

ZONING DISTRICTS “HOW-TO” REVIEW

MARCH 20, 2026

REVIEW OF ZONING DISTRICTS



- » **How district articles are organized**
- » **Components of each zoning district**
- » **How bulk and dimensional standards apply**
- » **How to provide feedback**

ZONING DISTRICT ARTICLES



» Article 4 - Residential Zoning Districts

- » RR - Rural Residential
- » NR-1 and NR-2 Neighborhood Residential
- » MR-1 and MR-2 Mixed Residential
- » TND - Traditional Neighborhood Development

» Article 5 - Commercial and Mixed-use Zoning Districts

- » RHB - Rural Hub
- » NMU - Neighborhood Mixed Use
- » MUCC - Mixed Use Community Corridor
- » HC - Highway Commercial
- » BC - Business and Commercial
- » EC - Employment Campus
- » TC - Town Center

ZONING DISTRICT ARTICLES



» Article 6 - Industrial Zoning Districts

- » LI - Light Industrial
- » HI - Heavy Industrial

» Article 7 - Agricultural and Open Space Zoning District

- » OS - Open Space
- » AR - Agricultural Rural
- » RP - Rural Preservation

ZONING DISTRICT ELEMENTS



- A. PURPOSE STATEMENT
- B. TYPICAL DEVELOPMENT PATTERN
- C. USES AND ACTIVITIES ALLOWED
- D. LOT DIMENSIONS
- E. LOT SETBACKS
- F. BUILD-TO ZONES
- G. BUILDING HEIGHT
- H. ACCESS REQUIREMENTS
- I. PARKING
- J. REQUIRED INFRASTRUCTURE
- K. LANDSCAPING, SCREENING, AND BUFFERING REQUIREMENTS
- L. OPEN SPACE REQUIREMENTS
- M. ADDITIONAL CONSIDERATIONS

