"RE", Residential Estate

Uses: Large lot single-family detached homes

Minimum Lot Size: One acre

Maximum Height: 42 feet

Density: 1 unit per acre

"R-1A", Single-Family Residential

Uses: Large lot single-family detached homes

Minimum Lot Size: 9,000 square feet

Maximum Height: 42 feet

Density: 4.84 units per acre

"R-1B", Single-Family Residential

Uses: Medium-sized lot single-family detached homes

Minimum Lot Size: 6,000 square feet

Maximum Height: 42 feet

Density: 7.26 units per acre

"R-1C", Single-Family (existing)

Uses: Medium-sized lot single-family detached homes. District created in 1988 to allow homes in the historic areas to rebuild garage apartments without allowing duplexes and townhomes.

Minimum Lot Size: 6,000 square feet

Maximum Height: 42 feet

Density: 7.26 units per acre

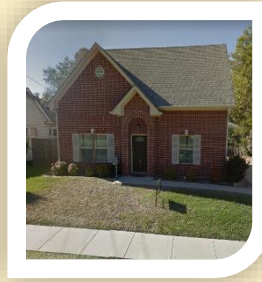Existing only, no new R-1C to be zoned.

"R-1D", Single-Family Detached and Attached

Uses: Small lot single-family in detached and attached (townhome) homes. Townhomes units must be subdivided into individual lots, cannot be stacked, and must have their own access to outside. Also allows for garage apartments.

Minimum Lot Size: 3,000 square feet

Maximum Height: 42 feet

Density: 14.5 units per acre

"R-2", Two-Family Residential

Uses: Single-family detached homes or two-family duplexes.

Minimum Lot Size: 7,500 square feet

Maximum Height: 42 feet

Density: 11.6 units per acre

"R-MH", Manufactured Home Residential

Typical Uses: Manufactured/mobile homes. Mobile home parks (10 acre minimum).

Minimum Lot Size: 6,000 square feet

Maximum Height: 18 feet

Density: 7.26 units per acre

"R-MF", Multi-Family Residential

Uses: Apartment complexes. Three or more dwelling units on a single lot.

Minimum Lot Size: 12,500 square feet

Maximum Height: 50 feet

Maximum Density: 24 units per acre

Minimum Open Space per dwelling unit: 300 square feet

"NR", Neighborhood Residential

Uses: Single-family detached and attached homes on a single lot. Duplexes. No multi-family buildings.

Minimum Lot Size: One acre

Maximum Height: 42 feet

Maximum Density: 10 units per acre

"PUR", Planned Unit Residential

Uses: Single-family detached and attached homes on a single lot or individual lots. Duplexes. No multi-family buildings. Uses can be restricted by site plan or narrative.

Minimum Lot Size: Per approved site plan or narrative

Maximum Height: 42 feet or as restricted by site plan or narrative

Maximum Density: 12 units per acre or as restricted by site plan or narrative

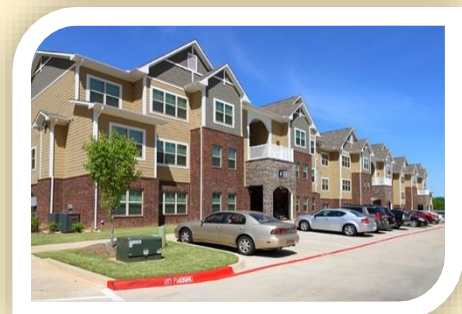# "PMF", Planned Multi-Family Residential

Uses: Single-family attached homes on a single lot. Duplexes. Apartment complexes.

Minimum Lot Size: Per approved site plan or narrative

Maximum Height: Per approved site plan or narrative

Maximum Density: Per approved site plan or narrative

Minimum Open Space per dwelling unit: 300 square feet or per approved site plan or narrative

"AR", Adaptive Reuse District

Uses: Single-family detached home. Low impact office (attorney, financial, etc.). Custom retail and antiques. Bed and Breakfasts.

Minimum Lot Size: 7,000 square feet

Maximum Height: 42 feet

Signage: 8 square feet wall or monument

Must retain residential character. Restrictions on front yard paving

"RPO", Restricted Professional Office District

Uses: Offices, some personal services and floral/gift shop retail.

Minimum Lot Size: 7,000 square feet

Maximum Height: 42 feet

Signage: 32 square feet wall and monument. No EMC signs.

"POD", Planned Office District

Uses: RPO uses or as restricted per site plan or written narrative.

Minimum Lot Size: Per approved site plan or written narrative.

Maximum Height: Per approved site plan or written narrative.

Signage: 32 square feet wall and monument or per approved

site plan or written narrative.

"C-1", Light Commercial District

Uses: Office, retail, restaurant, entertainment and personal services.

Minimum Lot Size: 7,000 square feet

Maximum Height: 42 feet

Signage: 100 square feet wall and monument. EMC signs permitted.

NO OUTDOOR DISPLAY OF MERCHANDISE AND EQUIPMENT

"C-2", General Commercial District

Uses: C-1 uses plus hotels/motels, tattoo shops, auto sales lots and outdoor uses

Minimum Lot Size: 14,000 square feet

Maximum Height: 45 feet

Signage: 100 square feet wall and monument. EMC signs permitted.

"PCD", Planned Commercial District

Uses: Commercial uses per approved site plan or written narrative.

Minimum Lot Size: Per approved site plan or written narrative.

Maximum Height: Per approved site plan or written narrative.

Signage: Per approved site plan or written narrative.

"PMXD-1", Planned Mixed Use District

Uses: Residential and commercial uses per approved site plan or written narrative.

Minimum Lot Size: Five acres recommended, per approved plan.

Maximum Height: 55 feet or per approved site plan or written narrative.

Signage: Per approved site plan or written narrative.

"PMXD-2", Planned Mixed Use District

Uses: Residential and commercial uses per approved site plan or written narrative.

Minimum Lot Size: Five acres recommended, per approved plan.

Maximum Height: 165 feet/15 stories or per approved site plan or written narrative.

Signage: Per approved site plan or written narrative.

"DBAC", Downtown Business, Arts and Culture District

Uses: Residential, office and commercial uses.

Minimum Lot Size: 2,500 square feet

Maximum Height: 20 stories

Signage: 100 square feet wall or freestanding

NO OUTDOOR DISPLAY OF MERCHANDISE AND EQUIPMENT

"INT", Institutional District

Uses: Schools, colleges, hospitals, churches

Minimum Lot Size: 5 acres

Maximum Height: 120 feet

Signage: 100 square feet wall or freestanding

"M-1", Light Industrial District

Uses: Manufacturing and warehousing. No offices or restaurants.

Minimum Lot Size: 15,000 square feet

Maximum Height: None

Signage: 100 square feet wall or freestanding.

"M-2", General Industrial District

Uses: M-1 uses plus production and storage of combustible materials

Minimum Lot Size: 15,000 square feet

Maximum Height: None

Signage: 100 square feet wall or freestanding.