ARTICLE 3 ZONING DISTRICTS

3.2 ZONING DISTRICTS ESTABLISHED

In order to carry out and implement the purpose and intent of this Ordinance, the following 39 zoning districts are hereby established:

3.2.1 Residential Districts

A) RA Residential Agricultural District;
B) RR Rural Residential District;
C) LD Low Density Residential District;
D) MD Medium Density Residential District;
E) HDSF High Density Single-Family Residential District;
F) HDMF High Density Multi-Family Residential District;
G) MH Manufactured Housing Residential District;
H) MHP Mobile Home Park District; and
I) MORR Mixed Office-Residential-Retail District.

3.2.2 Business Districts

A) O&I Office and Institutional District;
B) B1 Neighborhood Business District;
C) B2 Downtown Business District;
D) PC Planned Commercial District;
E) TF Tech/Flex District; and
F) LI Light Industrial District.

3.2.3 Reserved

3.2.4 Other Districts

A) CB Conservation Buffer District.

3.2.5 Conditional Zoning Residential Districts

A) RA-CZ Residential Agricultural Conditional Zoning District;
B) RR-CZ Rural Residential Conditional Zoning District;
C) LD-CZ Low Density Residential Conditional Zoning District;
D) MD-CZ Medium Density Residential Conditional Zoning District;
E) HDSF-CZ High Density Single-Family Residential Conditional Zoning District;
F) HDMF-CZ High Density Multi-Family Residential Conditional Zoning District;
G) MH-CZ Manufactured Housing Residential Conditional Zoning District;
H) MHP-CZ Mobile Home Park Conditional Zoning District; and
3.2.6 Conditional Zoning Business Districts

A) **O&I-CZ Office and Institutional Conditional Zoning District;**
B) **B1-CZ Neighborhood Business Conditional Zoning District;**
C) **B2-CZ Downtown Business Conditional Zoning District;**
D) **PC-CZ Planned Commercial Conditional Zoning District;**
E) **TF-CZ Tech/Flex Conditional Zoning District; and**
F) **LI-CZ Light Industrial Conditional Zoning District.**

3.2.7 Conditional Zoning Planned Development Districts

A) **MEC-CZ Major Employment Center Conditional Zoning District;**
B) **TND-CZ Traditional Neighborhood Conditional Zoning District; and**
C) **PUD-CZ Planned Unit Development Conditional Zoning District.**

3.2.8 Conditional Zoning Other Districts

A) **CB-CZ Conservation Buffer Conditional Zoning District; and**
B) **SD-CZ Sustainable Development Conditional Zoning District.**

3.2.9 Overlay Districts

A) **Watershed Protection Overlay Districts;**
B) **Flood Damage Prevention Overlay District; and**
C) **Small Town Character Overlay District.**