

WALKER UNIFIED DEVELOPMENT CODE - SUMMARY TABLE for ZONING DISTRICTS

Districts as shown on Zoning District Map	Uses Permitted	Uses Prohibited	Front Depth (feet)	Rear Depth (feet)	Side Depth (feet)	Area Square feet	Width (feet)
			For all buildings except accessory uses.				
R-80 Residential	Dwellings; schools offering general education courses; day care centers; municipal use and public utility uses; accessory uses, churches.	All uses not specifically permitted herein.	20	20	5	9,600 per family	80
R-70 Residential	Any uses permitted in R-80 zoning designation. House trailers for dwelling purposes as provided in Section 20-61 are permitted. Public buildings and clubs as provided in Section 20-57.	All uses not specifically permitted herein.	20	20	5	8,400 per family	70
			For all buildings except accessory uses:				
R-60 Residential	Any uses permitted in an R-70 zoning designation. Philanthropic uses, non- profit lodge halls, house trailers for dwelling purposes where each house trailer serving as a dwelling unit is located on a separate lot approved by the City which complies with the area requirements of R-60 designation. One house trailer may be located on same lot as dwelling unit if immediate family is to occupy, provided that the same minimum yard requirements for an R-60 residence lot are met for front, rear and side yards for both dwelling unit and house trailer. Permit for additional dwelling unit to be temporary for 24-months. Nonconforming uses permitted by Section 20-3.	All uses not specifically permitted herein.	10	20	5	6,000 minimum and 3,000 per family	60
			For all buildings except accessory uses:				
Residential R-50	Any uses permitted in R-60 zoning designation, provided that separate lot size requirements for house trailers and minimum side yard sizes for house trailers on the same lot as a dwelling unit for R-50 residence designation are met for front, rear and side yards for both dwelling unit and house trailer.	All uses not specifically permitted herein.	10	20	5	5,000 minimum and 1,600 per family	50
			Same as R-80. For multiple dwelling units, side and rear yards must be equal to not less than one-half the height of the building.				
R-A Residential Apartment	Any use permitted in an R-80 zoning designation, and multiple dwellings, townhouses, lodging houses. House trailers for dwelling purposes are prohibited.	All other uses not specifically permitted.				8,400 minimum and 1,200 per family	70
			For all buildings except accessory uses:				
R-PG Patio Garden Home Residential (Refer to Ch. 5, § 5.24)	Any uses permitted in an R-80 zoning designation. Single-family detached residential units. Before property will be zoned R-PG, the site development layout or plans must be submitted to the Planning Commission for review and approval of drainage, land use, building separation and access.	All uses not specifically permitted herein. House trailers are prohibited.	10	20	5	5,000	50
			For all buildings except accessory uses:				

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R-5 Zero Lot Line Residential (Refer to Ch. 5, § 5.25)	Single-family detached residential units located on one (1) side property line only. No units may be contiguous to each other. Before property will be zoned R-5, the site development layout or plans shall be submitted to the Planning Commission for review and approval of drainage, land use, building separation and access.	All uses not specifically permitted herein.	10	20	8	4,000	40
RC Residential-Commercial (Refer to Ch. 5, § 5.26 & §5.27)	Any uses permitted in an R-80, R-A, R-PG or R-5 zoning designation. Any uses permitted in a C-3 zoning designation, except as otherwise provided. Any residential dwelling combined with permitted commercial activity. Any commercial building unit adjacent to a residential development shall conform to the surrounding area. House trailers for dwelling purposes are prohibited.	All uses not specifically permitted herein. Only property within designated commercial corridors may be zoned RC.	Same as R-80 for dwellings. Same as R-A for multifamily dwellings. Same as C-3 for non-dwellings and combination commercial/residential buildings.			9,600 minimum and per family for dwellings. 1,200 per family for multifamily dwellings, 5,000 for non-dwellings, 7,200 for combination commercial/residential buildings.	80 for dwellings. 50 —150 for commercial, depending on use.
RC-CAB-1	Business involved in the serving of alcoholic beverages for consumption on the premises and whose primary purpose is to prepare meals for on premise consumption for the general public.	All uses not specifically permitted herein. Only property within designated commercial corridor may be zoned RC-CAB-1	25	15	5	5,000	50-150
RC-CAB-2	Business involved in the sale or serving of alcoholic beverages for consumption on the premises.	All uses not specifically permitted herein. Only property within designated commercial corridor may be zoned RC-CAB-2	25	15	5	5,000	50-150
C-1 Commercial Office	Any type office building exclusively for office use, including professional and sub-professional offices, providing medical, dental, engineering, architectural, drafting, accounting, legal, realty, insurance and other such services, provided that no goods, wares, or merchandise shall be prepared or sold on the premises. Banks, savings and loans, credit unions and loan companies (excluding pawn shops). Personal service businesses, including hair stylists, manicurists; arts and crafts studios, photography studios, small instructional schools for arts and crafts, including dance, physical fitness, gymnastics, cheer, painting, photography, cooking, provided that no merchandise is sold, except to students as needed for instructional purposes. See Chapter 6: Parking, Access, and Loading Zones, related to parking in C-1 zoning designation. Commercial parking lots (including all connecting driveways and sidewalks) surfaced with concrete, asphaltic concrete, asphalt, or other solid surface or paving, free from dust, dirt, gravel or mud, for passenger vehicles only. Such parking lots and connecting driveways and sidewalks shall be maintained in good condition, free of weeds, trash and other debris. If	All uses not specifically permitted herein. No parking lot permitted hereby shall permit, allow or suffer the sale, repair work, storage, dismantling or servicing of any motorized vehicle or conveyance or equipment or the storage or distribution of any materials or supplies. No signs or advertising of any type or nature, except directory (entrance-exit or safety) type signs 32 square feet per unit.	25	15	5	5,000	50