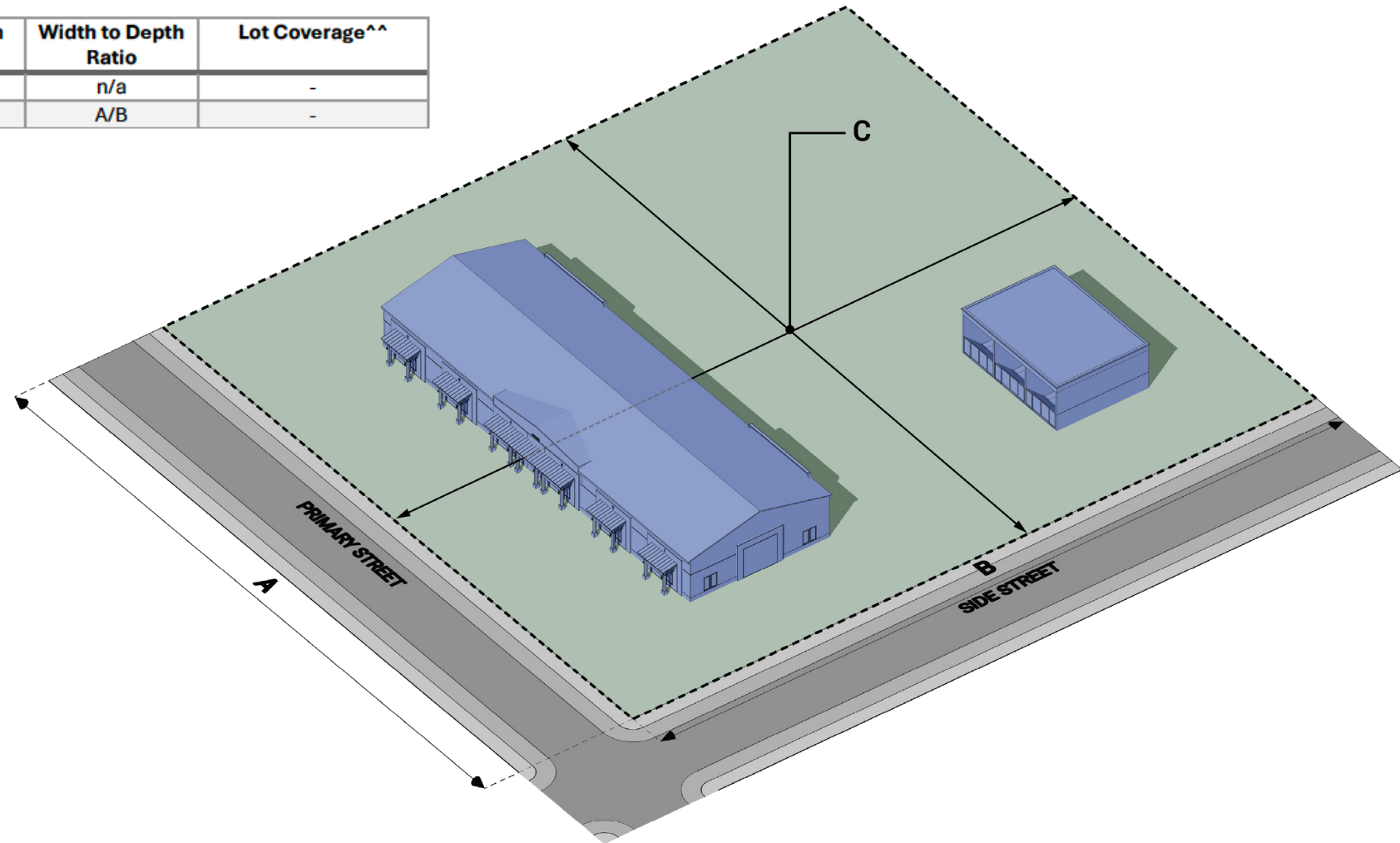
LOT DIMENSIONS



D. Table 6.02.02 Lot Dimensions.

	Min. Lot Area (AC)	Min. Lot Width (ft)	Width to Depth Ratio	Lot Coverage^^
All types	No minimum	No minimum	n/a	-
Key	C	A	A/B	-

