

Regional Center Residential 1 (RCR-1) District  
Permitted Uses

**RESIDENTIAL:**

- P Agriculture, Attached Single-family Dwellings, Dwellings Above Businesses, Live/Work Units, Community Homes for the Disabled
- L(7) Livestock
- L(4) Multi-Family Dwellings
- SUP Group Homes

**COMMERCIAL:**

- P Home Occupation, Laundry Services
- L(8) Bed and Breakfast
- L(11) Restaurant, Private Club, Bar
- L(15) Professional Service and Office
- L(17) Retail Sales and Service
- L(38) Temporary Uses
- SUP Movie Theater, Outdoor Recreation, Administrative Facilities or Research Facilities, Broadcasting or Production Studio

**INDUSTRIAL:**

- L(27) Gas Wells
- SUP Veterinary Clinics

**INSTITUTIONAL:**

- P Community Service, Parks and Open Space, Churches, Semi-Public Halls, Clubs, and Lodges, Adult or Child Day Care, Kindergarten, Elementary School, Middle School, Elderly Housing, Medical Centers, Mortuaries
- SUP Basic Utilities, High School, Medical Centers, WECS (Free-standing Monopole Support Structure), WECS (Building Mounted)

**P = Permitted, L(#) = Permitted with a Limitation, SUP = Specific Use Permit**

**LIMITATIONS:**

L(4) = Multi-family is permitted only:

1. With a Specific Use Permit; or
2. As part of a Mixed-Use Development; or
3. As part of a Master Plan Development, Existing; or
4. If the development received zoning approval allowing multi-family use within one (1) year prior to the effective date of Ordinance No. 2005-224; or
5. If allowed by a City Council approved neighborhood (small area) plan.

L(7) – Limited to two animals on parcels one to three acres in size. Additional animals may be added at a rate of one per each acre over three acres.

L(8) = Travelers' accommodations are permitted, provided that:

1. The business-owner or manager shall be required to reside on the property occupied by the accommodation, or adjacent property.
2. That each accommodation unit shall have one off-street parking space, and the owners shall have two parking spaces. All spaces shall be in conformance with the requirements of the Off-Street Parking section of this Chapter.
3. That only one ground sign or wall sign, constructed of a non-plastic material, no-interior illuminated of four square feet maximum size be allowed. Any exterior illumination of signage shall be installed such that it does not directly illuminate any residential structures adjacent or nearby the travelers' accommodation.

L(11) = Limited to sit down only, and no drive up service permitted. Limited to no more than one hundred (100) seats and no more than four thousand (4,000) square feet of restaurant area.

L(15) = Uses are limited to no more than five thousand (5,000) square feet of gross floor area per lot. An SUP is required for additional square footage for Semi-Public Halls, Clubs and Lodges.

L(17) = Uses that exceed twenty-five thousand (25,000) square feet of gross floor area per use require approval of a SUP.  
L(27) – Must comply with the provisions of Subchapter 22, Gas Well Drilling and Production  
L(38) – Must meet the requirements of Section 35.12.9.