

## AR AGRICULTURAL RESIDENTIAL [ES1]

PURPOSE	
<b>District Role</b>	
Provides areas for low-density residential living integrated with ongoing agricultural activity on the outskirts of the City.	
Primary Activities	Form & Site Pattern
<ul style="list-style-type: none"> <li>• General farming and agricultural uses.</li> <li>• Detached single-family dwellings.</li> <li>• Other low-impact uses that are compatible with agricultural and rural residential character, subject to additional review</li> </ul>	<ul style="list-style-type: none"> <li>• Large lots with generous setbacks and separation between buildings.</li> <li>• Development pattern that reflects rural spacing and minimal visual intensity.</li> </ul>
Intensity & Impacts	Change Over Time
<ul style="list-style-type: none"> <li>• Very low development intensity.</li> <li>• Minimal traffic, noise, and non-agricultural activity.</li> <li>• Lowest permitted density and lot coverage among all zoning districts.</li> </ul>	Intended to remain predominantly rural and low-intensity, with limited incremental residential development that does not erode agricultural viability.
PERMITTED USES	
See Section 5.7 Table of Permitted Uses. [ES2]	

## MHP MOBILE HOME PARK

PURPOSE	
<b>District Role</b>	
Provides well-planned mobile home communities offering affordable and flexible residential living.	
Primary Activities	Form & Site Pattern
Mobile home sites located within approved mobile home parks.	<ul style="list-style-type: none"> <li>• Low-rise residential development with internal streets, setbacks, and spacing standards.</li> <li>• Park-level design emphasizing safety, privacy, and internal circulation.</li> </ul>
Intensity & Impacts	Change Over Time
<ul style="list-style-type: none"> <li>• Moderate residential density managed at the park scale.</li> <li>• Limited non-residential activity.</li> </ul>	Intended to remain as cohesive, planned residential communities rather than incremental lot-by-lot redevelopment.
PERMITTED USES	
See Section 5.7 Table of Permitted Uses. [ES3]	

## TLDR TRADITIONAL LOW DENSITY RESIDENTIAL

PURPOSE	
<b>District Role</b>	
Preserves the City's traditional low-density residential neighborhoods within the original block and street pattern.	
Primary Activities	Form & Site Pattern
<ul style="list-style-type: none"> <li>• Long-term residential living.</li> <li>• Detached single-family dwellings.</li> </ul>	<ul style="list-style-type: none"> <li>• Traditional neighborhood development pattern with consistent lot sizes, setbacks, and street orientation.</li> <li>• Buildings integrated into an established block structure.</li> </ul>

<b>Intensity &amp; Impacts</b>	<b>Change Over Time</b>
<ul style="list-style-type: none"> <li>• Low traffic generation and limited non-residential activity.</li> <li>• Quiet residential environment with minimal operational impacts.</li> </ul>	Intended to remain stable, accommodating reinvestment and replacement housing without altering neighborhood scale or function.
<b>PERMITTED USES</b>	
See Section 5.7 Table of Permitted Uses.[ES4]	

## LDR LOW DENSITY RESIDENTIAL

<b>PURPOSE</b>	
<b>District Role</b>	
Accommodates low-density residential development at the periphery of the City.	
<b>Primary Activities</b>	<b>Form &amp; Site Pattern</b>
<ul style="list-style-type: none"> <li>• Detached single-family dwellings.</li> <li>• Select community-serving or residential-support uses subject to additional review.</li> </ul>	Suburban residential development pattern with larger lots and greater separation between uses.
<b>Intensity &amp; Impacts</b>	<b>Change Over Time</b>
<ul style="list-style-type: none"> <li>• Low overall intensity.</li> <li>• Limited traffic and activity beyond residential use.</li> </ul>	Intended to accommodate gradual residential build-out while maintaining a low-density character.
<b>PERMITTED USES</b>	
See Section 5.7 Table of Permitted Uses.[ES5]	

