ CONVALESCENT FACILITIES (clinics & pharmacies as accessory uses)/ORPHANAGES	S									C
SERVICE BUSINESS - LIMITED INSIDE										
FINANCIAL INSTITUTIONS	A	S	A	A	A			A		
NEIGHBORHOOD SERVICE OFFICES		A	A	A	A			A		
PROFESSIONAL/GOVERNMENT OFFICES	A	C	A	A	A			A		S
SERVICE BUSINESS - PERSONAL INSIDE										
BARBER SHOPS/BEAUTY SHOPS/PHARMACIES/SELF-SERVICE LAUNDRIES/SIMILAR USES	A	A	A	A	A	A	A	A		
PARKING LOTS Open area for the purpose of parking vehicles of employees or customers. Lots must be improved as specified (see Parking & Loading section)			A	A	A	A	A	A	A	S
RETAIL BUSINESS - LIMITED, INSIDE Completely enclosed buildings or stores for displaying, storing and selling of new and used goods, wares, equipment and merchandise of all descriptions including tailor shops and light printing establishments, but excluding lumber yards, auction houses and major shopping centers.		A	A	A	A	A	A	A		
COMMERCIAL RESIDENCE - TRANSIENT / NON-TRANSIENT										
HOTELS			A	A	A	A		S		C
MOTELS			A	A	A	A		A		
RESIDENTIAL HOTELS/HOSTELS/TOURIST HOMES	C		A	A				A		C
RESTAURANT BUSINESS, LIMITED Consists of building for serving the dining needs of persons but does not include drive-throughs; does include drive-in service.										
CAFES	S	A	A	A	A	A	A	A		
RESTAURANTS/CAFETERIAS		S	A	A	A	A	S	A		
AMUSEMENT BUSINESS - INSIDE										

	B-1	B-2	B-3	C-1	C-2	I-1	I-2	H.O.	P	PZ
BOWLING ALLEYS			A	A	C			A		
HEALTH ATHLETIC CLUBS & SERVICES (swimming pool accessory use)		S	A	A	S	S		A		
BARS/NIGHT CLUBS			C	C	C	C		C		
RECREATION HALLS/POOL HALLS			A	A	C			A		
SHOOTING RANGES					S	S				
SKATING RINKS/ENTERTAINMENT CENTERS			A	A	S		C	S		
THEATERS			A	A	S			A		
ADULT ENTERTAINMENT ESTABLISHMENTS (See Section 5-13)				A	A	A	A			
RETAIL BUSINESS - LIMITED OUTSIDE										
AMUSEMENT PARKS				A	C			C		
DRIVE-IN THEATERS				A	C					
FARMERS MARKETS			S	S	S			S		S
* (6) FLEA MARKETS			S	S	A	A		C		
GOLF DRIVING RANGES				A	C			C		
MINIATURE GOLF COURSES			A	A	S			A		
NURSERIES/GREENHOUSES/LANDSCAPING MATERIALS			A	A	A	A	A	A		C
* (3) OUTSIDE SALE RETAIL GOODS	S	A	A	A	A	A	S	S		A
* (9) PRODUCE STANDS	A	A	A	A	A	A	A	A		A
DRIVE-THROUGH BUSINESS										
DRIVE-THROUGH FINANCIAL INSTITUTIONS			A	A	A			A		
DRIVE-THROUGH LAUNDRY/DRY CLEANERS		A	A	A	A			A		
DRIVE-THROUGH PHOTO PROCESSING		S	A	A	A			A		
DRIVE-THROUGH RESTAURANTS			C	C	C			C		
GASOLINE SERVICE STATIONS Consists of buildings and surfaced area where automotive vehicles may be refueled and serviced. Such service does not include tire recapping, body painting or repair, no engine repair which requires removal of the head or pan of the engine.		C	A	A	A	A	A	A		
RETAIL BUSINESS - UNLIMITED OUTSIDE (open land for displaying, storing, and selling)										
AUTOMOBILES/PICKUP TRUCKS/VANS				A	A	S	C	S		
FARM IMPLEMENTS/PROPANE OR HOME FUEL DISTRIBUTION					A	A				
MOBILE HOMES					A	A		C		
NURSERY STOCK/GARDENING SUPPLIES			A	A	A	A		A		C
RECREATIONAL VEHICLES AND EQUIPMENT				A	A	A		S		
RENTAL-HOME ORIENTED		C	A	A	A			S		
BUILDING MATERIALS SALES AND STORAGE				A	A	A	A	S		
TRUCKS					A	A				

