

LAND USE CLASSIFICATIONS

Existing vs Proposed

| District(s)                | Category Name                | Purpose / Description  |
|----------------------------|------------------------------|--|
| R1, R1-A, R1-B, R2, R3, R4 | Residential Districts        | Covers single-family, duplex, townhouse, and multi-family homes. Lot sizes and density vary by zone, from traditional neighborhoods to apartments. |
| C1, C2, C3                 | Commercial Districts         | Allows a range of business uses — from small neighborhood shops (C1) to community retail (C2) to highway-oriented commercial (C3).                 |
| I1, I2                     | Industrial Districts         | Light industrial (I1) supports warehousing and small manufacturing; heavy industrial (I2) allows larger-scale operations.                          |
| MH                         | Mobile Home District         | Provides for mobile home parks or manufactured housing areas.  |
| PD                         | Planned Development District | Custom zoning that allows mixed-use or large planned projects under specific standards.  |
| SP                         | Specific Use Permit          | Allows special land uses that require case-by-case review (e.g., schools, churches, utilities).  |

| District(s)                      | Category Name             | Purpose / Description   |
|----------------------------------|---------------------------|---|
| SF-15, SF-10, SF-7.5, SF-6, SF-5 | Single-Family Residential | Offers a range of lot sizes (large rural to small urban lots) to fit different neighborhood types.  |
| DUP, TH, MF                      | Multi-Unit Residential    | Includes duplexes, townhomes, and multi-family housing options to encourage diverse housing choices.  |
| R, DT                            | Commercial & Downtown     | Consolidates old commercial districts into a general Retail zone (R) and introduces a Downtown (DT) zone for mixed-use, walkable development. |
| LI, I                            | Industrial                | Divides industrial uses into Light Industrial (LI) and Industrial (I) for better compatibility with nearby uses.                              |
| MH                               | Manufactured Housing      | Designated areas for mobile and manufactured homes.   |
| REC                              | Recreation / Open Space   | Identifies parks, greenways, and community / tourism recreation areas for protection, organization, and enhancement.                          |
| AG                               | Agricultural              | Low-density or rural areas at the city’s edge, primarily for agricultural or large-lot residential use.                                       |