

## Zoning Summary

\* refers to Permitted Uses Subject to Specific Use Standards

C refers to Conditional Uses

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### **A-O Agricultural-Open:**

**PURPOSE:** This district includes land within the corporate limits of the City, which are not subdivided and are relatively undeveloped. This district is intended 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
- \*Golf Course or Driving Range
- \*Sexually Oriented Business (SOB)
- \*Utility
- \*Wireless Telecommunication Facility – Intermediate
- (C)Wireless Telecommunication Facility – Major
- Wireless Telecommunication Facility – Unregulated

- A. Planned Development District (PDD):** 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 insure against misuse of increased flexibility. A PDD should not be used to:

1. Guarantee specific site or building characteristics within a development;
2. Apply additional 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.

**Requested PDD Uses:** Garden Style Single-family Residential and Common Areas