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(C-1 Commercial Office, con't.)	lighting is provided, it shall be so arranged to reflect or direct light away from any adjacent residential dwellings or developments. All non-parking or driving areas shall be landscaped as required by Chapter 8 herein and maintained in good condition. Any other uses deemed appropriate by the Zoning Commission. Permitted accessory uses and structures: Any use reasonably related to the principal use. Special exception uses and structures: Dwelling units contained within, attached or related to the office building, hospitals, rest homes, churches, schools, and institutions. Any commercial building adjacent to a residential area shall conform with surrounding area. See Chapter 5, Section 5.22 Fences for Commercial Property, related to fences for commercial property.						
C-2 Commercial Retail	Any uses permitted in C-1, retail sales, motels, hotels, restaurants, animal hospitals where all animals are kept inside a building, apartment hotels. Commercial recreation facilities, commercial greenhouses and nurseries, commercial schools, drive-in restaurants, funeral homes, mixed-use retail/office buildings. Buildings for structures from which goods, merchandise or products are sold at retail or rented for personal use, service stations, shops for the repair and servicing of the following: bicycles, electronics, appliances, locksmiths, typewriters, computers, dressmakers, tailors, millinery, bakery goods sales, laundry and dry-cleaning pickup stations, non-drive-in theaters. See Chapter 6: Parking, Access, and Loading Zones, related to parking in C-2 zoning designation. Commercial or private parking lots (including all connecting driveways and sidewalks) meeting the specifications in C-1. Any other uses deemed appropriate by the Zoning Commission. Permitted accessory uses and structures: Any use reasonably related to the principal use. Special exception uses and structures: Special exceptions uses and structures permitted by C-1. See Chapter 5, Section 5.22 Fences for Commercial Property related to fences for commercial property.	All uses not specifically permitted herein. No parking lot permitted hereby shall permit, allow or suffer the sale, repair work, storage, dismantling or servicing of any motorized vehicle or conveyance or equipment or the storage or distribution of any materials or supplies. No signs or advertising of any type or nature, except as in compliance with City ordinances.	25	15	5	5,000	150
C-3 Heavy	Any uses permitted in C-2. Shopping centers, seafood markets, poultry markets, supermarkets, outdoor theaters, parking garages, laundromats,	All uses not specifically permitted herein. No parking lot permitted hereby	25	15	5	5,000	150

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Commercial (C-3 Heavy Commercial, con't.)	trailer sales, new and used car dealerships or lots, vehicles rental agencies, vehicle or equipment repair or storage, commercial storage units, whether climate controlled or otherwise, amusement establishments, department stores, gymnasiums, public utilities service centers. See Chapter 5, Section 5.22 Fences for Commercial Property, related to fences for commercial property. Any other uses deemed appropriate by the Zoning Commission. Permitted accessory uses and structures: Any use related to principal use, dwelling units contained within, or related to the commercial building, including the dwelling place of the owners or occupants of the building in which a business permitted within this zoning designation is conducted. Special permit uses: Parking as permitted in C-2.	shall permit, allow or suffer the sale, repair work, storage, dismantling or servicing of any motorized vehicle or conveyance or equipment or the storage or distribution of any material or supplies. No signs or advertising of any type or nature, except as in compliance with City ordinances.					
I Industrial	Any use permitted in C-2 and C-3, except as expressly prohibited. Metalworking industries and fabricators, manufacturing of wire mesh, manufacture of wood products and goods, manufacture of garments and other textile products, lumber mills, feed mills, machine shops and similar industrial uses. Commercial or private parking lots (including all connecting driveways and sidewalks) meeting the specifications in C-1. Any other uses deemed appropriate by the Zoning Commission. Permitted accessory uses and structures: Any use reasonably related to the principal use. Special exceptions uses and structures: Special exceptions uses and structures permitted by the Zoning Commission.	All uses not specifically permitted herein. Churches, public or private schools offering general education courses of study, public or private libraries.	For dwellings, same as R-50.			None	None
T Manufactured Home/Trailer/Mobile Home Parks	House trailers in mobile home parks and any use permitted in an R-50, R-60 or R-70 zoning designation. Any other uses deemed appropriate by the Zoning Commission. Permitted accessory uses and structures: Any use reasonably related to the principal use. Special exception uses and structure: Special exceptions uses and structures permitted by the Zoning Commission.	All uses not specifically permitted herein.	See Chapter 5, Sections 5.18 – 5.20, and Chapter 7.			See Chapter 5, Sections 5.18 – 5.20, and Chapter 7.	