

Sec. 44-02-02. - District purpose and intent.

- (a) *R-1 single-family residence district.* The purpose of the R-1 single-family residence district is to protect and maintain single-family detached residential development and limited other public and institutional uses compatible with the surrounding residential neighborhoods. The standards are intended to preserve the low-density characteristic of the current development pattern.
- (b) *R-2 single-family residence district.* The purpose of the R-2 single-family residence district is to protect and maintain detached single-family residential development and limited other public and institutional uses compatible with the surrounding residential neighborhoods. The standards are intended to maintain the mid-density characteristic of the current development pattern.
- (c) *R-3 townhouse/transition district.* The purpose of the R-3 townhouse/transition district is to promote and maintain duplex and townhouse residential development, legally established single-family detached residences, and to allow limited commercial uses appropriate to the residential context of the area. The standards are intended to provide a mix of uses and to encourage alternative forms of housing at low-mid densities that buffer the surrounding single-family neighborhoods from more intense land uses.
- (d) *R-4 multiple-family residence district.* The purpose of the R-4 multiple-family residence district is to promote and maintain the development of multiple-family dwelling units, attached single-family dwelling units, legally established single-family detached residences, and limited other public and institutional uses that are compatible with the surrounding residential neighborhoods. The standards are intended to provide for convenient living at higher densities characteristic of mid-rise buildings.
- (e) *B-1 downtown core district.* The purpose of the B-1 downtown core district is to establish a destination for retail, dining, and entertainment in the village. The district is intended to have a pedestrian-oriented environment and accommodate development at all scales. It is the intent and purpose of this district to protect areas for commercial development and the generation of property tax revenue from the encroachment of nontaxable bodies including non-commercial places of assembly as defined in this chapter.
- (f) *B-2 downtown transition district.* The purpose of the B-2 downtown transition district is to accommodate the variety of residential and nonresidential uses on the periphery of the downtown core. The district is intended to support the adaptive reuse of existing buildings for a mix of residential and nonresidential uses as well as contextually sensitive infill development in a pedestrian-oriented environment that supports the vibrancy of the downtown core. It is the intent and purpose of this district to protect areas for commercial development and the generation of property tax revenue from the encroachment of nontaxable bodies including non-commercial places of assembly as defined in this chapter.
- (g) *B-3 general business district.* The purpose of the B-3 general business district is to accommodate commercial areas that primarily provide goods and services for the residents of Homewood. Since these uses may be adjacent to residential areas and affect the overall character of the village, the district is intended to provide appropriate transitions and maintain and enhance the appearance of major thoroughfares. It is the intent and purpose of this district to protect areas for commercial development and the generation of property tax revenue from the encroachment of nontaxable bodies including non-commercial places of assembly as defined in this chapter.
- (h) *B-4 shopping center district.* The purpose of the B-4 shopping center district is to provide retail uses that serve the residents of the village and the surrounding areas. The district allows for medium-scale development that generates a significant amount of traffic. It is the intent and purpose of this district to protect areas for commercial development and the generation of property tax revenue from the encroachment of nontaxable bodies including non-commercial places of assembly as defined in this chapter.
- (i) *M-1 limited manufacturing district.* The purpose of the M-1 limited manufacturing district is to provide suitable locations for limited manufacturing, assembly, warehousing, distribution and related activities conducted primarily indoors and having minimal external impacts. Due to the intensity of land use associated with the M-1 district, the district should not be located

adjacent to residentially zoned property. Where M-1 zoned property is currently located adjacent to residentially zoned property, adequate screening and buffering should be provided to mitigate negative impacts.

- (j) *M-2 heavy manufacturing legacy district.* The purpose of the M-2 heavy manufacturing legacy district is to account for those quarry and mining related properties that have been previously zoned M-2 heavy manufacturing. Properties zoned in the M-2 heavy manufacturing legacy district will continue to operate under the applicable standards established in this chapter. No property may be rezoned to the M-2 heavy manufacturing legacy district after the date of adoption of the ordinance from which this chapter is derived.
- (k) *PL-1 natural area preserve district.* The purpose of the PL-1 natural area preserve district is to support the continued existence, maintenance, conservation, and protection of the major open space, natural areas, and passive recreational areas that are publicly and privately owned.
- (l) *PL-2 public land and open space district.* The purpose of the PL-2 public land and open space district is to protect and maintain public properties owned by the village, the park district, school districts, non-profit organizations, and non-commercial places of assembly.

(Ord. No. MC-1068, § 2(Exh. B), 1-10-2023)