	B-1	B-2	B-3	C-1	C-2	I-1	I-2	H.O.	P	PZ
REPAIR SHOPS/PRODUCTION SHOPS										
APPLIANCE AND CLOTHING REPAIR AND SERVICING		S	A	A	A	A				
CABINET MAKING				A	A	A	A			
UPHOLSTERY SHOPS			A	A	A	A	A			
CONTRACTING AND REPAIR SHOPS					A	A	A			
LOCKSMITHING			A	A	A	A				
RETAIL BUSINESS - UNLIMITED INSIDE										
BAKERIES		C	C	S	A	A	A	S		
BUILDING MATERIALS SALES AND STORAGE				A	A	A	A	A		
FEED AND SEED STORES/FACILITIES					A	A	A			
INDUSTRIAL PRINTING & PUBLISHING ESTABLISHMENTS					A	A	A			
MAJOR SHOPPING CENTERS (see definitions)				C	C	C		C		
SERVICE BUSINESS - UNLIMITED										
ANIMAL CLINICS (indoor only)	S	C	A	A	A			A		
ANIMAL HOSPITALS (with outdoor facilities)				S	S	S		C		
AUCTION HOUSES			C	A	A	A				
AUCTION YARDS	C		C	C	C	C	C			C
BUS AND TAXI SERVICE AND STORAGE BUILDINGS				A	A	A	A	S		
CAMPGROUNDS - OVERNIGHT				A	A			S		
COMMERCIAL BROADCAST/COMMUNICATION TOWERS					A	A	A	C		C
COMMERCIAL CARPET CLEANING ESTABLISHMENTS				A	A	A	A			
COMMERCIAL/INDUSTRIAL RENTAL					A	A	A			
COMMERCIAL LAUNDRIES				A	A	A	A			
COMMERCIAL MEAT PROCESSING (no slaughtering)					A	A	A			
FROZEN FOOD LOCKERS				A	A	A	A			
GLASS FABRICATION AND INSTALLATION			C	A	A	A	A			
KENNELS				S	S	S		C		
PUBLIC GARAGES				A	A	A	A			
ROOFING SHOPS					A	A	A			
SHEET METAL SHOPS					A	A	A			
SIGN PAINTING SHOPS				A	A	A	A			
TAXIDERMY				A	A	A	A			
TRUCK TERMINALS					A	A	A			
AUTOMOTIVE MAINTENANCE										
AUTO REPAIR GARAGES (includes painting)				A	A	A	A	S		
CAR WASHES			S	A	A	A	A	A		
TIRE RECAPPING AND STORAGE					A	A	A			

	B-1	B-2	B-3	C-1	C-2	I-1	I-2	H.O.	P	PZ
TRUCK STOPS				A	A	A	A	S		
WHOLESALE BUSINESS Consists of wholesale business or storage buildings but not for highly flammable materials or liquids (Includes "mini-storage" buildings).				A	A	A	A	C		
ELECTRONIC FABRICATION Assembly, manufacture, fabrication, maintenance, or adjustment of electronic devices				A	A	A	A			
MANUFACTURING										
AUTOMOBILE/TRUCK/AIRPLANE ASSEMBLY							A			
BLACKSMITH/MACHINE SHOPS/SAND BLASTING					A	A	A			
BOTTLING WORKS				A	A	A	A			
CANNING						A	A			
CONCRETE PRODUCTS FABRICATION					A	A	A			
CURING AND STORING HIDES							S			
FABRIC FABRICATION AND PROCESSING			S	A	A	A	A			
FREIGHT YARDS							A			
GLASS MANUFACTURE						A	A			
HANDICRAFT PRODUCTS MANUFACTURE			A	A	A	A	A			
METAL/STONE/MONUMENT WORKS						C	A			
OUTDOOR BUILDING MATERIAL AND EQUIPMENT STORAGE					A	A	A			
OXYGEN/ACETYLENE AND SYNTHETIC/PLASTIC MANUFACTURE							A			
POTTERY/PORCELAIN/CERAMIC MANUFACTURE						A	A			
PROCESSING AND DISTRIBUTION OF DAIRY AND FOOD PRODUCTS (includes cold storage plants)					A	A	A			
SAWMILLS/ROUGH LUMBER					C	S	S			S
INDUSTRY – LIMITED Consists of industry sometimes using combustible and explosive materials, and which by its nature emits excessive amounts of noise, fumes, smoke, dust and similar features but where all practical means are used to confine such features to the premises.							S			
INDUSTRY – UNLIMITED Consists of large scale industry, incinerators and other public and private industry, using and storing combustible and explosive materials, which cannot satisfactorily control noise, smoke, fumes, dust and other such operational features.							C			
INDUSTRIAL STORAGE – OUTSIDE										
IMPOUND LOT					A	A	A			S
CONCRETE PRODUCTS STORAGE						S	S			
JUNK YARDS/SALVAGE YARDS (without repair facilities)							C			C
HEAVY EQUIPMENT STORAGE						A	A			A

