

## **ARTICLE 2**

### **ZONING DISTRICTS AND OFFICIAL ZONING MAP**

#### **Division I. Zoning Districts Generally.**

- Sec. 2-1. Zoning Districts Established.
- Sec. 2-2. Zoning District Boundaries.
- Sec. 2-3. Minimum Requirements.
- Sec. 2-4. Use, Occupancy, and Construction.
- [Secs. 2-5 to 2-10 Reserved].

#### **Division II. Residential Zoning Districts.**

- Sec. 2-11. R-30, Single-Family Residential District.
- Sec. 2-12. R-20, Single-Family Residential District.
- Sec. 2-13. R-15, Single-Family Residential District.
- Sec. 2-14. MDR, Medium Density Residential District.
- Sec. 2-15. PUD-R, Planned Unit Development-Residential
- [Secs 2-16 to 2-20 Reserved.]

#### **Division III. Mixed-Use and Nonresidential Zoning Districts.**

- Sec. 2-21. MXU, Mixed-Use District.
- Sec. 2-22. O-I, Office-Institutional District.
- Sec. 2-23. NRC, Neighborhood Retail Commercial District.
- Sec. 2-24. CRC, Community Retail Commercial District.
- Sec. 2-25. CBD, Central Business District.
- Sec. 2-26. BP, Business Park District.
- Sec. 2-27. LI, Light Industrial District.
- Sec. 2-28. HI, Heavy Industrial District.
- [Secs. 2-29 and 2-30 Reserved].

#### **Division IV. Overlay Districts.**

- [Secs. 2-31 to 2-40 Reserved].

#### **Division V. Official Zoning Map.**

- Sec. 2-41. Adoption.
- Sec. 2-42. Amendment.
- Sec. 2-43. Determination of Boundaries.
- Sec. 2-44. Interpretation of Boundaries.
- [Secs. 2-45 to 2-50 Reserved].

## **Division I. Zoning Districts Generally.**

### **Sec. 2-1. Zoning Districts Established.**

The following zoning districts are hereby established:

R-30, Single-Family Residential District  
R-20, Single-Family Residential District  
R-15, Single-Family Residential District  
MDR, Medium Density Residential District  
PUD-R, Planned Unit Development-Residential  
MXU, Mixed-Use District  
O-I, Office-Institutional District  
NRC, Neighborhood Retail Commercial District  
CRC, Community Retail Commercial District  
CBD, Central Business District  
LI, Light Industrial District  
BP, Business Park District  
HI, Heavy Industrial District

### **Sec. 2-2. Zoning District Boundaries.**

The boundaries of the zoning districts established in this article are shown on the official zoning map, or as otherwise interpreted in strict conformity with the provisions of division V of this article.

### **Sec. 2-3. Minimum Requirements.**

- (a) **Uniformity.** Within each zoning district, the regulations set forth shall be minimum requirements and shall apply uniformly to each class or kind of building, structure or land, except as may be altered through conditions of zoning applied to specific properties.
- (b) **Conditions specific to property.** All conditions of rezoning, special use, or variance approval applied to property prior to adoption or re-adoption or amendment of the official zoning map are hereby retained and reaffirmed, and shall continue in full force and effect until such time as the property is rezoned or the prior zoning action of the Mayor and City Council is amended through the applicable process established by article 13 of this development code.

### **Sec. 2-4. Use, Occupancy, and Construction.**

No building, structure, land, or water shall hereafter be used or occupied, and no building or structure or part hereof shall be erected, constructed, reconstructed, moved, or structurally altered except in conformity with the use provisions and other regulations for the zoning district in