## MDR MEDIUM DENSITY RESIDENTIAL

<b>PURPOSE</b>	
<b>District Role</b>	
Supports moderate-density residential living in walkable, neighborhood-scale settings.	
<b>Primary Activities</b>	<b>Form &amp; Site Pattern</b>
<ul style="list-style-type: none"> <li>• Single-family and two-family dwellings.</li> <li>• More intensive residential and institutional uses subject to special use review.</li> </ul>	Compact residential development integrated into a walkable street network.
<b>Intensity &amp; Impacts</b>	<b>Change Over Time</b>
<ul style="list-style-type: none"> <li>• Moderate residential density.</li> <li>• Increased pedestrian activity and localized traffic, with controls to ensure compatibility.</li> </ul>	Intended to accommodate incremental increases in residential density while maintaining neighborhood-scale character.
<b>PERMITTED USES</b>	
See Section 5.7 Table of Permitted Uses.[ES6]	

## MHDR MEDIUM HIGH DENSITY RESIDENTIAL

<b>PURPOSE</b>	
<b>District Role</b>	
Accommodates higher-density residential living in areas served by public infrastructure and transportation access.	
<b>Primary Activities</b>	<b>Form &amp; Site Pattern</b>

<ul style="list-style-type: none"> <li>Multi-unit residential development.</li> <li>Institutional and higher-intensity residential uses subject to special use review.</li> </ul>	<ul style="list-style-type: none"> <li>Compact building forms with shared open space and coordinated site design.</li> <li>Development pattern that supports efficient land use and access to services.</li> </ul>
<b>Intensity &amp; Impacts</b>	<b>Change Over Time</b>
<ul style="list-style-type: none"> <li>Higher residential density than other residential districts.</li> <li>Increased activity levels appropriate for areas with adequate services.</li> </ul>	Intended to support residential intensification in appropriate locations without introducing unrelated non-residential activity.
<b>PERMITTED USES</b>	
See Section 5.7 Table of Permitted Uses. [ES7]	

## RMU RESIDENTIAL MIXED USE

<b>PURPOSE</b>	
<b>District Role</b>	
Provides walkable, neighborhood-oriented mixed-use areas that integrate housing with small-scale commercial activity.	
<b>Primary Activities</b>	<b>Form &amp; Site Pattern</b>
<ul style="list-style-type: none"> <li>A range of residential building types.</li> <li>Limited commercial, service, and office uses that primarily serve nearby residents.</li> </ul>	<ul style="list-style-type: none"> <li>Pedestrian-oriented development with buildings oriented toward the street.</li> <li>Integrated residential and non-residential uses within a cohesive site or block pattern.</li> </ul>
<b>Intensity &amp; Impacts</b>	<b>Change Over Time</b>
<ul style="list-style-type: none"> <li>Moderate activity levels consistent with neighborhood-serving uses.</li> <li>Higher-impact or regional-serving activities subject to special use review.</li> </ul>	Intended to evolve incrementally into mixed-use environments that enhance neighborhood walkability without displacing residential function.
<b>PERMITTED USES</b>	
See Section 5.7 Table of Permitted Uses. [ES8]	

## C1 CENTRAL BUSINESS

<b>PURPOSE</b>	
<b>District Role</b>	
Serves as the City's primary commercial and civic center and focal point of community activity.	
<b>Primary Activities</b>	<b>Form &amp; Site Pattern</b>
<ul style="list-style-type: none"> <li>Commercial, office, residential, civic, cultural, entertainment, and recreational uses.</li> <li>Public and semi-public activities that reinforce downtown vitality.</li> </ul>	<ul style="list-style-type: none"> <li>"Main Street"-oriented, human-scaled development.</li> <li>Buildings oriented to the street with minimal front setbacks, rear or shared parking, and strong pedestrian connections.</li> </ul>
<b>Intensity &amp; Impacts</b>	<b>Change Over Time</b>
<ul style="list-style-type: none"> <li>High levels of pedestrian activity and extended operating hours.</li> <li>Mixed-use intensity managed through design standards rather than use separation.</li> </ul>	Intended to accommodate reinvestment, redevelopment, and intensification that strengthens downtown identity and economic activity.
<b>PERMITTED USES</b>	
See Section 5.7 Table of Permitted Uses. [ES9]	

