



# Generalized Zoning

November 2017

## Single Family Residential

|                                  |  |
|----------------------------------|--|
| <b>Single-Family Residential</b> |  |
| S-1                              | Ranch or Farm Commercial   |
| RE-43                            | One Family Residence (43,500 Sq. Ft. Minimum) *                          |
| RE-24                            | One Family Residence (24,000 Sq. Ft. Minimum) *                          |
| R1-14                            | One Family Residence (14,000 Sq. Ft. Minimum) *                          |
| RE-35                            | Single Family Residence (Density Range of 1.1 to 1.15 or 1.32 w/ Bonus)  |
| R1-18                            | Single Family Residence (Density Range of 1.95 to 2.05 or 2.34 w/ Bonus) |
| R1-10                            | Single Family Residence (Density Range of 3 to 3.5 or 4.5 w/ Bonus)      |
| R1-8                             | Single Family Residence (Density Range of 4 to 4.5 or 5.5 w/ Bonus)      |
| R1-6                             | Single Family Residence (Density Range of 5 to 5.5 or 6.5 w/ Bonus)      |
| PAD-2                            | Planned Area Development (1.0 Dwelling/Acre)*                            |
| PAD-3                            | Planned Area Development (1.35 Dwelling/Acre)*                           |
| PAD-4                            | Planned Area Development (1.75 Dwelling/Acre)*                           |
| PAD-5                            | Planned Area Development (2.20 Dwelling/Acre)*                           |
| PAD-6                            | Planned Area Development (2.75 Dwelling/Acre)*                           |
| PAD-7                            | Planned Area Development (3.50 Dwelling/Acre)*                           |
| PAD-8                            | Planned Area Development (4.75 Dwelling/Acre)*                           |
| PCD                              | Planned Community District   |

## Multi-family Residential

|                                 |  |
|---------------------------------|--|
| <b>Multi-Family Residential</b> |  |
| R-2                             | Multiple Family Residence (Detached Density Range 5 to 6.5 or 12 w/ Bonus) (Attached Density Range 10 to 10.5 or 12 w/ Bonus)      |
| R-3                             | Multiple Family Residence (Detached Density Range 5 to 6.5 or 12 w/ Bonus) (Attached Density Range 14.5 to 15.23 or 17.4 w/ Bonus) |
| R-3A                            | Multiple Family Residence (Detached Density Range 5 to 6.5 or 12 w/ Bonus) (Attached Density Range 22 to 23.1 or 26.4 w/ Bonus)    |
| R-4                             | Multiple Family Residence (Detached Density Range 5 to 6.5 or 12 w/ Bonus) (Attached Density Range 29 to 30.45 or 34.8 w/ Bonus)   |
| R-5                             | Multiple Family Residence (Detached Density Range 5 to 6.5 or 12 w/ Bonus) (Attached Density Range 43.5 to 45.68 or 52.2 w/ Bonus) |
| R-4A                            | Multiple Family Residence (Dependent on Lot Area and Unit Type)  |
| PAD-9                           | Planned Area Development (6.0 Dwellings/Acre)*   |
| PAD-10                          | Planned Area Development (8.0 Dwellings/Acre)*   |
| PAD-11                          | Planned Area Development (10.0 Dwellings/Acre)*  |
| PAD-12                          | Planned Area Development (12.0 Dwellings/Acre)*  |
| PAD-13                          | Planned Area Development (14.5 Dwellings/Acre)*  |
| PAD-14                          | Planned Area Development (29.0 Dwellings/Acre)*  |
| PAD-15                          | Planned Area Development (43.5 Dwellings/Acre)*  |
| UR                              | Urban Residential (7th Ave. to 7th St. & Lincoln St. to Grand Canal)   |

## Downtown Code

|                      |                      |
|----------------------|----------------------|
| <b>Downtown Code</b> |                      |
| DTC-BCORE            | Business Core        |
| DTC-BIO              | Biomed               |
| DTC-CENTP            | Central Park         |
| DTC-COM-2            | Commercial Corridor  |
| DTC-COMM1            | Commercial Corridor  |
| DTC-E-EV             | Evans Churchill East |
| DTC-E-ROO            | Roosevelt East       |
| DTC-EEVER            | East Evergreen       |
| DTC-GTWY             | Downtown Gateway     |
| DTC-MCD-1            | McDowell Corridor    |
| DTC-MCD-2            | McDowell Corridor    |
| DTC-ROOS             | Roosevelt North      |
| DTC-S-ROO            | Roosevelt South      |
| DTC-TownPK           | Townsend Park        |
| DTC-VANB             | Van Buren            |
| DTC-W-EV             | Evans Churchill West |

## Commercial

|                   |  |
|-------------------|--|
| <b>Commercial</b> |  |
| S-2               | Ranch or Farm Commercial                                       |
| R-O               | Residential Office-Restricted Commercial                       |
| C-O               | Commercial Office-Restricted Commercial                        |
| C-O-G-O           | Commercial Office-General Office Option (Minimum 1 Gross Acre) |
| C-O-M-O           | Commercial Office-Major Office Option (Minimum 5 Gross Acres)  |
| C-1               | Commercial-Neighborhood Retail                                 |
| C-2               | Commercial-Intermediate Commercial                             |
| C-3               | Commercial-General Commercial                                  |
| P-1               | Passenger Automobile Parking, Limited (Surface Parking)        |
| P-2               | Parking (Surface Parking and Parking Structures)               |
| GC                | Golf Course  |
| MUA               | Mixed Use Agricultural   |
| RH                | Resort   |
| RSC               | Regional Shopping Center*                                      |

## Industrial

|                   |  |
|-------------------|--|
| <b>Industrial</b> |  |
| IND. PK.          | Industrial Park*                           |
| CP/BP             | Commerce Park-Business Park Option         |
| CP/GCP            | Commerce Park-General Commerce Park Option |
| A-1               | Light Industrial                           |
| A-2               | Industrial                                 |

## Floodplain

|                        |                                     |
|------------------------|-------------------------------------|
| <b>Non-Developable</b> |                                     |
| FH                     | Flood Hazard and Erosion Management |

