

ARTICLE 3 ZONING DISTRICTS

3.2 ZONING DISTRICTS ESTABLISHED

In order to carry out and implement the purpose and intent of this Ordinance, the following 39 zoning districts are hereby established:

3.2.1 Residential Districts

- A) *RA Residential Agricultural District;*
- B) *RR Rural Residential District;*
- C) *LD Low Density Residential District;*
- D) *MD Medium Density Residential District;*
- E) *HDSF High Density Single-Family Residential District;*
- F) *HDMF High Density Multi-Family Residential District;*
- G) *MH Manufactured Housing Residential District;*
- H) *MHP Mobile Home Park District; and*
- I) *MORR Mixed Office-Residential-Retail District.*

3.2.2 Business Districts

- A) *O&I Office and Institutional District;*
- B) *B1 Neighborhood Business District;*
- C) *B2 Downtown Business District;*
- D) *PC Planned Commercial District;*
- E) *TF Tech/Flex District; and*
- F) *LI Light Industrial District.*

3.2.3 Reserved

3.2.4 Other Districts

- A) *CB Conservation Buffer District.*

3.2.5 Conditional Zoning Residential Districts

- A) *RA-CZ Residential Agricultural Conditional Zoning District;*
- B) *RR-CZ Rural Residential Conditional Zoning District;*
- C) *LD-CZ Low Density Residential Conditional Zoning District;*
- D) *MD-CZ Medium Density Residential Conditional Zoning District;*
- E) *HDSF-CZ High Density Single-Family Residential Conditional Zoning District;*
- F) *HDMF-CZ High Density Multi-Family Residential Conditional Zoning District;*
- G) *MH-CZ Manufactured Housing Residential Conditional Zoning District;*
- H) *MHP-CZ Mobile Home Park Conditional Zoning District; and*

- I) ***MORR-CZ Mixed Office–Residential-Retail Conditional Zoning District.***

3.2.6 Conditional Zoning Business Districts

- A) ***O&I-CZ Office and Institutional Conditional Zoning District;***
- B) ***B1-CZ Neighborhood Business Conditional Zoning District;***
- C) ***B2-CZ Downtown Business Conditional Zoning District;***
- D) ***PC-CZ Planned Commercial Conditional Zoning District;***
- E) ***TF-CZ Tech/Flex Conditional Zoning District; and***
- F) ***LI-CZ Light Industrial Conditional Zoning District.***

3.2.7 Conditional Zoning Planned Development Districts

- A) ***MEC-CZ Major Employment Center Conditional Zoning District;***
- B) ***TND-CZ Traditional Neighborhood Conditional Zoning District; and***
- C) ***PUD-CZ Planned Unit Development Conditional Zoning District.***

3.2.8 Conditional Zoning Other Districts

- A) ***CB-CZ Conservation Buffer Conditional Zoning District; and***
- B) ***SD-CZ Sustainable Development Conditional Zoning District.***

3.2.9 Overlay Districts

- A) ***Watershed Protection Overlay Districts;***
- B) ***Flood Damage Prevention Overlay District; and***
- C) ***Small Town Character Overlay District.***