

Residential (R)

- Areas of connected, block development with gridded street patterns.
- Traditional neighborhood development
- Incorporates some institutional and other low-intensity non-residential uses to serve in the transitions or corridors surrounding the neighborhood.
- Residential development will consist of **single-family units**.
- **Residential densities of two (2) to seven (7) dwelling units/acre.**



Neighborhood Core (NC)

- This district has higher densities than strictly single-family residential neighborhoods and **provide a mix of non-residential and residential uses.**
- **Single-family, duplex,** and even some **lower density multifamily** may be found within this area.
- The focus of this area is **primarily residential, but Institutional and Commercial uses** are incorporated and are anticipated to provide services to the surrounding residential uses.
- **Moderate density is ideal with residential, office, and commercial uses, with some open space and recreational areas** within the development.
- **Residential densities of six (6) to ten (10) dwelling units/acre.**
- For non -residential uses; structure footprint size is limited to a size that is appropriate for compatibility with the surrounding developments and uses.



Neighborhood Core (NC)



Downtown (D)

- Designed to accommodate some of the densest development in the City adjacent to **the greatest variety of buildings in a downtown development pattern.**
- **Primarily Mixed Uses** with pedestrian access to office, commercial, and open space amenities
- **Residential uses include multifamily developments and single family residential which would likely be patio homes, townhomes or row house models.**
- Up to 12 dwelling units/acre



Mixed Use Commercial (MUC)

- **Mixed use commercial areas allow for people to live, work, shop and play in the same area.**
- Designed to accommodate a mix of uses and development in the City with **a variety of buildings in a more traditional square, node, or downtown-like development pattern.**
- **Residential, office, commercial, and open space amenities** are included in the development site with pedestrian access.
- **Residential uses include multifamily developments and single family residential which would likely be patio homes, townhomes or row house models.**
- **Up to 16 dwelling units/acre**
- For non -residential uses; structure footprint size is limited to a size that is appropriate for compatibility with the surrounding developments and uses.



Mixed Use Commercial (MUC)



Johnson, AR



The Highlands, TX



The Highlands, TX



Johnson, AR

-  Mixed Use Core
-  Public Spaces
-  Homes (attached & detached)
-  Parks

Johnson, AR

Thoroughfare Commercial (C)

- Includes high intensity commercial uses
- Non-residential uses vary and are located along connecting corridors with connectivity between neighborhoods
- Encourages connected neighborhoods while acknowledging existing conventional, commercial development patterns



Commercial Office (CO)

- Primarily commercial and office uses with the potential for some multifamily uses
- Differentiated from Commercial Thoroughfare by no allowance for outdoor display with commercial uses (i.e., no car lots, etc.)
- Non-residential uses vary and are located along connecting corridors with connectivity between neighborhoods
- Residential densities up to **13 dwelling units/acre.**



Light Industrial (LI)

- Includes light manufacturing, distribution of goods, or other uses that won't be detrimental to adjacent commercial or residential properties.
- Assembly and/or manufacturing is confined within the building
- Outdoor storage is screened from public view
- Beyond the boundaries of the use, no adverse impacts such as noise, groundwater pollution, dust, air pollution, and vibrations are created by the proposed use.
- The district shall be located adjacent to and/or with direct access to thoroughfare roads or streets.
- Examples of Light Industrial include mini storage, bakeries for production of baked goods to be sold off-premises, commercial greenhouses, monument cutting and engraving, product development and testing, and public utility facilities.



General Industrial (GI)

- Includes manufacturing and industrial activities that may create some environmental nuisances, which can be objectionable near residential and non-residential property
- Distribution Centers and other similar uses of very large scale and high impact to transportation infrastructure
- Examples of General Industrial include:
 - Manufacturing
 - Large distribution centers



Recreational/Open Space (REC)

- Includes parks, recreational areas, flood ways, wetlands, and environmentally sensitive lands
- Including this type of development within each zoning district benefits citizens, visitors, and employers.



Civic Space (CV)

- Includes government buildings and services, schools, community buildings, educational institutions, and cultural facilities.
- Should be integrated into the fabric of each zoning district where infrastructure and roadway use is appropriate.
- Integral to a community and its citizens by providing services and social connection to the city.



Agriculture/Rural Residential (AG)

- Preserves the rural residential character, and the active agricultural uses within the City
- Provides areas of single-family residential development on large lots, or cluster developments.
- In areas of geological or environmental features, this category can be applied for low density development.
- **Parcels will generally be 1+ acres in size**

