

Existing A-O, Agricultural-Open:

PURPOSE: This district includes lands within the corporate limits of the City, which are not subdivided and are relatively undeveloped. This district is designed to be applied to land which is used for agricultural, very low-intensity residential, or open space uses, but which is projected in the Comprehensive Plan for conversion to more intensive urban uses at such time as community services are available and community needs for such uses are present. As such, it is a reserved area in which the future growth of the City can occur.

USES:

- *Manufactured Home
- Single-Family Detached
- Educational Facility, Outdoor Instruction
- *Governmental Facilities
- Parks
- *Places of Worship
- Agricultural Use, Barn or Stable for Private Stock
- Agricultural Use, Farm or Pasturage
- Agricultural Use, Farm Product Processing
- *Animal Care Facility, Outdoor
- *Commercial Garden/Greenhouse/Landscape Maintenance
- Country Club
- Gold Course or Driving Range
- *Utility
- *Wireless Telecommunication Facilities – Intermediate
- (C)Wireless Telecommunication Facilities – Major
- Wireless Telecommunication Facilities - Unregulated

Proposed R-4 Multi-Family

PURPOSE: This district provides land for development of apartment and condominium units at low to medium densities. This district may serve as a transitional zone between lower density residential areas and other residential or non-residential areas.

USES:

- Boarding & Rooming House
- Extended Care Facility/Convalescent/Nursing Home
- Dormitory
- Duplex
- Fraternity/Sorority
- Multi-Family
- Multi-Family built prior to January 2002
- Townhouse
- Educational Facility, Primary & Secondary
- *Governmental Facilities
- Parks
- *Places of Worship
- (C)Day Care, Commercial
- *Utility
- Wireless Telecommunication Facilities – Unregulated

Proposed PDD – Planned Development District

PURPOSE: The purpose of the Planned Development District is to promote and encourage innovative development that is sensitive to surrounding land uses and to the natural environment. If this necessitates varying from certain standards, the proposed development should demonstrate community benefits.

The PDD is appropriate in areas where the land use plan reflects the specific commercial or residential uses proposed in the PDD. A PDD may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts. While greater flexibility is given to allow special conditions or restrictions that would not otherwise allow the development to occur, procedures are established to ensure against misuse of increased flexibility. A PDD should not be used to:

1. Guarantee specific site or building characteristics within a development;
2. Apply conditional development standards to a single site;
3. Vary from certain development standards unless community benefits outweigh the requested modifications; or
4. Combine commercial and residential land uses. A P-MUD shall be used for mixed-use developments.

The Planned Development District is intended to provide such flexibility and performance criteria which produce:

1. A maximum choice in the type of environment for working and living available to the public;
2. Open space and recreation areas;
3. A pattern of development which preserves trees, outstanding natural topography and geologic features, and prevents soil erosion;
4. A creative approach to the use of land and related physical development;
5. An efficient use of land resulting in smaller networks of utilities and streets, thereby lowering development costs;
6. An environment of stable character in harmony with surrounding development; and
7. A more desirable environment than would be possible through strict application of other sections or districts in the UDO.

USES:

AS PROPOSED BY THE APPLICANT.

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USES:

- *Manufactured Home
- Single-Family Detached
- Educational Facility, Outdoor Instruction
- *Governmental Facilities
- Parks
- *Places of Worship
- Agricultural Use, Barn or Stable for Private Stock
- Agricultural Use, Farm or Pasturage
- Agricultural Use, Farm Product Processing
- *Animal Care Facility, Outdoor
- *Commercial Garden/Greenhouse/Landscape Maintenance
- Country Club
- Golf Course or Driving Range
- *Utility
- *Wireless Telecommunication Facilities – Intermediate
- (C)Wireless Telecommunication Facilities – Major
- Wireless Telecommunication Facilities - Unregulated

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USES:

- Boarding & Rooming House
- Extended Care Facility/Convalescent/Nursing Home
- Dormitory
- Duplex
- Fraternity/Sorority
- Multi-Family
- Multi-Family built prior to January 2002
- Townhouse
- Educational Facility, Primary & Secondary
- *Governmental Facilities
- Parks
- *Places of Worship
- (C)Day Care, Commercial
- *Utility
- Wireless Telecommunication Facilities – Unregulated

Proposed C-1 General Commercial:

PURPOSE: This district is designed to provide locations for general commercial purposes, that is, retail sales and service uses that function to serve the entire community and its visitors.

USES:

- Extended Care Facility/Convalescent/Nursing Home
- Educational Facility, Indoor Instruction
- Educational Facility, Outdoor Instruction
- Educational Facility, Primary & secondary
- Educational Facility, Tutoring
- Educational Facility, Vocational/Trade
- Governmental Facilities
- Health Care, Hospitals
- Health Care, Medical Clinics
- Parks
- Places of Worship
- Animal Care Facility, Indoor
- Art Studio/Gallery
- *Car Wash
- *Commercial Garden/Greenhouse/Landscape Maintenance
- *Commercial Amusements
- Conference/Convention Center
- Country Club
- Day Care, Commercial
- Drive-in/thru Window
- Dry Cleaners & Laundry
- Fraternal Lodge
- *Fuel Sales
- Funeral Homes
- Golf Course or Driving Range
- Health Club/Sports Facility, Indoor
- Health Club/Sports Facility, Outdoor
- Hotels
- (C)Night Club, Bar or Tavern
- Offices
- Parking as a Primary Use
- Personal Service Shop
- Printing/Copy Shop
- Radio/TV Station/Studios
- Restaurants
- Retail Sales – Single Tenant over 50,000 SF
- Retail Sales and Service
- Shooting Range, Indoor
- Theater
- Storage, Self Service
- *Vehicular Sales, Rental, Repair and Service
- *Utility
- *Wireless Telecommunication Facilities – Intermediate
- (C)Wireless Telecommunication Facilities – Major
- Wireless Telecommunication Facilities - Unregulated