^^ Reference Article 19 for Lot Coverage



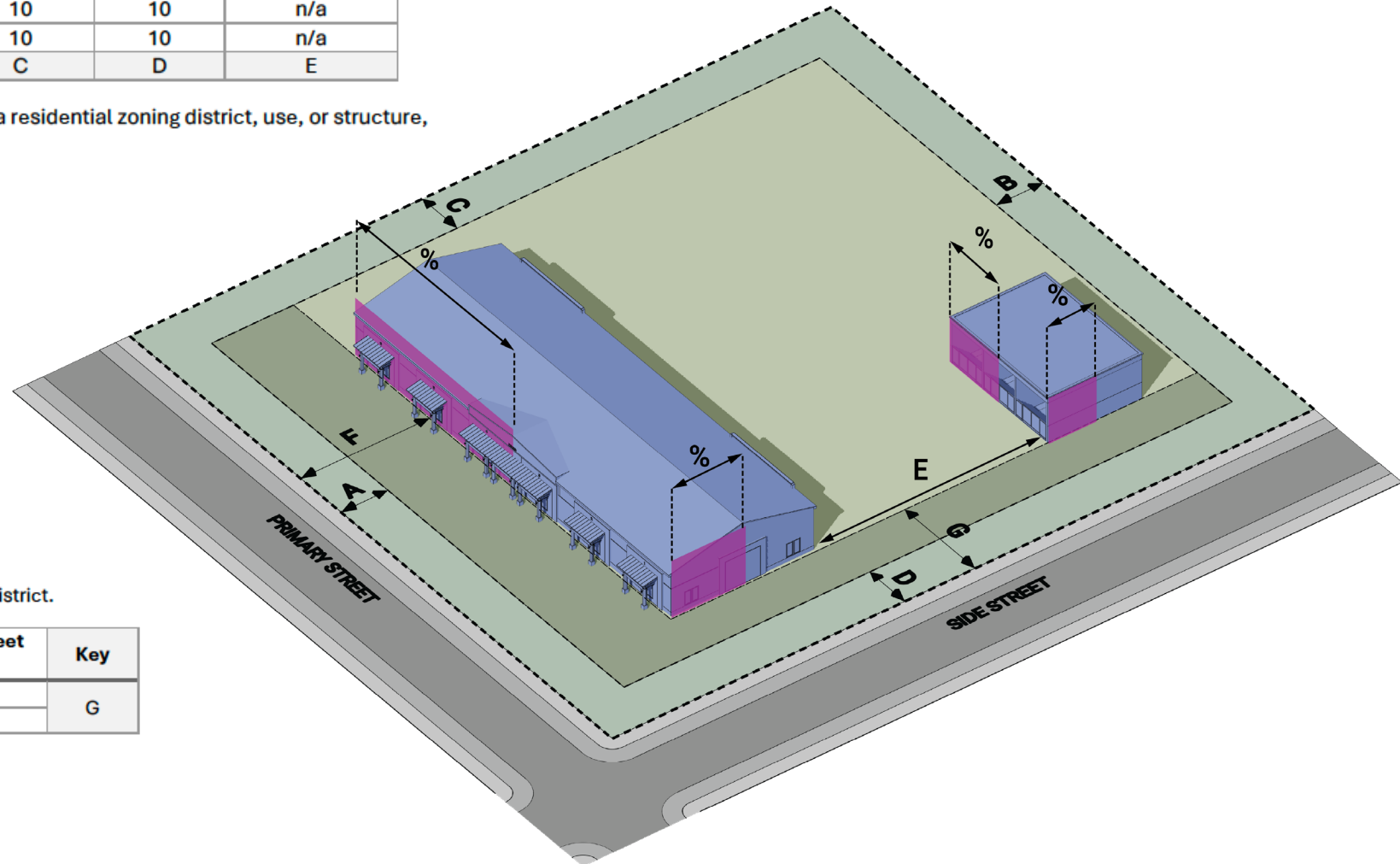
LOT SETBACKS AND BUILD-TO ZONES



E. Table 6.01.03 Lot Setbacks.

	Min. Front (ft)	Min. Rear (ft)	Min. Side, Interior (ft)	Min. Side, Street (ft)	Structure Separation (ft)
Principal Structure	20	10	10	10	n/a
Accessory Structure(s)	20	10	10	10	n/a
Key	A	B	C	D	E

- When an LI zoning district, use, or structure abuts a residential zoning district, use, or structure, the minimum setback shall be doubled.



F. Table 6.01.04 Build-to Zone.

There is no build-to zone established or regulated in the LI district.

	Front (%)	Key	Side Street (%)	Key
Principal Structure(s)	n/a	F	n/a	G
Accessory Structure(s)	n/a		n/a	

