

§ 156.070 ESTABLISHMENT OF ZONES.

To carry out the purpose and provisions of this chapter, the city is divided into the following districts.

(A) *A-1 Agriculture District.* The purpose of the A-1 District is to provide areas to principally maintain agricultural uses, and to restrict those uses that would conflict with this purpose. This land shall be in outlying areas of the city. This district includes small shared housing residences, provided they are located not less than 1,800 feet from another small shared housing residence.

(B) *E-R Estate Residential District.*

(1) The purpose of the E-R District is to provide for single-family residential developments having large lots and a rural character.

(2) The regulations of this district are intended to preserve and protect the character of existing lots improved with single-family dwellings, and to permit compatible development.

(3) This district includes small community residences, provided they are located not less than 1,800 feet from another small community residence.

(4) This district includes small shared housing residences, provided they are located not less than 1,800 feet from another small shared housing residence.

(C) *R-O Heritage Residential District.*

(1) The purpose of the R-O District is to provide for detached and attached, single-family, residential development that is consistent with the historical architectural styles of the district, with not more than two dwellings attached together in new or existing buildings, including designated, code-required, off-street parking.

(2) The regulations of this district are intended to protect existing and promote new, detached and attached, single-family dwellings on urban-size lots, to maintain the district's unique character, and to permit compatible development that may include multiple-family dwellings where designated by a special use permit and adjacent to commercial and mixed-use development.

(3) This district includes small community residences, provided they are located not less than 1,800 feet from another small community residence.

(4) This district includes small shared housing residences, provided they are located not less than 1,800 feet from another small shared housing residence.

(D) *R-1 Single-family Residential District.*

(1) The purpose of the R-1 District is to provide areas for detached, single-family dwellings.

(2) The regulations of this district are intended to preserve and protect the character of existing lots improved with single-family dwellings and to permit compatible development.

(3) This district includes small community residences, provided they are located not less than 1,800 feet from another small community residence.

(4) This district includes small shared housing residences, provided they are located not less than 1,800 feet from another small shared housing residence.

(E) *R-2 Single-family Attached Residential District.*

(1) The purpose of the R-2 District is to integrate areas for detached and attached, single-family dwelling development into the city's development pattern, with not more than four dwellings attached together.

(2) The regulations of this district are intended to protect existing and to promote new detached and attached, single-family dwellings in a range of urban lot sizes, and to permit compatible development, consistent with the city's comprehensive plan and design guidelines.

(3) This district includes small community residences, provided they are located not less than 1,800 feet from another small community residence.

(4) This district includes small shared housing residences, provided they are located not less than 1,800 feet from another small shared housing residence.

(F) *R-3 Limited Multiple-family Residential District.*

(1) The purpose of the R-3 District is to integrate areas for attached, single-family or multiple-family development into the city's development pattern, with not more than eight dwellings per building.

(2) The regulations of this district are intended to protect existing and promote new multiple-family dwellings in a variety of arrangements, and to permit compatible development, consistent with the city's comprehensive plan and design guidelines.

(3) This district includes small community residences, provided they are located not less than 1,800 feet from small

community residence; provided, however, that up to two residences may be located on the same zoning lot.

(4) This district includes small shared housing residences, provided they are located not less than 1,800 feet from another small shared housing residence; provided, however, that up to one such residence may be located on the same zoning lot.

(G) *R-4 Multiple-family Residential District.*

(1) The purpose of the R-4 District is to integrate areas for multiple-family development into the city's development pattern and proximate to high-volume roadways for ease of ingress and egress.

(2) The regulations of this district are intended to protect existing multiple-family dwellings and to promote new multiple-family dwellings that support a walkable environment around commercial centers in the city, consistent with the city's comprehensive plan and design guidelines.

(3) This district includes small community residences, provided they are located not less than 1,800 feet from another small community residence; provided, however, that up to one such residence may be located on the same zoning lot.

(4) This district includes community residences of up to ten persons, provided they are located not less than 1,800 feet from another community residence.

(5) This district includes small shared housing residences, provided they are located not less than 1,800 feet from another small shared housing residence; provided, however, that up to one such residence may be located on the same zoning lot.

(H) *C-1 Neighborhood Commercial District.* The purpose of the C-1 District is to provide for areas of limited commercial and office uses serving the daily or frequently-occurring convenience needs of persons living in adjacent neighborhoods. Development should be compatible with adjacent neighborhoods and relatively small in scale.

(I) *C-2 Community Commercial District.* The purpose of the C-2 District is to provide areas for provision of a broad range of general shopping and grouping of compatible business uses to provide public convenience and business prosperity. This land should be located at the intersection of, or along, major arterial and collector streets.

(J) *C-2T Transitional Community Commercial District.* The purpose of the C-2T District is to provide a broad range of commercial and residential uses serving as a transition between downtown and surrounding neighborhoods.

(K) *C-3 Highway Commercial District.* The purpose of the C-3 District is to provide areas for uses traditionally associated with or requiring the use of the automobile. This land should be located along major arterial streets.

(L) *C-4 Downtown Commercial District.* The purpose of the C-4 District is to provide a central area for various retail, office, governmental, production and manufacture, residential and cultural activities. Dwelling units located in this district shall not be located below the second floor. This land shall be located within and around the bounds of the Historic District.

(M) *O-1 Limited Office District.* The purpose of the O-1 District is to provide areas for professional and administrative uses, generally acting as a transition between major arterial streets and residential development, or between commercial and manufacturing uses and residential development.

(N) *O-2 General Office District.* The purpose of the O-2 District is to provide areas for general office and research and development uses, and ancillary uses, arranged and developed in a campus-like setting. This land shall be located along a major arterial street.

(O) *M-1 Limited Manufacturing District.* The purpose of the M-1 District is to provide areas for research, warehouses, laboratories, limited manufacturing, and ancillary business uses. This land shall be accessible to a major arterial street.

(P) *M-2 General Manufacturing District.* The purpose of the M-2 District is to provide areas for manufacturing, terminal and other industrial activities. This land shall be located along major arterial streets, navigable waterways and rail lines.

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