5.3.2 GENERAL ZONING DISTRICTS

RESIDENTIAL DISTRICTS OVERVIEW

A. **AGR Agricultural - Residential**

The purpose of the Residential-Agricultural (RA) District is to provide for a district in which the principal use of the land is for low-density residential and agricultural purposes. This district is designed to encourage the preservation and provide protection of agricultural, forestry, and limited extraction. This district also encourages very low density dispersed large lot single family residential, low intensity non – residential uses, and open space activities. Major residential subdivisions and multifamily uses are discouraged.

B. **RA – 5 Residential - Agricultural 5 (5 acres)**

The purpose of the Residential – Agricultural (RA – 1) District is to establish a district in which the principal use of the land is for low – density residential and agricultural purposes and to encourage the continuance of residential and agricultural uses. To insure that residential development, not having access to public water and sewer, and when dependent on septic tanks for sewage disposal, will occur at sufficiently lower densities to provide for a healthy environment.

C. **RA – 1 Residential – Agricultural 1 (1 acre)**

The purpose of the Residential – Agricultural (RA – 1) District is to establish a district in which the principal use of the land is for low – density residential and agricultural purposes and to encourage the continuance of residential and agricultural uses. To insure that residential development, not having access to public water and sewer, and when dependent on septic tanks for sewage disposal, will occur at sufficiently lower densities to provide for a healthy environment.

D. **R – 1 Residential Low Density**

The purpose of the Residential Low Density (R – 1) is to accommodate single family residential development with large lot sizes. This district is more rural in nature and serves as a transitional district between agricultural land uses and denser residential developments. The minimum lot size allowed in this district will be dependent upon the provision of public or community water and/or sewer facilities. Although areas may be served with such utilities, most areas are located beyond existing or anticipated utility service coverage areas.

E. **R – 2 Residential Medium Density**

The purpose of the Residential Medium Density (R – 2) is to accommodate single family residential development with medium to large lot sizes. This district is less rural in nature and is denser than the Residential Low District (R – 1). The minimum lot size allowed in this district will be dependent upon the provision of public or community water and/or sewer facilities. Although areas may be served with such utilities, most areas are located on the fringe of existing or anticipated utility service coverage areas.

F . **R – 3 Residential High Density**

The purpose of the Residential High Density (R – 3) is to accommodate single family residential development with smaller lot sizes. This district is more urban in nature and has a higher development density. The minimum lot size allowed in this district will be dependent upon the provision of public water and sewer facilities. Although areas may be served by both utilities, this area will be served by one utility.

G. **R – 10 Residential 10 (10,000 $ft^{2)}$**

The purpose of the Residential – 10 (R – 10) District is to provide an environment for ~~medium~~ high density residential uses with limited private and public uses. This district will be located near established town or city limits and will be required to be served by public water and sewer lines.

H. **R – 8 Residential 8 (8,000 ft^2)**

The purpose of the Residential – 8 (R – 8) District is to provide for high – density areas where two – family and multi – family dwellings will be permitted along with single – family residential uses. The district is also intended ~~that these districts~~ to be used to promote economically mixed housing developments and to contribute to the

provision of a range housing types. This district will be located near established town or city limits and will be required to be served by public water and sewer lines.

I. **RCD Resource Conservation District**

The purpose of the Resource Conservation District (RCD) is to accommodate rural developments designed to preserve rural character, significant man – made features, and environmentally sensitive areas. The district permits open space, recreational, agricultural, residential, and limited neighborhood business and office uses that are part of a unified design. This district may be served by public utilities, but most areas will be located beyond existing or anticipated service areas coverage areas. In addition, due to the environmentally sensitive nature of the area, lower development density is preferred.

J. **RMF Residential Multifamily**

The purpose of the Residential Multifamily District (RMF) is to accommodate single family, two family, and multifamily dwellings on a denser scale. This district should have access to public or community water and sewer utilities as well as be located near arterials or collectors.

COMMERCIAL/OFFICE DISTRICTS OVERVIEW

A. **OI Office & Institutional**

The purpose of the Office & Institutional District (OI) is to identify the location of and provide for the development of major cultural, educational, medical, governmental, religious and other public institutions which may have a substantial land use impact or traffic generation potential.

B. **NB Neighborhood Business**

The purpose of the Neighborhood Business District (NB) is to provide for small neighborhood oriented businesses with limited gross floor areas. It is primarily intended to accommodate very low intensity office, retail and personal service uses within residential areas. The district is established to provide convenient locations for businesses which serve the needs of neighboring residential uses without disrupting the character of the neighborhood.

C. **GB General Business**

The purpose of the General Business District (GB) is to accommodate a wide range of retail, service, and office uses. It is primarily intended to accommodate low to moderate intensity office, retail, and commercial uses. The district is typically located along thoroughfares and is attractive to passing motorists.

D. **HB Highway Business**

The purpose of the Highway Business District (HB) is to accommodate large scale retail service and distributive uses which are large traffic generators. The district is established to provide locations for establishments which require high visibility and access from thoroughfares which cater to passing motorists.

E. **SC Shopping Center**

The purpose of the Shopping Center District (SC) is to accommodate a wide range of high intensity retail and service developments meeting the shopping needs of the community and the region. The district is established on large sites to provide locations for major developments which contain multiple uses, shared parking and drives, coordinated signage and high – quality landscaping.

F. **CP Corporate Park**

The purpose of the Corporate Park District (CP) is to allow office, warehouse, and multi use developments on a large site with a detailed development plan. The district allows various uses to locate in close proximity that support each other or provide convenience to the general public.

INDUSTRIAL DISTRICTS OVERVIEW

A. **LI Light Industrial**

The purpose of the Light Industrial District (LI) is to provide areas for those uses of an industrial, warehousing. Manufacturing, wholesaling, research and development, and storage nature which do not create an excessive amount of noise, odor, smoke, dust, air borne debris, or other objectionable characteristics which have little or no adverse effect upon adjoining properties. This district also accommodates office parks and service uses with screening and buffering requirements in close proximity of a principal or minor arterial.

B. **HI Heavy Industrial**

The purpose of the Heavy Industrial District (HI) is designed for basic manufacturing, processing industries, assembling, and fabricating activities which normally create a high degree of nuisance and may have significant environmental impacts. This district is not generally compatible with residential, or commercial and service uses. The district is customarily located on larger tracts of land with access to principal or minor arterials and/or rail access, available public services and facilities, buffered from residential districts by other more compatible uses.