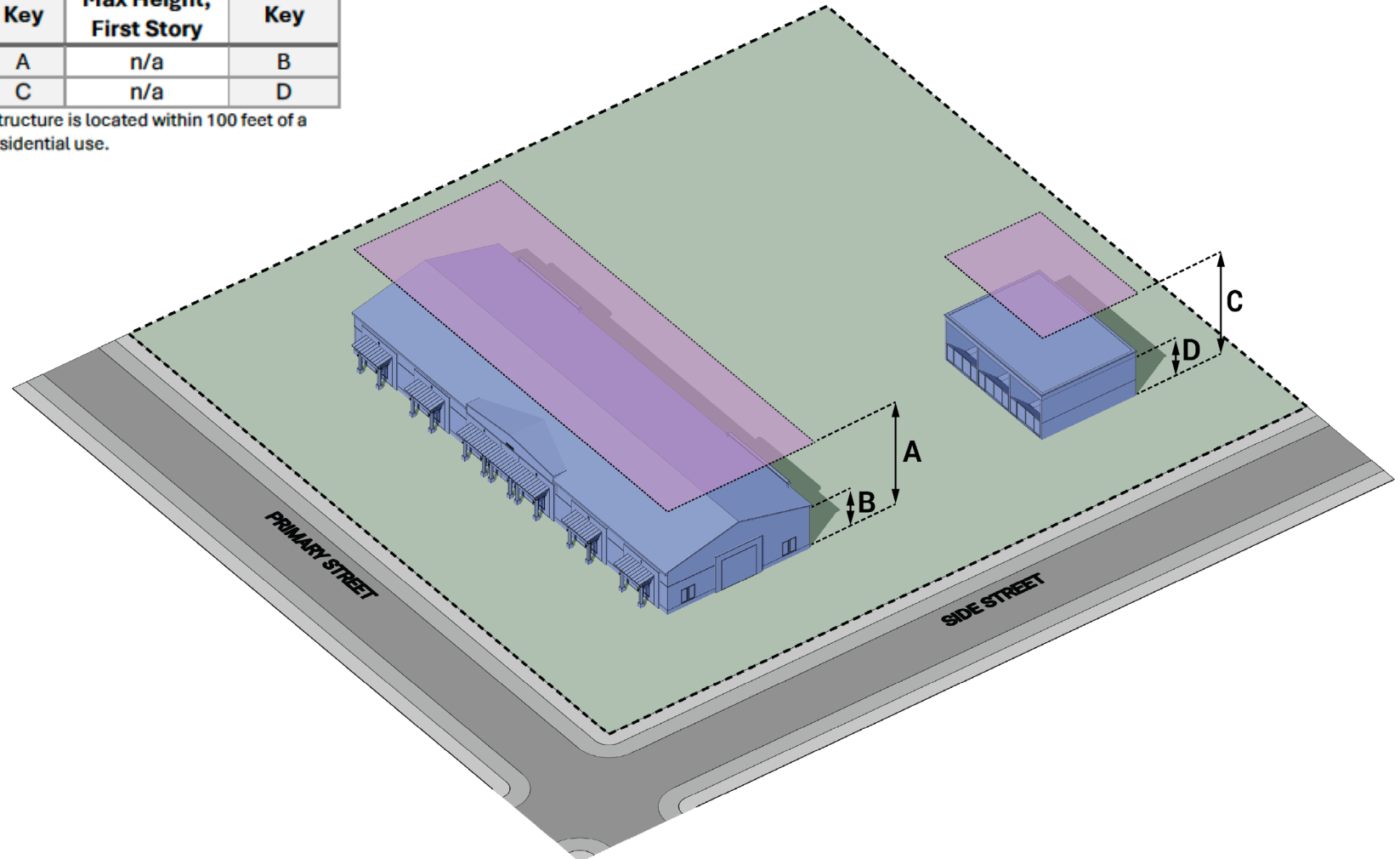
BUILDING HEIGHT



G. Table 6.01.05 Building Height.

	Max Height (ft)	Key	Max Height, First Story	Key
Principal Structure(s)	45*	A	n/a	B
Accessory Structure(s)	45*	C	n/a	D

* Maximum height shall be limited to 35 feet when a structure is located within 100 feet of a residential zoning district or lot with an established residential use.

