

ZONING INFORMATION

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District Designation	§153.020 ESTABLISHMENT OF DISTRICTS. (The jurisdictional area is classified and divided into districts designated as follows.)	§ 153.021 DESCRIPTION OF DISTRICTS.
AG	Agriculture-Conservation	AG District is established in recognition of agriculture as the predominant and basic use of land throughout much of the city and for the conservation thereof. Permitted uses in these districts include all forms of agricultural uses, plus special exceptions as indicated in Appendix A.
RS	Residential Suburban	This single-family district has been established principally to include lands that are generally characterized by two or more of the following conditions: substantial differences in topographic relief; extensive tree cover; heavy mucky or easily erodable soils; unusual drainage characteristics; outside areas of utility development; or are currently being developed in a distinctive pattern not adaptable to the customary manner of subdividing land for residential purposes. Requirements for minimum lot sizes and ground floor areas of structures are substantially greater than those of the other residential districts.
R1	Single Family Residential	This is a single-family, low-density residential district. The minimum lot size and building area are less than the RS District. R1 Districts usually include new and developing single-family neighborhoods and subdivisions.
R2	Medium Density Single Family Residential	This district is primarily a medium density single-family district. The R2 requirements as to minimum lots and ground floor area of buildings are less than those specified for residential districts RS and R1. This district frequently applies to existing residential neighborhoods and comparable expansions thereof.
R3	Low Density Single and Multiple Family Residential	This district is established to include areas of relatively low density two-family and multiple-family residences permitted on a density of use basis, with the minimum lot size being increased for more than one family in a building. Single-family residences are also permitted on a density basis somewhat higher than R2 Districts. The R3 requirements as to minimum lot and ground floor area of buildings are less than those for residential districts RS, R1, and R2.
R4	High Density Single and Multiple Family Residential	This is a medium density residential district with single, two-family, and multiple family residences permitted. The minimum lot and ground floor requirements are substantially less than those for residential districts RS, R1, R2, and R3.
R5	High Density Single and Multiple Family Residential	This is relatively high-density residential district with all types of residential development permitted. The minimum lot and ground floor requirements are the lowest of any residential district.
AB	Accommodation Business	This district is established to include areas that are in close proximity to expressway interchanges or recreation uses and at appropriate intervals along major thoroughfares and are designed to provide uses appropriate to the limited accommodation and service needs of these areas.

LB	Local Business	District LB is designed and located in neighborhoods to accommodate the primary and service needs of the locality. Although limited in area occupied, the district is important to the economic welfare of the community in placing “convenience” and “impulse” goods shops close to the consumer.
CB	Central Business	The CB District is established to include areas that are intended to serve as the Central Business District for urban places.
CC	Central Core	This is a special district, applicable to the Central Core of the downtown. It is established to provide for the special needs of this area, by waving certain requirements in regard to parking, sign regulations and the like, which are necessary in other commercial districts.
GB	General Business	This is a general business district providing for all types of business and service uses, including warehouse and storage facilities as well as some light industrial operations.
PB	Professional Business	This district is established as a buffer, generally between commercial and residential districts permitting selected professional and business uses having limited contact with the public.
SC	Shopping Center	This district provides for the need for retail shopping facilities in planned shopping centers in developing commercial areas of the municipalities. SC districts shall frequently include completely planned shopping environments in single ownership.
I1	Light Industry	This district incorporates many of the existing industrial developments and provides for their expansion. Generally, the permitted uses will include only those where all of the operations, including the storage of material, are confined within a building and the performance characteristics are compatible with uses permitted in neighboring districts.
I2	General Industry	This district is established to provide for general industrial operations utilizing both enclosed and unenclosed space for storage, fabricating and manufacturing.
I3	Heavy Industry	This district is established to provide for general industrial operations in the processing of raw materials for the production of basic commodities.
AZ	Airport Zone	The AZ District is established to be applied to the city’s Municipal Airport. Certain commercial and industrial operations may be permitted by special exception.
MH	Mobile Home Park	This district is established to provide for mobile home parks with exclusive occupancy by mobile homes as residences.