

## Existing Zoning Category (subject site)

### Agricultural Ranch District (AR)

- The site contains approximately 2.3 acres, more or less, of AR
- The property is vacant
- Without a zoning change request this land could be used for farming, farm equipment storage, grain sales, plant nursery, stables, single family homes with accessory buildings or dwellings, religious assembly, government buildings, public schools
- Bed and breakfasts, country clubs, day camps, fairgrounds, cemeteries, electrical substation, post offices, private schools, veterinarians, and livestock sales are **conditional**

## Permitted Zoning Categories & Uses in existing LS – ND (Low Intensity and Area of Stability – New Development)

### Single-Family Districts

(SF-R, SF-11, SF-6, SF 4.5, D, DR, TH, PH-ZL, MR, MH)

- These districts allow single family residences on lots ranging from 1 acre to 4,500 square feet
- They also allow duplexes, townhomes, and zero-lot line homes
- Uses include single family residences, manufactured homes, accessory buildings, home child care, art studio, park or playground, religious assembly, and some conditional uses for governmental and recreational purposes

### Other Zoning Districts

(FD, MF-12, MU, P, NC, SC, PDD)

- FD is a place holder for newly annexed properties
- MF-12 allows for the development of multifamily residential at not more than 12 units per acre
- P is public zoning meant for institutional uses such as schools and government and some office
- NC allows for low intensity office, retail and service facilities for local neighborhood areas
- SC would follow the SmartCode regulations
- PDD is an overlay district which allows for variations from an established base zoning and is intended to encourage flexible and creative planning and development

# PERMITTED ZONING CATEGORIES AND USES IN EMPLOYMENT CENTER

## OTHER DISTRICTS

### **(MU, VMU, P, OP, GC, HC, SC, LI, HI, PDD)**

- MU allows 5.5 units per acre and the following uses: bed and breakfast, home child care, loft apartments, single family residences, office, art studio, beauty shop, dry cleaning, dance and martial arts school, grocery without gas, pharmacy, restaurant, small retail, park or playground, government and recreational uses and religious assembly, many uses are conditional, including multifamily apartments
- VMU allows 40 units per acre and the uses are similar to MU
- P is public zoning meant for institutional uses such as schools and governmental and some office and residential uses
- OP is limited to office, religious assembly and governmental uses
- GC allows bed and breakfast, offices, art studio, dance and martial arts school, barber shop, woodworking shop, indoor health club, museum, park or playground, religious assembly, schools and governmental
- HC allows bed and breakfast, offices, self-storage units, tire sales (outdoors/storage),
- SC would follow the SmartCode regulations
- LI allows cabinet shop (manufacturing), offices, food processing
- HI allows auto body repair offices, food processing, machine shop, petroleum bulk storage
- PDD is an overlay district which allows for variations from an established base zoning and is intended to encourage flexible and creative planning and development