

## Summary Description of Proposed Land Use Categories

The following list describes in summary form the proposed land use categories, which include new land use categories, modified land use categories, and land use categories left largely unchanged since the 1971 Comprehensive Plan.

### Residential Districts

**RS-12 Single Family Residential.** The RS-12 district is a new, low-density single-family residential district representative of existing lower density neighborhoods such as the Country Club neighborhood. The district has a minimum lot size of 12,000 square feet. Single family homes, churches, schools and parks are the principal permitted uses.

**RS Single Family Residential.** The RS district is an existing district which covers existing single family areas with a smaller prevailing lot size of 7,500 to 10,000 square feet. Permitted uses are the same as the RS-12 district.

**RL Low Density Residential.** The RL district permits one and two family development. Single family uses can be located on lots as small as 6,000 square feet, while two-family homes require a lot of at least 7,500 square feet.

**RM Multifamily Residential.** The RM district permits one-, two- and three-family homes, townhouses and row houses, and low-scale multifamily buildings. Multifamily buildings can be built in a garden apartment type configuration on large sites, or in a neo-traditional configuration on urban infill sites with little or no setback. Effective densities of up to 22 units per acre are permitted.

**RH Multifamily Residential.** The RH district permits all the uses permitted in the RM district, but provides for buildings up to 6 stories or 75 feet in height, and densities up to 42 units per acre. Limited ground-floor retail use is permitted on major streets. Neo-traditional site planning standards (described below) are to apply in this district.

**RO Residential Office District.** The RO district incorporates the use and bulk standards of RL district but adds a mixed use component, permitting professional and medical offices in addition to residential. The district is intended to provide for the conversion of older residential structures for office use, or the development of new low-scale office buildings compatible with locations adjoining residential neighborhoods.

### Commercial Districts

**CN Neighborhood Commercial.** The CN district is a mixed-use district permitting both residential uses subject to the RL standards, and retail uses serving local neighborhood needs. Retail can be provided in stand-alone, one-story buildings; or as part a mixed use building with up to two upper floor apartments. In the latter case, the bulk standards of the RL district apply. Parking standards call for a lower ratio of off-street parking.

**CG General Commercial.** The CG district is a mixed-use district similar to the CN district but permitting residential densities similar to the RM district. Neo-traditional site plan standards are to apply to all mixed-use projects. The district also permits stand-alone retail, but does not permit gas stations or other auto-related uses permitted in CA.

**CA Commercial Arterial.** The CA district permits a wide variety of retail and service uses serving the auto-using public. The bulk standards are designed for shopping centers as well as free standing stores. Parking standards are the most stringent of the commercial districts.

**CBD Central Business District.** The CBD district is mapped over the historic downtown core and its environs. The CBD district unique in that it places no limits on residential density or lot coverage, and provides exemptions from parking requirements due to the presence of publicly owned parking garages. Residential, office, and retail uses are permitted in the district. Zero setback buildings are mandated to create uniform street walls, and ground floor retail frontage is encouraged.

**CO Commercial Office.** The proposed CO district promotes modern business and professional office development along commercial arterials outside of the downtown. Limited retail uses are also permitted. Buildings may be up to five stories in height.

### Industrial Districts

**IL Limited Industrial.** The IL district permits distribution, fabrication, and light industrial uses which meet performance standards for noise, dust and vibration; and do not involve outdoor storage of equipment and materials. Buildings of up to 3 stories are permitted. The minimum lot size is 20,000 square feet. Shopping centers are permitted via a special permit process.

**IG General Industrial.** The IG district has the same bulk standards as the IL district, but permits a wider variety of industrial uses, including heavy industry and manufacturing.

**IP Industrial Park.** This district is mapped exclusively over the City's industrial parks, which offer larger lot sizes and more modern layouts than the City's older industrial districts. The IP district permits much the same uses as the IL district, but requires larger lot sizes and provides for bulk standards consistent with a modern industrial park development.