

Zoning District Conversion Table

The following table lists the Land Use Categories from the Comprehensive Plan and shows proposed new zoning districts to implement them. Many of the zoning districts have development types, that may be used at the option of the applicant. Cluster and Infill development types (which are explained in the Ordinance Diagnostic) offer increased density compared to the Conventional development types in order to incentivize their use. However, they will also require preserved open space or other areas for the benefit of the public in exchange for such increased density. The far-right column shows which zoning districts in the current Zoning Ordinance are most similar to the proposed new districts.

| Zoning District Consolidation Table | | | |
|---|--------------------------------|-------------------------|---|
| Land Use Category | Proposed New Districts | Development Type | Current Districts |
| Residential Districts | | | |
| Agricultural | AG, Agriculture | Conventional | A-1 |
| Rural Residential | RR, Rural Residential | Conventional | R-1 |
| Low Density Residential | RL, Low Density Residential | Conventional Cluster | R-2, R-2A, |
| Medium Density Residential | RM, Medium Density Residential | Conventional Infill | R-3, R-4 |
| Mobile Home Park | | Manufactured | R-6 |
| High Density Residential | RH, High-Density Residential | Conventional Infill | R-5 |
| Mixed-Use Districts | | | |
| Mixed Use | MU, Mixed-Use | Mixed Use | TN, NC |
| Commercial (areas closer to residential) | | | CBD, (OP in Downtown area) |
| Downtown Mixed Use | DT, Downtown | | |
| Nonresidential Zoning Districts | | | |
| Commercial (areas farther from residential) | GC, General Commercial | Nonresidential | GC, PC, CC, RC, OP (Non-medical properties outside of Downtown) |
| Light Industrial | GI, General Industrial | | M1 |
| Heavy Industrial | | | M2 |
| Special | | | |
| Multiple | PUD, Planned Unit Development | Nonresidential | PUD |
| Public/Semi-Public | PI, Public and Institutional | | ED |
| Medical | | | OP (Medical properties outside of Downtown) |
| Cemetery | REC, Recreation | | Multiple |

| Zoning District Consolidation Table | | | |
|--|-------------------------------|-------------------------|--------------------------|
| Land Use Category | Proposed New Districts | Development Type | Current Districts |
| Parks/Open Space | | | Multiple |
| Golf Course | | | Multiple |