

- **Sec. 30-2. - Purpose of districts.**

Collectively, these districts are intended to advance the purposes of this chapter, as stated in the preamble. Individually, each district is designed and intended to accomplish the following more specific objectives.

Residential districts:

R-1, R-2, R-3 and R-3A single-family residential districts: Aside from differences in lot sizes and densities, these districts are intended to foster, sustain, and protect areas in which the principal use of land is for single-family dwellings and related support uses.

R-4 multi-family residential district, limited: This district is intended to promote and accommodate residential development consisting principally of single-family and two-family dwellings, and related support uses.

R-5 and R-5A multi-family residential districts: This district is intended to accommodate higher density residential development and a variety of housing types on small lots or in project settings in areas accessible by major streets and in proximity to commercial uses, employment opportunities, and community facilities. It is further intended to permit development flexibility in meeting the demands and preferences of a changing housing market, and doing so in an orderly, compatible manner.

Business districts:

B-1 limited business district: This district is intended to accommodate office, institutional, and residential uses in areas whose character is changing, or where such a mix of uses is appropriate. It is designed principally for use along major streets dominated by older houses in transition.

B-2 convenience business district: The intent of this district is to meet the commercial and service needs generated by nearby residential areas. Goods and services normally available in these districts are of the "convenience variety." The size of this district should relate to surrounding residential markets and the location should be at or near major intersections, in proximity to and/or on the periphery of residential areas.

B-3 general commercial district: The intent of this district is to provide for the development and maintenance of commercial and business uses strategically located to serve the community and the larger region in which it holds a central position.

B-4 central commercial district: The intent of this district is to promote the concentration and vitality of commercial and business uses in the downtown area. This district is characterized by wall-to-wall or lot line to lot line development, sidewalks, and public parking lots.

B-5 office and light industrial district: The intent of this district is to promote the development of business parks, including office, distribution, and light manufacturing uses in an environment suited to such uses and operations while promoting land use compatibility through the application of performance standards.

B-6 industrial district: The intent of this district is to accommodate certain industrial uses which, based on their operational characteristics are potentially incompatible with residential, social, medical, and commercial environs. As a result, the establishment of such districts shall be restricted to areas geographically removed or buffered from such environs.

Rural districts:

RU-1 rural community district: The intent of this district is to sustain and support rural community centers as an integral part of the rural environment, serving the commercial, service, social, and agricultural needs of nearby rural residents.

RU-2 rural resource district: The intent of this classification is to conserve and protect from urban encroachment rural characteristics and resources, particularly agricultural, and maintain a balanced rural-urban environment.

The retention of open lands, woodlands, and wetlands, which make up a large part of this area, are essential to clean air, water, wildlife, many natural cycles, and a balanced environment, among other things. Even more essential from an economic perspective are the agricultural lands and farming operations in this area. Also provided by this district is a rural environment preferred by many people over subdivisions and higher density urban or community settings.

Special purpose districts:

PD planned development district: The intent of the planned development district is to encourage flexibility in the development of land in order to promote its most appropriate use; and to do so in a manner that will enhance public health, safety, morals, and general welfare.

Within the PD, regulations adapted to unified planning and development are intended to accomplish the purpose of zoning and other applicable regulations to an equivalent or higher degree than where such regulations are designed to control unscheduled development on individual lots or tracts, promote economical and efficient land use, provide an improved level of amenities, foster a harmonious variety of uses, encourage creative design, and produce a better environment.

In view of the substantial public advantage of "planned development", it is the intent of these regulations to promote and encourage or require development in this form where appropriate in character, timing, and location, particularly in large undeveloped tracts.

FH flood hazard district: It is the intent of this district to protect human life and health, minimize property damage, encourage appropriate construction practices, and minimize public and private losses due to flood conditions by requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction.

Additionally, this district is intended to help maintain a stable tax base by providing for the sound use and development of flood-prone areas and to ensure that potential home buyers are notified that property is in a flood area. The provisions of this district are intended to minimize damage to public facilities and utilities such as water and gas mains, electric, telephone, and

sewer lines, streets and bridges located in the floodplain, and prolonged business interruptions; and to minimize expenditure of public money for costly flood control projects and rescue and relief efforts associated with flooding.

AC airport compatibility district: It is the intent of this district to protect the dual interests of airports and neighboring land uses, and to:

- (1) Protect and promote the general health, safety, economy, and welfare of airport environs,
- (2) Prevent the impairment and promote the utility and safety of airports,
- (3) Promote land use compatibility between airports and surrounding development,
- (4) Protect the character and stability of existing land uses, and
- (5) Enhance environmental conditions in areas affected by airports and airport operations.

(Ord. No. 33-2006/07, § 1.2, 6-7-07; Ord. No. 10-2012/13, § 2, 11-15-12)

- **Sec. 30-9. - Unzoned areas.**

Unzoned areas of the county shall be subject to the requirements of article II, division 3, FH, flood hazard districts; [section 30-96](#), manufactured home parks; [section 30-105](#), sexually oriented businesses; [section 30-111](#), development standards for unzoned areas; [section 30-112](#), special use permit and article V, signs.

(Ord. No. 33-2006/07, § 1.9, 6-7-07)