

Proposed Zoning District Information

Proposed Zoning District	Proposed District Name	Proposed Purpose Statement	Proposed District's General Characteristics	Comparable Existing Zoning District
SF12	Single Family Residential District	The "SF12" - Single Family Residential zone is designed to stabilize and protect the residential characteristics of the district and to encourage a suitable family life environment on relatively ample lots.	<ul style="list-style-type: none"> min 12,000 sq. ft. lot 3.2/3.4 du/ac max density (per Comp. Plan) 	RS 120
SF10	Single Family Residential District	The "SF10" - Single Family Residential zone is designed to stabilize and protect the residential characteristics of the district and to encourage a suitable family life environment on relatively ample lots.	<ul style="list-style-type: none"> min. 10,000 sq. ft. lot 3.2/3.4 du/ac max density (per Comp. Plan) 	RS 120 and RS 84
SF8	Single Family Residential District	The "SF8" - Single Family Residential zone is designed to encourage a suitable family life on medium size lots.	<ul style="list-style-type: none"> min. 8,000 sq. ft. lot 3.2/3.4 du/ac max density (per Comp. Plan) 	RS 84
SF7.2	Single Family Residential District	The "SF7.2" - Single Family Residential zone is designed to encourage a suitable family life on medium size lots.	<ul style="list-style-type: none"> min. 7,200 sq. ft. lot 3.2/3.4 du/ac max density (per Comp. Plan) 	RS 72
SF5	Single Family Residential District	The "SF5" - Single Family Residential zone is designed to encourage a suitable family life on a variety of lot sizes while ensuring an appropriate residential density for the overall development.	<ul style="list-style-type: none"> min. 5,000 sq. ft. lot; median and mean lot size of 7,200 (per Comp. Plan) 3.2/3.4 du/ac max density (per Comp. Plan) 	RS 60 and RS 45
DR	Duplex Residential District	The "DR" - Duplex Residential zone is designed to provide for a medium density residential environment which consists of two-family residential units.		RD 30
TH	Townhome Residential District	The "TH" – Townhome Residential zone is designed to provide for a medium density residential environment which consists of attached single family residential units.		RG 27
SO	Suburban Office District	The "SO" – Suburban Office zone is designed to provide for low intensity office uses which are typically located at intersections of arterial roads and collector roads.	<ul style="list-style-type: none"> light intensity office uses; where this would be appropriate: Along arterial roads; 	O-1
RO	Regional Office District	The "RO" – Regional Office zone is designed to provide for high intensity office uses which are typically located along major regional highways or at intersections with major regional highways.	<ul style="list-style-type: none"> heavy intensity office uses; where this would be appropriate: Along highways; 	O
C1	Neighborhood Commercial District	The "C1" – Neighborhood Commercial zone is designed to provide for low intensity commercial uses which are typically located where collector roads intersect with other collector roads or arterial roads.	<ul style="list-style-type: none"> light intensity commercial uses; where this would be appropriate: intersection of arterial roads with collector roads; 	NC and BN
C2	Local Commercial District	The "C2" – Local Commercial zone is designed to provide for medium intensity commercial uses which are typically located where arterial roads intersect with other arterial roads.	<ul style="list-style-type: none"> medium intensity commercial uses; where this would be appropriate: intersection of two arterial roads; 	BG
C3	Regional Commercial District	The "C3" – Regional Commercial zone is designed to provide for high intensity commercial uses which are typically located along major regional highways and where arterial roads intersect with major regional highways.	<ul style="list-style-type: none"> heavy intensity commercial uses; where this would be appropriate: Along highways; 	C
LI	Light Industrial District	The "LI" - Light Industrial zone is designed to provide for a wide range of commercial and industrial uses, all of which shall be comparatively nuisance-free.		ML
HI	Heavy Industrial District	The "HI" - Heavy Industrial zone is designed to provide for the widest range of industrial operations permitted in the city. It is the zone for location of those industries, which have not reached a technical stage in processing, which renders them free of nuisance factors or where economics precludes construction and operation in a nuisance-free manner.		MH