

SUMMARY OF ZONING CLASSIFICATIONS

AE AGRICULTURE ESTATE DISTRICT

Ht.: 2 ½ stories; Min. Lot: 2 acres; Width: 150'
Single Family Dwelling + Ancillary uses.

1F-1 ONE-FAMILY DWELLING DISTRICT

Ht.: 2 ½ stories; Min. Lot: 9,000 SF; Width: 80'
Single Family Dwelling + Ancillary uses.

1F-2 ONE-FAMILY DWELLING DISTRICT

Ht.: 2 ½ stories; Min. Lot: 7,000 SF; Width: 65'
Single Family Dwelling + Ancillary uses.

1F-3 ONE-FAMILY DWELLING DISTRICT

Ht.: 2 ½ stories; Min. Lot: 5,500 SF; Width: 50'
Single Family Dwelling + Ancillary uses.

TH TOWNHOUSE DISTRICT

Ht.: 2 ½ stories; Min. Lot: 3,500 SF attached; 5,000 SF detached;
Single Family Dwelling + Ancillary uses.

2F TWO-FAMILY DWELLING DISTRICT

Ht.: 2 ½ stories; Min. Lot: 5,000 SF;
Single Family Dwelling + Ancillary uses – detached;
3,500 SF for Single Family – attached or for a Two-Family Dwelling; Duplex.

MH MOBILE HOME DWELLING DISTRICT

Ht.: 2 ½ stories; Min. Lot: 5,000 SF;
Single Family Dwelling + Ancillary uses; Mobile/Mfg Home.

MF-1 MULTIPLE FAMILY DWELLING DISTRICT

Ht.: 2 ½ stories; Min. Lot: 8,000 SF for Multiple Family uses;
Single Family Dwelling, attached and detached; Duplex; Apartments.

MF-2 MULTIPLE FAMILY DWELLING DISTRICT

Ht.: unlimited; Min. Lot: 6,000 SF for Multiple Family uses;
Single Family Dwelling, attached and detached; Duplex; Apartments.

P PARKING DISTRICT

Ht.: 2 ½ stories; Min. Lot: 6,000 SF for Multiple Family uses;
Allows for parking lots and parking structures, and the uses in the MF-1 District.
It is not commonly used.

O-1 OFFICE DISTRICT

Ht.: 2 ½ stories; Min. Lot: Only for residential uses;
Single Family Dwelling, attached and detached; Duplex; Apartments;
Neighborhood scale administrative and professional offices.

O-2 OFFICE DISTRICT

Ht.: 7 stories; Min. Lot: Only for residential uses;
Administrative and professional offices;
Floor Area Ratio: 1.2:1.

NS NEIGHBORHOOD SERVICES DISTRICT

Ht.: 2 ½ stories; Min. Lot: Only for residential uses;
Allows the neighborhood scale retail uses on a limited basis;
Typical size: 0.5 to 1.5 acres.

LR-1 LOCAL RETAIL DISTRICT

Ht.: 2 ½ stories; Min. Lot: Only for residential uses;
Retail uses in this district are to be designed and located to
ensure maximum compatibility with adjacent residential uses.

LR-2 LOCAL RETAIL DISTRICT

Ht.: 2 ½ stories; Min. Lot: Only for residential uses;
Offices or retail uses serving neighborhoods and community
needs, including unified and individually developed shopping
centers or commercial sites such as full service gas stations
and restaurants.

LR-3 LOCAL RETAIL DISTRICT

Ht.: 2 ½ stories; Min. Lot: Only for residential uses;
Retail uses that require outdoor storage and sales.

C-1 CENTRAL AREA DISTRICT

Ht.: unlimited; Min. Lot: Only for residential uses;
Central business district; commercial uses allowed.

C-2 COMMERCIAL DISTRICT

Ht.: unlimited; Min. Lot: Only for residential uses;
Various commercial uses including warehousing and outdoor
storage; Floor Area Ratio: 2:1.

C-3 COMMERCIAL DISTRICT

Ht.: unlimited; Min. Lot: Only for residential uses;
Allows for heavy commercial uses including outdoor sales
and storage of equipment and pipe yards.

IP INDUSTRIAL PARK DISTRICT

Ht.: 45'; Min. Lot: N/A;

Allows for specific industrial uses as enumerated in the zone code;
no residential uses.

IP-1 INDUSTRIAL PARK DISTRICT

Ht.: 45'; Min. Lot: N/A;

Allows the same industrial uses as does the IP District;
no residential uses.

IP-2 INDUSTRIAL PARK DISTRICT

Ht.: 45'; Min. Lot: N/A;

Allows the same industrial uses as does the IP-1 District;
no residential uses.

IP-3 INDUSTRIAL PARK DISTRICT

Ht.: 35'; Min. Lot: N/A;

Allows specific industrial and office development but requires
strict development standards including limited retail development
and landscaping; Max. Lot Coverage: 50%;
no residential uses.

LI LIGHT INDUSTRIAL DISTRICT

Ht.: unlimited; Min. Lot: only for residential uses;

Provides for industrial or manufacturing uses requiring
outside storage.

HI HEAVY INDUSTRIAL DISTRICT

Ht.: unlimited; Min. Lot: N/A; Max. Lot Coverage: 50%;

Intended to provide for heavy industrial or manufacturing uses
which may have significant impact beyond the property lines;
no residential uses.

PD PLANNED DISTRICT

There are several types of Planned Districts as follows:

- 1.) Civic Center and community center.
- 2.) Housing Development.
- 3.) Industrial district on tracts of ten (10) acres or more.
- 4.) Medical center and hospital.
- 5.) Office center.
- 6.) Recreation center.
- 7.) Shopping center on tracts of three (3) acres or more.
- 8.) Transition district as an extension of an existing district.

BP BUSINESS PARK

Ht.: 60'; Min. Lot: N/A; Max. Lot coverage: 75%;
Intended to produce a functional corridor of compatible
and attractive land uses adjacent to the Interstate Highway.

FD FUTURE DEVELOPMENT

No buildings allowed except those for customary agricultural uses.
Temporary designation for newly annexed land.