

## CHAPTER 5

### ESTABLISHMENT AND PURPOSE OF DISTRICTS

10-5-1

*Intent*

10-5-2

*Zoning Districts*

10-5-1: INTENT: The following zoning districts are hereby established. For the interpretation of this Ordinance, the zoning districts have been formulated to realize the general purpose as set forth in this Ordinance and to conform with the Plan and its stated goals and objectives. In addition, the specific purpose of each zoning district shall be as stated.

10-5-2: ZONING DISTRICTS:

- (A) Agricultural District (A)--The purpose of the A District is to permit current agricultural, large-lot rural residential and other types of open land uses to be maintained, and to protect agricultural land from spasmodic, disorderly and indiscriminate development. This district is also established to control the infiltration of urban-type development, which could adversely affect agricultural operations, until such time as property owners desire such development.
- (B) Residential/Agricultural District (R/A)--The purpose of the R/A District is to create, protect and maintain a living environment composed of single family, detached dwellings on one acre or larger lots in areas now so developed and adjacent vacant areas likely to be so developed. The essential characteristic of the R/A district is rural, with lot sizes sufficient for individual water and sewer facilities; however, centralized water and sewer facilities are encouraged. Consideration must be given in this district to the efficient and economical extension of City services, particularly into those areas near or adjacent to City boundaries.
- (C) Single Family Residence District (R1)--The purpose of the R1 District is to provide a residential environment which is characterized by smaller lot sizes and somewhat higher density than that of the R/A District. This district is also characterized by yards and other amenities necessary to maintain quality single-family residential living. Homes in this district should be connected to

City service; and curbs, gutters and paved streets are desirable.

- (D) Two-Family Dwelling District (R2)--The purpose of the R2 District is to protect quiet, residential areas, now developed or developing, while at the same time allowing a limited increase in population density. This district is characterized by smaller dwellings, somewhat more compact and denser residential development and a higher volume of vehicular and pedestrian traffic than are present in the R/A and R1 Districts.
- (E) Multiple Residence District (RM)--The purpose of the RM District is to establish areas permitting a greater population density than is allowed in more restrictive districts while at the same time maintaining a residential environment consistent with such greater population density. In general, this district is located nearer the central part of the City, in areas where such use has been established and along major arteries on the borders of neighborhoods.
- (F) Resident/Office District (RO)--The purpose of the RO District is to create an area of higher density multi-family dwellings close to the City center and to create areas with easy access from residential areas for the location of professional offices. The inclusion of professional offices within this district encourages the utilization of existing structures which will help to retain the residential character of an area while at the same time creating a transition between the Central Business District and lower density residential areas.
- (G) Central Business District (CB)--The purpose of the CB District is to accommodate and encourage further expansion and renewal of the historic business-core area of the City. A variety of business, public, quasi-public, cultural, residential and other related uses are encouraged in an effort to provide the mix of activities necessary to establish a vital downtown area. This district provides for the location and grouping of compatible uses having common performance standards. It should be characterized by clean and well-lighted streets, ample pedestrian ways and convenient vehicular parking.
- (H) Heavy Commercial District (HC)--The purpose of the HC District is to provide for the location and development of businesses and service establishments which are incompatible with the CB District in that they involve enterprises which depend primarily on motorized vehicular traffic and require outside activities, relatively large lot sizes and easy highway access. These districts are normally located along highways leading into the City and are characterized by buildings set well back from the right-of-way.

(I) Manufacturing District (M)--The purpose of the M District is to encourage manufacturing and wholesaling activities in an area which will impact as little as possible on the other districts within the City. As this type of enterprise normally needs heavy truck or railroad access, it is normally located along highways leading into the City or along railways. This district should be kept free from residential and retail commercial activities.

(J) Residential Estate District (RE) – The purpose of the RE District is to create a low-density single family residential environment characterized by larger lots and open spaces utilizing the City Services, narrower streets with rolled curbs and planter strips, off-street parking, pedestrian walkways, and limited local traffic. This district provides for an intermediate zoning district generally between R/A and R1 zoning districts.