

ARTICLE 4

INTENT OF DISTRICTS

Sections:

- 4-1 "A" Agricultural District
- 4-2 "R-1" Low Density Residential District
- 4-3 "R-2" Medium Density Residential District
- 4-4 "R-3" High Density Residential District
- 4-5 "MHS" Manufactured Home Subdivision District
- 4-6 "C-1" Restricted Commercial District
- 4-7 "C-2" General Commercial District
- 4-8 "C-3" Central Business District
- 4-9 "MP" Manufactured Home Park District
- 4-10 "I-1" Light Industrial District
- 4-11 "I-2" Heavy Industrial District
- 4-12 "H0-0" Housing Opportunity Overlay District
- 4-13 "P" Public Use District
- 4-14 "F-W" and "F-P" Floodway and Flood Plain Overlay District
- 4-15 "CS" Countryside District

SECTION 4-1 "A" AGRICULTURAL DISTRICT

4-101. It is the intent of the A District to preserve and protect agricultural resources by regulating density and land use. The district is not intended to serve the homeowner who lives on a small suburban lot, but is designed to accommodate agricultural operations on substantial acreage. Intense urban usage is usually premature and undesirable in this district, due to a lack of infrastructure. Uses that might have nuisance characteristics, if intermingled in developed residential areas, are permitted on the basis that they are no more offensive than normal agricultural uses.

SECTION 4-2 "R-1" LOW DENSITY RESIDENTIAL DISTRICT

4-201. The intent of the R-1 District is to provide for areas of low density single-family development including certain public uses such as schools, churches and parks which promote the health, safety, order or general welfare of persons residing in the district.

SECTION 4-3 "R-2" MEDIUM DENSITY RESIDENTIAL DISTRICT

4-301. The intent of the R-2 District is to provide for areas of single-family and two-family residential development and related residential activities at a medium density.

SECTION 4-4 "R-3" HIGH DENSITY RESIDENTIAL DISTRICT

4-401. The intent of the R-3 District is to provide for areas of residential development of apartments at a high density and to also allow single and two-family dwelling units.

SECTION 4-5 "MHS" MANUFACTURED HOME SUBDIVISION DISTRICT

4-501. The intent of the MHS District is to provide for areas for development of low-density manufactured housing that is compatible with the character of the surrounding neighborhood.

SECTION 4-6 "C-1" RESTRICTED COMMERCIAL DISTRICT

4-601. The intent of the C-1 District is to provide for areas of convenient shopping facilities located to serve one or more residential neighborhoods. The types of uses permitted include the basic retail, office and service uses that are customarily located in a shopping center.

SECTION 4-7 "C-2" GENERAL COMMERCIAL DISTRICT

4-701. The intent of the C-2 District is to allow basic retail, service and office uses other than those normally permitted in neighborhood centers. This district is also intended to provide locations for commercial activities that do not require a central location downtown, but do require a location easily accessible to downtown shoppers. Business uses needing large floor areas, particularly those of a service nature, not compatible with Central Business District uses, are included in this district.

SECTION 4-8 "C-3" CENTRAL BUSINESS DISTRICT

4-801. The intent of the C-3 District is to encourage the location of commercial uses in the central business district in order to maintain that area as the core retail, government and entertainment district for the community. The intent is also to encourage residential use in the C-3 District under terms and conditions where such use complements commercial uses.

SECTION 4-9 "MP" MANUFACTURED HOME PARK DISTRICT

4-901. The intent of the MP District is to provide low density manufactured home park developments which are compatible with the character of the surrounding neighborhood in which they are located. Manufactured home parks are residential uses and should be located in areas where services and amenities are available such as those found in areas comprised of site-built housing. Manufactured homes in this district are on leased spaces and not permitted to be placed on permanent foundations.

SECTION 4-10 "I-1" LIGHT INDUSTRIAL DISTRICT

14-1001. The intent of the I-1 District is primarily to provide locations for those manufacturing industries and related industrial activities in which the finished product is generally produced from semi-finished materials and requires little or no outside material storage. The effect of the production process upon surrounding areas is normally that of traffic generated by the receipt and delivery of materials and goods and traffic generated by employees. Commercial uses permitted in this district are generally those which serve the convenience of industrial establishments and their employees.

SECTION 4-11 "I-2" HEAVY INDUSTRIAL DISTRICT

14-1101. The intent of the I-2 District is to provide locations for basic or primary industries and related industrial activities. Many of these industries characteristically store bulk quantities of raw or scrap materials for processing to semi-finished products. Commercial uses permitted in this district are generally those which serve the convenience of industrial establishments and their employees.

SECTION 4-12 "HO-O" HOUSING OPPORTUNITY OVERLAY DISTRICT

4-1201. The intent of the HO-O District is to encourage the construction of affordable housing by allowing development of denser, single-unit detached residential structures on smaller than usual lot sizes in areas where residential development is desirable.

SECTION 4-13 "P" PUBLIC USE DISTRICT

4-1301. The intent of the P District is to provide locations for public ownership that are used for major public facilities.

SECTION 4-14 "F-W" AND "F-P" FLOODWAY AND FLOOD PLAIN OVERLAY DISTRICTS

4-1401. The intent of the F-W District and the F-P District is to promote the public health, safety and general welfare and minimize loss of life and property in areas subject to flooding.

SECTION 4-15 "CS" COUNTRYSIDE DISTRICT

4-1501. The intent of the CS District is to provide area to accommodate a rural residential lifestyle, with limited future residential development which will provide open space even following full development. The district is intended for one-family detached dwellings and limited related residential and agricultural uses.