

3.2 ZONING DISTRICTS ESTABLISHED

In order to carry out and implement the purpose and intent of this Ordinance, the following thirty-eight (38) zoning districts are hereby established:

3.2.1 Residential Districts

- A) ***RA Residential Agricultural District;***
- B) ***RR Rural Residential District;***
- C) ***LD Low Density Residential District;***
- D) ***MD Medium Density Residential District;***
- E) ***HDSF High Density Single-Family Residential District;***
- F) ***HDMF High Density Multi-Family Residential District;***
- G) ***MH Manufactured Housing Residential District;***
- H) ***MHP Mobile Home Park District; and***
- I) ***MORR Mixed Office-Residential-Retail District.***

3.2.2 Business Districts

- A) ***O&I Office and Institutional District;***
- B) ***B1 Neighborhood Business District;***
- C) ***B2 Downtown Business District;***
- D) ***PC Planned Commercial District;***
- E) ***TF Tech/Flex District; and***
- F) ***LI Light Industrial District.***

3.2.3 Reserved

3.2.4 Other Districts

- A) ***CB Conservation Buffer District.***

3.2.5 Conditional Zoning Residential Districts

- A) ***RA-CZ Residential Agricultural Conditional Zoning District;***
- B) ***RR-CZ Rural Residential Conditional Zoning District;***
- C) ***LD-CZ Low Density Residential Conditional Zoning District;***
- D) ***MD-CZ Medium Density Residential Conditional Zoning District;***
- E) ***HDSF-CZ High Density Single-Family Residential Conditional Zoning District;***
- F) ***HDMF-CZ High Density Multi-Family Residential Conditional Zoning District;***
- G) ***MH-CZ Manufactured Housing Residential Conditional Zoning District;***
- H) ***MHP-CZ Mobile Home Park Conditional Zoning District; and***

- I) ***MORR-CZ Mixed Office–Residential-Retail Conditional Zoning District.***

3.2.6 Conditional Zoning Business Districts

- A) ***O&I-CZ Office and Institutional Conditional Zoning District;***
- B) ***B1-CZ Neighborhood Business Conditional Zoning District;***
- C) ***B2-CZ Downtown Business Conditional Zoning District;***
- D) ***PC-CZ Planned Commercial Conditional Zoning District;***
- E) ***TF-CZ Tech/Flex Conditional Zoning District; and***
- F) ***LI-CZ Light Industrial Conditional Zoning District.***

3.2.7 Conditional Zoning Planned Development Districts

- A) ***MEC-CZ Major Employment Center Conditional Zoning District;***
- B) ***TND-CZ Traditional Neighborhood Conditional Zoning District; and***
- C) ***PUD-CZ Planned Unit Development Conditional Zoning District.***

3.2.8 Conditional Zoning Other Districts

- A) ***CB-CZ Conservation Buffer Conditional Zoning District; and***
- B) ***SD-CZ Sustainable Development Conditional Zoning District.***

3.2.9 Overlay Districts

- A) ***Watershed Protection Overlay Districts; and***
- B) ***Flood Damage Prevention Overlay District; and***
- C) ***Small Town Character Overlay District.***