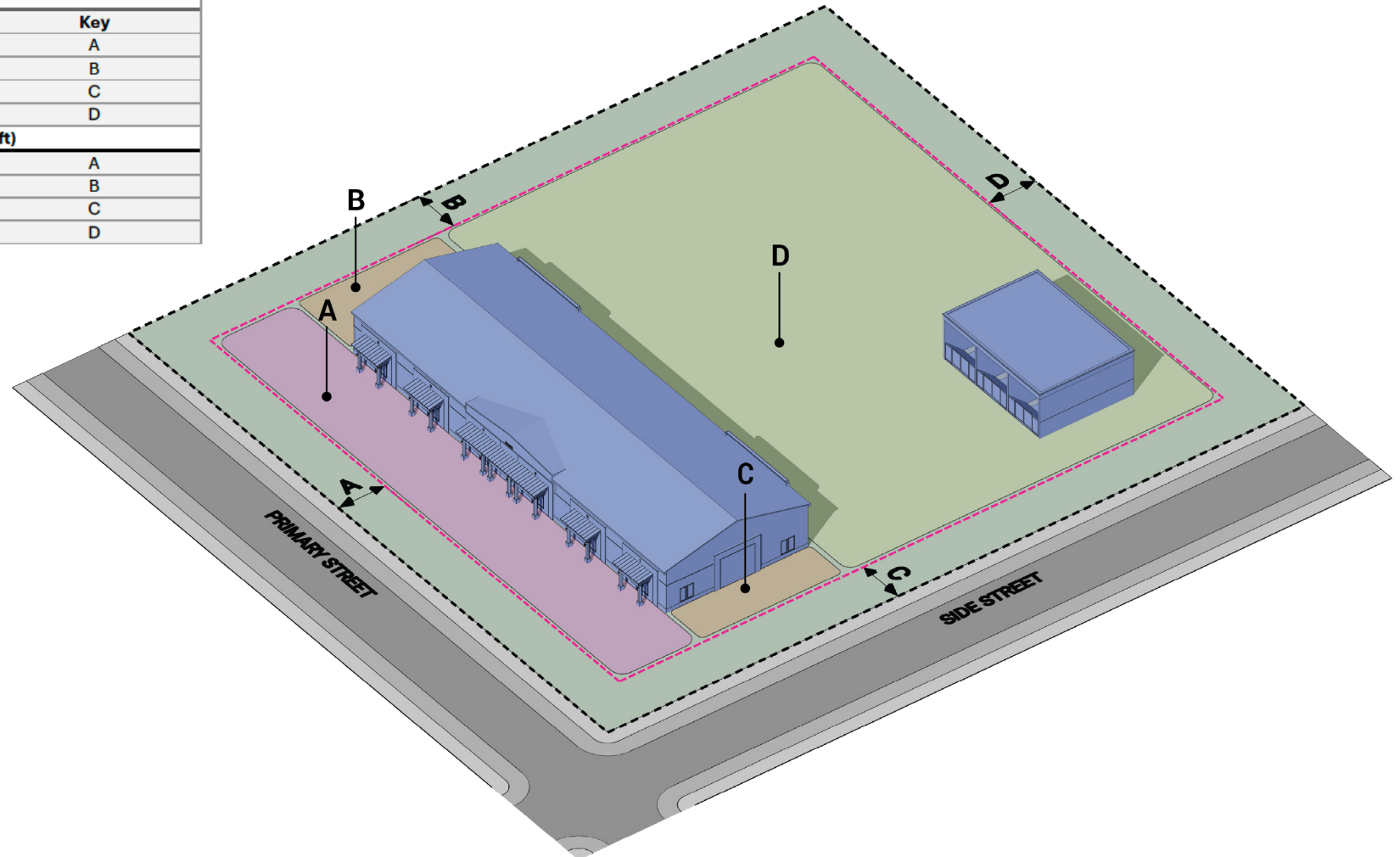


PARKING LOCATION



I. Table 6.01.07 Parking.

Surface Parking Location Permitted		
Location	Permitted (y/n)	Key
Front yard	Y	A
Side yard (interior)	Y	B
Side yard (street)	Y	C
Rear yard	Y	D
Minimum Parking Setback from Property Boundary (ft)		
Front	10	A
Side (interior)	n/a	B
Side (street)	10	C
Rear	n/a	D



PROVIDING FEEDBACK



- » **Zoning District Articles 4-7 available in PDF online**
- » **Survey link to provide specific feedback on dimensional standards and other district components**
- » **Survey will remain open through April 4th**