	B-1	B-2	B-3	C-1	C-2	I-1	I-2	H.O.	P	PZ
LANDFILLS							C			C
PIPE STORAGE						S	S			
SAND AND GRAVEL STORAGE						C	S			C
AGRICULTURAL OPERATIONS AND PROCESSING										
AGRIBUSINESS					A	A	A			S
DAIRIES					C	C	C			C
FARMS, RANCHES & ACCESSORY USES (including agricultural animals and crops) AND STRUCTURES (including housing for full time employees)										A
FEED LOTS							C			
MEAT PROCESSING WHICH INCLUDES SLAUGHTERING (may have some outside holding of live animals but no feed lots)							S			
EXTRACTIVE USES										
OIL/GAS DRILLING	S	S	S	S	S	S	S	C		S
QUARRIES/MINING AND PROCESSING	C	C	C	C	C	C	C	C		C
SAND AND GRAVEL EXTRACTION PROCESSING	C	C	C	C	C	C	C	C		C
CONCRETE AND ASPHALT PLANTS						C	C			
RECREATIONAL RESORT USES Consists of the following or similar uses in conjunction with major recreational areas such as National or State Parks and Forests, ski areas, recreational lakes and similar areas.										
RECREATIONAL CAMPGROUNDS AND CAMPS										S
RECREATIONAL USES										S
RESORT CABINS AND LODGES										S
FORESTRY STRUCTURES (fire towers, shelters, housing for employees)										S
* (4) OUTDOOR OR INDOOR EVENTS OF A CULTURAL/SPORTING/EDUCATIONAL/RECREATIONAL NATURE	C	C	S	S	S	S	S	C		S
ZOOS (confinement or display)				C	C			C		C

* EXPLANATIONS

- (1) Mobile Homes - within the City, mobile homes shall be allowed only in approved mobile home parks or subdivisions.
- (2) A manufactured single family home meeting manufactured home construction and safety standard certifications (42 U.S.C.S. § 5401 *et. seq.*) is allowed wherever single family residential units are allowed by this Code. The owner/developer shall provide proof of certification to the Community Development Department prior to placement of any manufactured home on any lot or parcel of land. Applicable building and zoning codes or regulations shall be met.
- (3) Outside sale of retail goods - shall refer only to the sale of small items which may be readily loaded, unloaded and moved by truck or car (i.e. tapestries, pictures, throw rugs, produce, etc.).
- (4) In all zones the City Council may allow charitable fund raising events. The criteria used in evaluating requests shall be the same as for conditional use permits. These permits shall be limited to one per week.
- (5) In single family residences, up to two rooms may be rented to non-family members on a non-transient basis so long as the single family characteristics of the use are maintained (see definitions of family & transient).
- (6) See design standards, Section 5-4-13.

- (7) Residential uses in the B-1 zone shall not exceed 16 units per acre. Residential uses in a B-3 zone approved through the conditional use process shall not exceed a maximum density of 64 units per acre.
- (8) Residential uses in upper floors (2nd floor and above) shall be allowed in buildings existing as of June 1, 1994 (Ordinance No. 2752) in the B-3 zone provided all Fire, Building and other applicable Codes are met.
- (9) A Temporary Use Permit is required for a produce stand in a non-residential zone and may include sale of produce grown off the premises (refer to section 4-13).

ANY USE NOT LISTED ON THE NON-RESIDENTIAL ZONE DISTRICT USE MATRIX CHART IS NOT A PERMITTED USE IN ANY NON-RESIDENTIAL ZONE DISTRICT. FOR ANY USE NOT LISTED, CHECK THE RESIDENTIAL ZONE DISTRICT USE MATRIX CHART. FOR USES NOT LISTED ON EITHER MATRIX CHART, SEE SECTION 4-10.