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 <u>single-family units</u>.
- Residential densities of two (2) to seven
 (7) dwelling units/acre.





Neighborhood Core (NC)

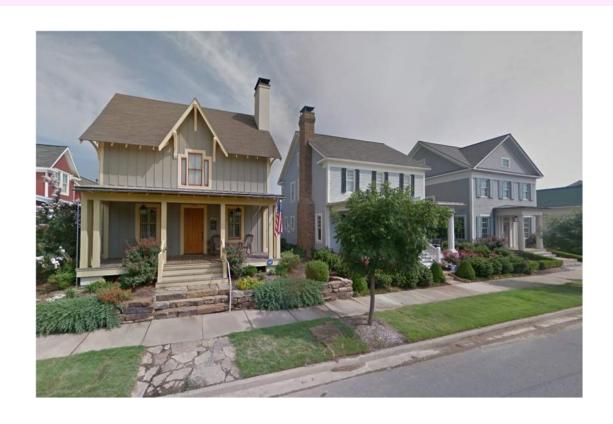
- This district has higher densities than strictly single-family residential neighborhoods and **provide a mix** of non-residential and residential uses.
- Single-family, duplex, and even some lower density multifamily may be found within this area.
- The focus of this area is primarily residential, 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 <u>limited to a size that is appropriate for</u> <u>compatibility</u> 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

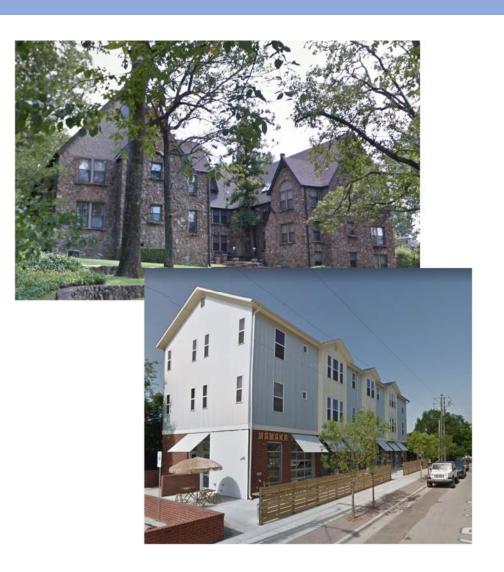
developments and uses.

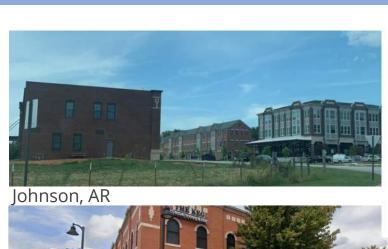
 For non -residential uses; structure footprint size is limited to a size that is appropriate for compatibility with the surrounding





Mixed Use Commercial (MUC)

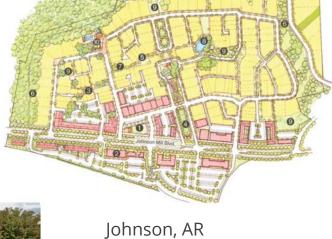




onnson, AR



The Highlands, TX



Mixed Use Core







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 offpremises, commercial greenhouses, monument cutting and engraving, product development and testing, and public utility facilities.





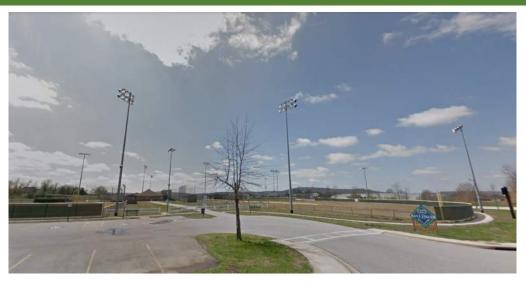
General Industrial (GI)

- Includes manufacturing and industrial activities that may create some environmental nuisances, which can be objectionable near residential and nonresidential 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

