

Summary of Zoning District Purpose Statements

District	Purpose
<p>1966 Zoning Code RO Residence Office District (20-606)</p> <p>RO-1 = 1 RO-1A = 2 RO-1B = 3 RO-2 = 4</p>	<p>For uses on properties zoned RO on and after February 13, 1996, the RO District is designed to primarily provide mixed use areas for professional offices, medical and dental clinics and similar types of uses that are compatible with and can be located adjacent to or in combination with single, duplex, or multiple-family residential uses without undue harmful effects to the residential uses.</p> <p>Three residential densities are permitted in four zoning districts to provide flexibility and allow the location of: 1) high density apartment/office combinations in and near the downtown area, and high density areas lying adjacent thereto; 2) medium density residential and/or office developments in areas that are in conformance with the Comprehensive Plan and compatible with surrounding land uses; 3) a lower density district to be located adjacent to or near single-family and restrictive commercial areas and (4) a lower density district, where residential units are restricted to single-family or duplex structures, to be located adjacent to or near single-family and restrictive commercial areas.</p>
<p>2006 Development Code RMO, Multi-Dwelling Residential Office District (20-206)</p>	<p>The primary purpose of the RMO District is to accommodate Mixed Use development of low- and moderate-intensity Administrative and Professional Offices that are compatible with the character of medium- and high-Density residential neighborhoods. The District is also intended to be used as a transitional Zoning District between higher-intensity commercial areas and residential neighborhoods. The District allows residential uses and Administrative and Professional Office uses, which may be combined in the same Structure (e.g., office on the Ground Floor or at the front of the Building with Dwelling Units on upper floors or toward the rear of the Building).</p>
<p>CN2, Neighborhood Commercial Center District (20-208)</p>	<p>The CN2, Neighborhood Shopping Center District, is primarily intended to implement the Comprehensive Plan's "Neighborhood Commercial Centers" policy of providing for the sale of goods and services at the neighborhood level. Neighborhood Commercial Centers are generally located at least one mile from another Commercial Center. Developments in CN2 Districts are intended for Collector/Arterial Street intersections or at Arterial/Arterial Street intersections. Development is intended on only one corner of the intersection.</p>