

CHAPTER 3 GENERAL ZONING DISTRICTS

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CHAPTER 3 GENERAL ZONING DISTRICTS

3.1. ESTABLISHMENT OF ZONING DISTRICTS

Table 3-1 lists the general zoning districts included in this Code. General zoning districts are base zoning districts.

Table 3-1. List of Established Zoning Districts.

Map Symbol	District Name
A, Agricultural and F, Forestry Districts	
F-5	Forestry and Recreation
A-35	Agricultural
A-5	Agricultural
RR, Residential Rural Districts	
RR-5	Residential Rural
RR-2.5	Residential Rural
RR-0.5	Residential Rural
RS, Residential Suburban Districts	
RS-20000	Residential Suburban
RS-6000	Residential Suburban
RS-5000	Residential Suburban
RM, Residential Multi-Dwelling Districts	
RM-12	Residential Multi-Dwelling
RM-30	Residential Multi-Dwelling
Commercial Districts	
CN	Commercial Neighborhood
CO	Commercial Office
CC	Commercial Community
CR	Commercial Regional
CS	Commercial Service
Industrial Districts	
I-1	Research and Development
I-2	Limited Industrial
I-3	Heavy Industrial

3.2. ZONING DISTRICT PURPOSES

3.2.1. A, Agricultural and F, Forestry District Purposes

(A) F-5, Forestry and Recreation District

The F-5 zoning district is a 5 acre district intended to accommodate the conservation of forest resources, protect the natural environment and preserve open space, while accommodating limited residential use.

(B) A-35, Agricultural District

The A-35 zoning district is a 35 acre district primarily intended to accommodate rural communities and lifestyles, including the conservation of farming, ranching and agricultural resources.

(C) A-5, Agricultural District

The A-5 zoning district is a 5 acre district primarily intended to conserve agricultural resources and ranching operations and accommodate limited residential use.

3.2.2. RR, Residential Rural District Purposes

(A) RR-5, Residential Rural District

The RR-5 zoning district is a 5 acre district intended to accommodate low-density, rural, single-family residential development.

(B) RR-2.5, Residential Rural District

The RR-2.5 zoning district is a 2.5 acre district intended to accommodate low-density, rural, single family residential development.

(C) RR-0.5, Residential Rural District

The RR-0.5 zoning district is a .5 acre district intended to accommodate rural residential uses where urban services are generally available.

3.2.3. RS, Residential Suburban District Purposes

(A) RS-20000, Residential Suburban District

The RS-20000 zoning district is a 20,000 square foot district intended to accommodate larger lot, single-family residential development with available urban services.

(B) RS-6000, Residential Suburban District

The RS-6000 zoning district is a 6,000 square foot district intended to accommodate single-family residential development.

(C) RS-5000, Residential Suburban District

The RS-5000 zoning district is a 5,000 square foot district intended to accommodate single-family and two-family residential development.

3.2.4. RM, Residential Multi-Dwelling District Purposes

(A) RM-12, Residential Multi-Dwelling District

The RM-12 zoning district is a 12 dwelling unit per acre district intended to accommodate moderate density single-family attached and low-density multi-dwelling development.

(B) RM-30, Residential Multi-Dwelling District

The RM-30 zoning district is a 30 dwelling unit per acre district primarily intended to accommodate moderate-density multi-dwelling development.

3.2.5. Commercial District Purposes

(A) CN, Commercial Neighborhood District

The CN zoning district is intended to accommodate neighborhood businesses that serve surrounding residential areas.

(B) CO, Commercial Office District

The CO zoning district is intended to accommodate various administrative, professional and personal service office uses.

(C) CC, Commercial Community District

The CC zoning district is intended to accommodate retail sales and service establishments that generally require freestanding or small center type buildings and that primarily serve adjoining neighborhoods.

(D) CR, Commercial Regional District

The CR zoning district is intended to accommodate regional centers providing ease of pedestrian and vehicular circulation, unity of architectural design, and best serving the convenience of the public and aesthetic enhancement of the community and region.

(E) CS, Commercial Services District

The CS zoning district is intended to accommodate retail, wholesale or service commercial uses that serve the general public.

3.2.6. I, Industrial District Purposes

(A) I-1, Research and Development District

The I-1 zoning district is intended to accommodate a limited group of professional, administrative, research and manufacturing uses that may have unusual requirements for space, light and air, and the operations of which are generally clean, quiet and free from any objectionable or dangerous nuisance or hazard. Campus-style developments are the preferred development type within the I-1 district.

(B) I-2, Limited Industrial District

The I-2 zoning district is intended to accommodate light industrial and manufacturing activities, which are generally clean, quiet and free from objectionable or dangerous nuisance or hazard.

(C) I-3, Heavy Industrial District

The I-3 zoning district is intended to accommodate manufacturing and industrial uses, which may include related outside storage of raw or finished materials.

3.3. USES AND STANDARDS

3.3.1. Allowed, Special, Accessory, Temporary and Prohibited Uses

The allowed, special, accessory, temporary and prohibited uses in the zoning districts listed in Table 3-1 are shown in the Use Table in Chapter 5.

3.3.2. Use and Dimensional Standards

All uses and development are subject to the Use and Dimensional Standards in Chapter 5.

3.3.3. General Development Standards

All uses and development are subject to the General Development Standards in Chapter 6.