

ARTICLE 4

INTENT OF DISTRICTS

Sections:

- 4-“A-L” Agricultural District
1
- 4-“R-1” Low Density Residential District
2
- 4-“R-2” Medium Density Residential District
3
- 4-“R-3” High Density Residential District
4
- 4-“EH-O” Elderly Housing Overlay District
5
- 4-“HO-O” Housing Opportunity Overlay District
6
- 4-“C-1” Office and Service Business District
7
- 4-“C-2” Restricted Commercial District
8
- 4-“C-3” General Commercial District
9
- 4-“C-4” Central Business District
1
0
- 4-“AE-O” Adult Entertainment Overlay District
1
1
- 4-“MP” Mobile Home Park District
1
2
- 4-“MHS” Manufactured Home Subdivision District
1
3
- 4-“I-1” Light Industrial District
1
4
- 4-“I-2” Heavy Industrial District
1
5
- 4-“PUD” Planned Unit Development Overlay District
1
6
- 4-“P” Public Use District
1

SECTION 4-1 “A-L” AGRICULTURAL DISTRICT

4-101. It is the intent of the A-L District to preserve and protect agricultural resources. The district is not intended to serve the homeowner who lives on a small suburban lot, but is designed to accommodate agricultural operations on substantial acreage. Uses that might have nuisance characteristics, if intermingled in developed residential areas, are permitted on the basis that they are no more offensive than normal agricultural uses.

SECTION 4-2 “R-1” LOW DENSITY RESIDENTIAL DISTRICT

4-201. The intent of the R-1 District is to provide for areas of low density single-family development including certain public uses such as schools, churches and parks which promote the health, safety, order or general welfare of persons residing in the district.

SECTION 4-3 “R-2” MEDIUM DENSITY RESIDENTIAL DISTRICT

4-301. The intent of the R-2 District is to provide for areas of single-family and two-family residential development and related residential activities at a medium density.

SECTION 4-4 “R-3” HIGH DENSITY RESIDENTIAL DISTRICT

4-401. The intent of the R-3 District is to provide for areas of residential development of apartments at a high density and to also allow single and two-family dwelling units.

SECTION 4-5 “EH-O” ELDERLY HOUSING OVERLAY DISTRICT

4-501. The intent of the EHR-O District is to provide for areas of residential development for elderly housing and related facilities in locations convenient to public facilities, shops and other needs of senior citizens of the community.

SECTION 4-6 “HO-O” HOUSING OPPORTUNITY OVERLAY DISTRICT

4-601. The intent of the HO-O District is to encourage the construction of affordable housing by allowing development of denser, single-unit detached residential structures on smaller than usual lot sizes in areas where residential development is desirable.

SECTION 4-7 “C-1” OFFICE AND SERVICE BUSINESS DISTRICT

4-701. The intent of the C-1 District is to provide for areas for public, quasi-public, institutional, and professional service uses. Density and intensity of use may be considered moderate. Uses in this district are intended to be compatible with adjoining residential districts.

SECTION 4-8 “C-2” RESTRICTED COMMERCIAL DISTRICT

4-801. The intent of the C-2 District is to provide for areas of convenient shopping facilities located to serve one or more residential neighborhoods. The types of uses permitted include the basic retail, office and service uses that are customarily located in a shopping center.

SECTION 4-9 “C-3” GENERAL COMMERCIAL DISTRICT

4-901. The intent of the C-3 District is to allow basic retail, service and office uses other than those normally permitted in neighborhood centers. This district is also intended to provide locations for commercial activities that do not require a central location downtown, but do require a location easily accessible to downtown shoppers. Business uses needing large floor areas, particularly those of a service nature, not compatible with Central Business District uses, are included in this district.

SECTION 4-10 “C-4” CENTRAL BUSINESS DISTRICT

4-1001. The intent of the C-4 District is to encourage the location of commercial uses in the central business district in order to maintain that area as the core retail, government and entertainment district for the community.

SECTION 4-11 “AE-O” ADULT ENTERTAINMENT OVERLAY DISTRICT

4-1101. The intent of the AE-O District is to allow adult entertainment establishments to be located in commercial or industrial zoning districts so as to minimize their disruptive impacts upon the use and enjoyment of adjacent properties.

SECTION 4-12 “MP” MOBILE HOME PARK DISTRICT

4-1201. The intent of the MP District is to provide low density mobile home park developments which are compatible with the character of the surrounding neighborhood in which they are located. Mobile home parks are residential uses and should be located in areas where services and amenities are available such as those found in areas comprised of site-built housing. Mobile homes in this district are on leased spaces and not permitted to be placed on permanent foundations.

SECTION 4-13 “MHS” MANUFACTURED HOME SUBDIVISION DISTRICT

4-1301. The intent of the MHS District is to provide low density manufactured home development which would be compatible with the character of the surrounding neighborhoods. Individuals can purchase lots for the placement of manufactured homes, but permanent foundations shall not be permitted.

SECTION 4-14 “I-1” LIGHT INDUSTRIAL DISTRICT

14-1401. The intent of the I-1 District is primarily to provide locations for those manufacturing industries and related industrial activities in which the finished product is generally produced from semifinished materials and requires little or no outside material storage. The effect of the production process upon surrounding areas is normally that of traffic generated by the receipt and delivery of materials and goods and traffic generated by employees. Commercial uses permitted in this district are generally those which serve the convenience of industrial establishments and their employees.

SECTION 4-15 “I-2” HEAVY INDUSTRIAL DISTRICT

14-1501. The intent of THE I-2 District is to provide locations for basic or primary industries and related industrial activities. Many of these industries characteristically store bulk quantities of raw or scrap materials for processing to semifinished products. Commercial uses permitted in this district are generally those which serve the convenience of industrial establishments and their employees.

SECTION 4-16 “PUD” PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT

4-1601. The intent of the PUD District is to encourage innovation in residential, commercial and industrial development by allowing greater variety in type, design, and layout of buildings; to encourage a more efficient use of land reflecting changes in the technology of land development; to encourage the expansion of urban areas incorporating the best features of modern design while conserving the value of land; and to provide a procedure which relates the type, design, and layout of development to the particular site and the particular demand at the time of development in a manner consistent with the preservation of property values within established neighborhoods.

SECTION 4-17 “P” PUBLIC USE DISTRICT

4-1701. The intent of this District is to provide locations for public ownership that are used for major public facilities.