Chapter 22

LAND USE*

Article 7. Description of Districts

Sec. 22-7-1. Residential Districts.

a) **R-1 Low-Density Residential District**.

   1) **Purpose and Intent**. The R-1 District is composed primarily of low density residential areas where similar developments appear likely to occur. The district is designed to encourage single-family development and certain uses allied to or customarily incidental to residential developments.

   2) **Permitted Uses**. Permitted and Conditional Uses shall be as provided in Section 8.2.

   3) **Dimensional Requirements**. Dimensional requirements shall be as provided in Section 8.23.

b) **R-1A Single-Family District**.

   1) **Purpose and Intent**. The R-1A District is comprised of medium density residential areas plus certain open areas where similar development appears likely to occur in the near future. The district is designed to encourage similar and complementary uses which may be desirable in a neighborhood..

   2) **Permitted Uses**. Permitted and Conditional Uses shall be as provided in Section 8.2.

   3) **Dimensional Requirements**. Dimensional requirements shall be as provided in Section 8.23.

c) **R-1B Single-Family District**.

   1) **Purpose and Intent**. The R-1B District is composed of areas with existing or proposed high density residential use plus certain open areas where similar development appears likely to occur in the near future. The district is designed to encourage similar and complementary uses which may be desirable in a neighborhood.

   2) **Permitted Uses**. Permitted and Conditional Uses shall be as provided in Section 8.2.

   3) **Dimensional Requirements**. Dimensional requirements shall be as provided in Section 8.23.

d) **R-2 Multiple-Family District**.

   1) **Purpose and Intent**. The R-2 District is composed of areas with existing or proposed high density residential use and two-family residential use.

2) **Permitted Uses**. Permitted and Conditional Uses shall be as provided in Section 8.2.

3) **Dimensional Requirements**. Dimensional requirements shall be as provided in Section 8.23.

Sec. 22-7-2. Non-Residential Districts.

a) **Reserved**

b) **B-1 Neighborhood Business District**.

1) **Purpose and Intent**. This zoning district is intended for the development of small clusters of retail sales and service establishments which when appropriately located are designed to provide limited convenience shopping and services only for surrounding residential areas.

2) **Permitted Uses**. Permitted and Conditional Uses shall be as provided in Section 8.2.

3) **Dimensional Requirements**. Dimensional requirements shall be as provided in Section 8.23.

c) **B-2 General Business District**.

1) **Purpose and Intent**. The B-2 General Business District is intended for denser commercial development that may extend along highways and provide services to both highway oriented and municipality-oriented trade. All businesses, services, storage or processing shall be conducted within an enclosed building, except where the nature of the activity makes it impossible (i.e., off-street loading, automobile parking for customers while on the premises, and the sale of automobile fuel at service stations.) Use, processes or equipment employed on the premises shall be limited to those which are not objectionable by reason of odor, dust, bright lights, smoke, noise, or vibration.

2) **Permitted Uses**. Permitted and Conditional Uses shall be as provided in Section 8.2.

3) **Dimensional Requirements**. Dimensional requirements shall be as provided in Section 8.23.

d) **CBD Central Business District**.

1) **Purpose and Intent**. With the CBD Central Business District, the most intensive use of land is permitted in combination with a variety of retail, service, and residential uses. The district is intended to provide for the central and headquarters function of economic activity in the City. Activities in the CBD District are not normally oriented to serving residential areas in the same manner as the B-1 District. It is intended that this district remain centrally located and compact so that maximum convenience is afforded the users and occupants of the CBD District.

2) **Permitted Uses**. Permitted and Conditional Uses shall be as provided in Section 8.2.

3) **Dimensional Requirements**. Dimensional requirements shall be as provided in Section 8.23.

e) **OIP Office-Institutional-Professional**.

1) **Purpose and Intent**. The OIP District is established to provide an area for business and professional offices as well as for social, fraternal, political, civic and community organizations. The district is also designed or institutional uses such as hospitals, nursing homes, convalescent centers, institutional planned developments, and clinics.

2) **Permitted Uses**. Permitted and Conditional Uses shall be as provided in Section 8.2.

3) **Dimensional Requirements**. Dimensional requirements shall be as provided in Section 8.23.

f) **OBP Office-Business Park**.

1) **Purpose and Intent**. The OBP District is established to provide a location for offices, institutions, limited related business and service activities and limited industrial operations and processes in buildings of high character in attractive surroundings.

2) **Permitted Uses**. Permitted and Conditional Uses shall be as provided in Section 8.2.

3) **Dimensional Requirements**. Dimensional requirements shall be as provided in Section 8.23.

g) **I Industrial District**.

1) **Purpose and Intent**. The I zone is established to protect and promote a suitable environment for light industrial purposes, including accessibility to major transportation facilities, and availability of adequate utilities and other public services. Industrial uses that cause obnoxious noise, vibrations, smoke, gas, fumes, odor, glare, fire hazards or other objectionable environment conditions are prohibited from this district.

2) **Permitted Uses**. Permitted and Conditional Uses shall be as provided in Section 8.2.

3) **Dimensional Requirements**. Dimensional requirements shall be as provided in Section 8.23.