

# Overview of Proposed Zoning Districts



Zoning District	Purpose	Primary Permitted Land Uses	Minimum Lot Width and Area	Relationship to <u>Current</u> Zoning District
<b>R-1 Single-family Residential</b>	For mainly single-family homes and their accessory uses, like garages and home occupations	Single-family detached residences	Width: 80 ft Area: 10,000 sq. ft	Very similar to current R-1 district, with minor dimensional changes (e.g., 100 → 80 ft width)
<b>R-2 Single- and Two-family Residential</b>	For mainly single- and two-family homes and their accessory uses; intended to be the most commonly mapped residential zoning district	Single-family detached residences Two-family dwellings (e.g., duplexes, two-flats)	Width: 60 ft for single-family, 80 ft for two-family Area: 7,000 sq. ft for single-family; 9,400 for two-family	Similar to current R-2 district, with reductions in minimum lot sizes (10,000 sf → 7,000 sf for single-family) & widths (100 ft → 60 ft for single-family) to better match existing conditions and market forces
<b>R-3 Mixed Residential</b>	For a range of housing types, including mobile home communities, along with uses accessory to and compatible with such residential uses	Single- and two-family residences Multi-family residences (apartments, townhouses) Smaller-scale institutional uses	Width: same as R-2 Area: 7,000 sq. ft for 1st dwelling unit; 2,400 for each additional unit	Combination of current R-3 and R-4 districts, which are nearly the same as each other in terms of uses allowed and dimensional standards
<b>C-R Conservation &amp; Recreation</b>	For parks, public recreational areas, public open spaces, and conservation areas	Outdoor recreation, including campgrounds Smaller-scale institutional and public uses	Width: 80 ft Area: 10,000 sq. ft	Similar to current C-R district
<b>B-1 Neighborhood Business</b>	For mainly commercial service, retail, and office land uses compatible with nearby residential neighborhoods in terms of scale, design, impacts, and location	Personal or professional services Indoor sales or service Offices, Day care centers	Width: 60 ft Area: 8,000 sq. ft	Similar to current B-1 district, with more general approach to classifying land uses, rather than long “laundry-list” including many outdated uses
<b>B-2 Central Business</b>	Accommodate a range of office, retail, commercial service, governmental, lodging, residential (mainly upper story), and mixed uses to promote varied land uses, character, and pedestrian environment of the City’s downtown area	Most B-1 uses, plus easier accommodation for uses like upper story housing, restaurants and bars, indoor repair and maintenance shops, and lodging	Width: 30 ft Area: 3,500 sq. ft	Similar to current B-2 district, with more general approach to classifying land uses
<b>B-3 General Business</b>	Accommodate the widest range of office, retail, commercial service, restaurant, and lodging uses, particularly along major transportation corridors (e.g., Highway 8), outside of the City’s downtown, and relatively distant from residential neighborhoods	Most B-1 and B-2 uses, plus institutional uses of all sizes, large-scale retail uses (i.e., “big boxes”), and drive-through uses (e.g., fast food)	Width: 80 ft Area: 20,000 sq. ft	Similar to current B-3 district, with more general approach to classifying land uses
<b>C-B Community Building</b>	For existing buildings in or near residential areas built for a purpose that they no longer fulfill (e.g., former hospitals, churches, schools), to facilitate their economic reuse in a way that respects character and land use compatibility	Residential uses, like conversion to apartments Offices and institutional uses Care centers	Width: 60 ft Area: 8,000 sq. ft	Similar to current C-B district, aimed at conversions of older buildings to newer uses
<b>I-1 Light Industrial</b>	Accommodate light industrial, indoor manufacturing, office, storage, and transportation land uses, generally with screened outdoor storage and limited nuisances and hazards. Mainly intended for an industrial park environment.	Range of light industrial and contractor uses Indoor storage or wholesaling Offices and personal/professional services	Width: 100 ft Area: 20,000 sq. ft	Current I-1, I-2, and I-3 districts would be combined into two; I-1 allows narrower range of industrial uses than I-2, or some by conditional use permit
<b>I-2 General Industrial</b>	Accommodate a range of manufacturing, industrial, office, storage, and transportation land uses, including uses with outdoor storage, freight handling, and others with heavier traffic and/or potential nuisances/hazards	I-1 uses, plus heavy manufacturing, freight and distribution centers, airport, outdoor storage and activities	Width: 100 ft Area: 20,000 sq. ft	I-2 is the heavier of the two industrial zoning districts, allowing a wide range of manufacturing, warehousing, contracting, and other industrial uses
<b>INT Institutional</b>	Focused on public, semi-public, educational, religious, and other “gathering” type uses generally intended for non-commercial purposes, with standards geared to such uses and compatibility with typical residential surroundings	Educational, governmental, cultural, recreational and health care facilities such as schools, day care centers, clinics, hospitals, and churches	Width: 80 ft Area: 10,000 sq. ft	New district intended focused on unique character of larger institutional uses, shifting away from reliance on residential districts for these uses

The proposed ordinance would also carry forward and organize overlay zoning districts, including those for airport-related structure height limitations, historic preservation (not mapped), shoreland-wetland (state mandated), floodplain (state mandated), and groundwater protection (associated with municipal wellhead protection planning). The proposed ordinance would also establish a PD Planned Development zoning district, instead of the City’s current approach of allowing planned developments by conditional use permit. Planned developments typically are of higher quality than standard developments, but do not meet one or more requirements of a standard zoning district like those listed above.