

# Zoning 101—(Very) Short Course

## **Zoning Principles & Considerations**

- Zoning should result in an equal treatment of similarly-situated properties or grant of special privilege to an individual owner—no spot zoning
- Zoning should not in any way set an undesirable precedent for other properties in the neighborhood or within other areas of the city.
- Zoning should allow for a reasonable use of the property.
- Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to neighborhood character.
- Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.
- Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.
- Zoning should promote clearly identified community goals such as creating employment opportunities or providing for affordable housing.
- Zoning should be consistent with the proposed Future Land Use Map (FLUM) or adopted neighborhood plan.
- The rezoning should be consistent with the policies and principles adopted by the City Council or Planning Commission.

## **Zoning in your neighborhood — Residential**

### *Single-Family*

**SF-2** Allows house

**SF-3** Allows house, duplexes, and garage apartments

**SF-6** Allows townhouses

### *Multi-Family*

**MF-2** Intended for apartments located near SF areas

**MF-3** Intended for apartments near major roads and commercial areas

**MF-4** Intended for areas near

- Major roads and commercial areas or;
- Downtown and major institutions or employment centers or;
- Areas where moderate-high density apartments are desirable

## **Zoning in your neighborhood — Commercial**

**LO (Limited Office)** offices predominately serving neighborhood or community needs, which may be located within or adjacent to residential neighborhoods..

**GO (General Office)** Allows offices and selected commercial uses that serve community or citywide needs, such as medical or professional offices.

**LR (Neighborhood Commercial)** Allows neighborhood-serving retail and small offices. Does not allow automobile-related uses.

**GR (Community Commercial)** Allows for commercial and office uses that can serve a neighborhood or larger section of the city such as a grocery store. This also allows for automobile-related uses such as sales, washing, repair, and rental.

**CS (General Commercial)** Allows for most commercial uses as well as some warehouse and "light" industrial uses. These uses are generally not compatible with residential uses due to operating characteristics or traffic generation.

**CS-1 (Commercial-Liquor Sales)** Same as CS, except allows for the sale of liquor in either a bar or liquor store.

**LI (Limited Industrial Service)** Allows a commercial use or limited manufacturing use that is generally located on a moderately sized site.

## **Zoning Terms**

**CO (Conditional Overlay)** Can make a use provisional and requires a public hearing before the Planning Commission; can be appealed to the City Council

**Prohibited Use** Not allowed.

**Spot Zoning** Rezoning a parcel of land in a fashion that is significantly different to surrounding comparable properties.