## C2 GENERAL BUSINESS

PURPOSE	
<b>District Role</b>	
Accommodates higher-intensity commercial activity serving both local and regional markets.	
<b>Primary Activities</b>	<b>Form &amp; Site Pattern</b>
<ul style="list-style-type: none"> <li>Commercial, service, and light industrial businesses requiring larger sites and operational flexibility.</li> </ul>	<ul style="list-style-type: none"> <li>Auto-oriented development with convenient access to major corridors.</li> <li>Larger building footprints and site layouts than the Central Business District.</li> </ul>
<b>Intensity &amp; Impacts</b>	<b>Change Over Time</b>
<ul style="list-style-type: none"> <li>Higher traffic volumes, extended hours, and greater operational impacts.</li> <li>Uses with significant impacts subject to special use review.</li> </ul>	Intended to evolve as the City's primary location for higher-intensity commercial growth outside the downtown core.
PERMITTED USES	
See Section 5.7 Table of Permitted Uses.[ES10]	

## LI LIGHT INDUSTRIAL

PURPOSE	
<b>District Role</b>	
Provides space for low-impact industrial and production activity in a controlled environment.	
<b>Primary Activities</b>	<b>Form &amp; Site Pattern</b>
Research, warehousing, light manufacturing, and production uses conducted primarily indoors.	<ul style="list-style-type: none"> <li>Business-park or industrial campus-style development.</li> <li>Sites designed to limit visual and operational impacts beyond district boundaries.</li> </ul>
<b>Intensity &amp; Impacts</b>	<b>Change Over Time</b>
<ul style="list-style-type: none"> <li>Low to moderate industrial impacts.</li> <li>Uses with greater noise or off-site effects subject to special use review.</li> </ul>	Intended to accommodate economic development while maintaining compatibility with nearby districts.
PERMITTED USES	
See Section 5.7 Table of Permitted Uses.[ES11]	

## HI HEAVY INDUSTRIAL

PURPOSE	
<b>District Role</b>	
Accommodates the City's most intensive industrial and manufacturing activity.	
<b>Primary Activities</b>	<b>Form &amp; Site Pattern</b>
Industrial, manufacturing, processing, and related commercial uses requiring large sites and operational flexibility.	<ul style="list-style-type: none"> <li>Large-scale industrial sites with minimal constraints on building placement.</li> <li>Located to leverage rail access and reduce conflicts with residential and commercial areas.</li> </ul>
<b>Intensity &amp; Impacts</b>	<b>Change Over Time</b>
<ul style="list-style-type: none"> <li>High levels of noise, traffic, and operational impact are expected and accommodated.</li> <li>Least restrictive district in terms of industrial activity.</li> </ul>	Intended to remain the City's primary location for intensive industrial use.

## PERMITTED USES

See Section 5.7 Table of Permitted Uses.[ES12]

## I/C INSTITUTIONAL/CIVIC

### PURPOSE

#### District Role

Provides locations for public, civic, and community-serving facilities that support the broader community.

#### Primary Activities

Governmental, utility, civic, institutional, public assembly, and recreational uses.

#### Form & Site Pattern

- Development pattern tailored to institutional needs rather than lot-by-lot development.
- Integration with surrounding neighborhoods through access, landscaping, and site design.

#### Intensity & Impacts

- Variable intensity depending on use.
- Proximity to residential areas is often desirable and beneficial.

#### Change Over Time

Intended to accommodate long-term public and institutional needs.

## PERMITTED USES

See Section 5.7 Table of Permitted Uses.[ES13]

## P PARK

### PURPOSE

#### District Role

Serves land for public parks, open space, and recreation.

#### Primary Activities

Passive and active recreation, environmental preservation, and public open space use.

#### Form & Site Pattern

- Predominantly open land with limited structures.
- Buildings secondary to landscape and public access.

#### Intensity & Impacts

- Very low building intensity.
- Structures limited to those necessary for park operation and public use.

#### Change Over Time

Intended to remain open and publicly accessible, with improvements focused on recreation and environmental quality.

## PERMITTED USES

See Section 5.7 Table of Permitted Uses.[ES14]