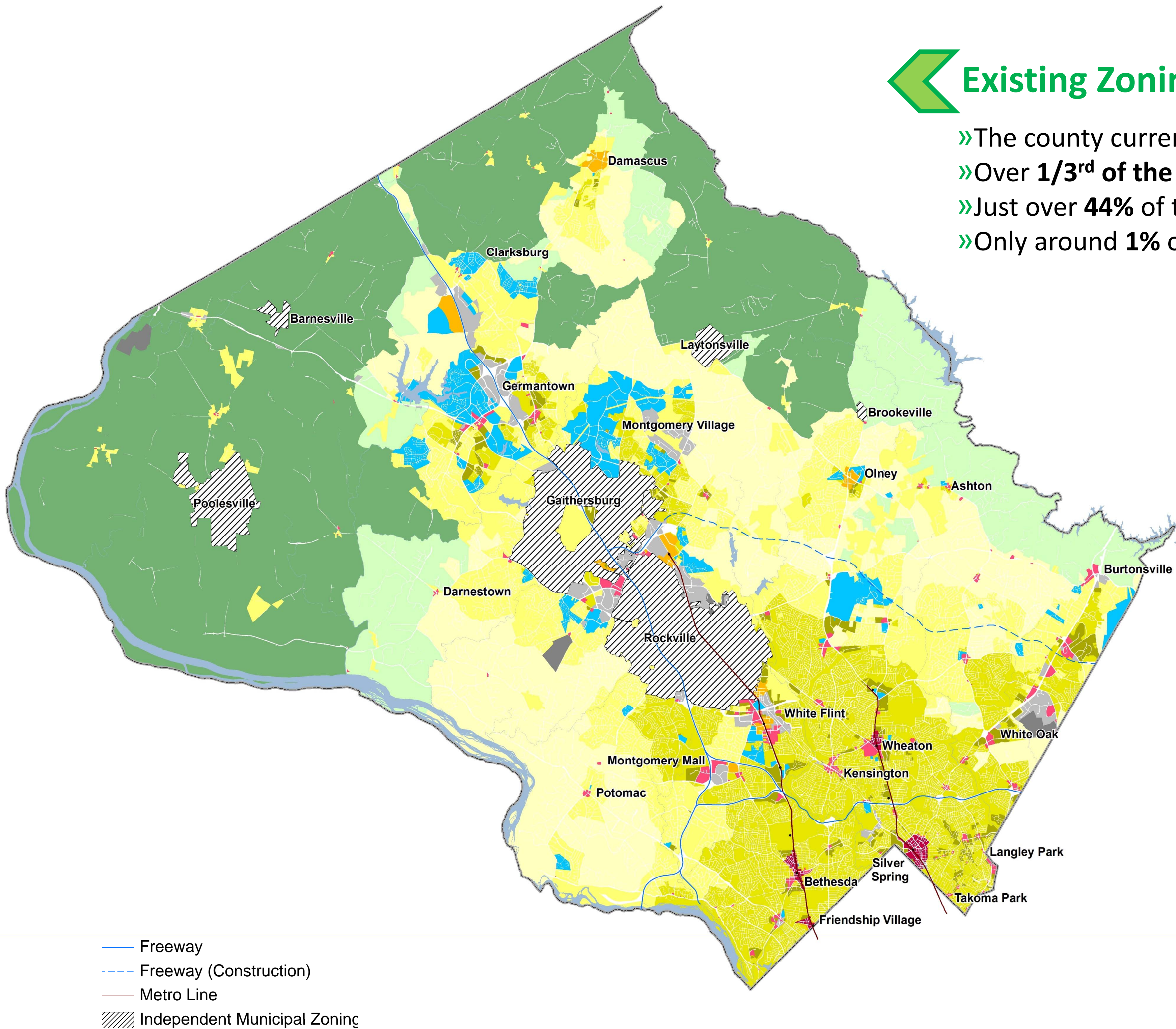


zoning

Existing Zoning

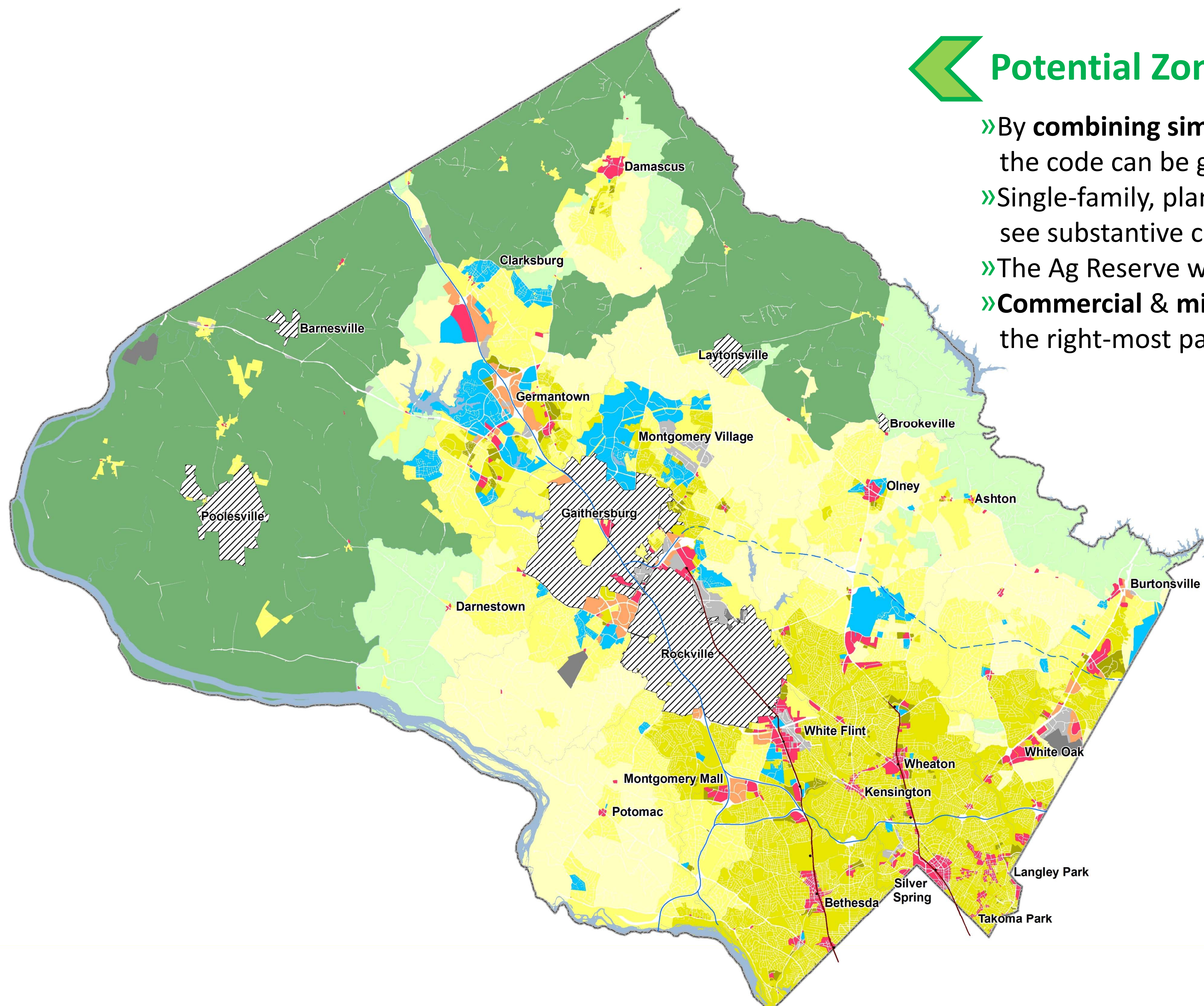
- »The county currently has **120 zones**.
- »Over **1/3rd** of the county is part of the Ag Reserve.
- »Just over **44%** of the county is in a single-family zone.
- »Only around **1%** of the county is commercial or mixed-use.



Existing Group	Existing Zones
Agricultural Reserve	ROT
	Rural
	RC
Rural/Agricultural	LDRC
	RS
Residential Estate	RE-2, RE-2/TDR
	RE-2C, RE-2C/TDR
	RE-1, RE-1/TDR
Residential Low Density	R-200, R-200/TDR
	R-150, R-150/TDR
	RNC, RNC/TDR
Residential Medium Density	RMH-200
	R-90, R-90/TDR
	R-60, R-60/TDR
	R-40
	RMH
	RT-6
	RT-8
	RT-10
	RT-12.5
	RT-15
Residential High Density & Multi-Family	R-30, R-30/TDR
	R-4plex
	R-20, R-20/TDR
	R-10, R-10/TDR
	R-H
	MXP
	MXTC, MXTC/TDR
	TMX-2
	TOMX-2, TOMX-2/TDR
	TS-M
CBD	TS-R
	CBD-0.5
	CBD-1
	CBD-2
	CBD-3
	CBD-R1
	CBD-R2
	C-1
	C-2
	C-3
	C-4
	C-5
	C-6
	C-7
	CR
Commercial	HM
	Country Inn
	C-O
	C-P
	O-M
	I-3
	LSC
	R&D
	I-1
	I-2
Light Industrial	I-2
	I-3
Heavy Industrial	MRR
	MXN
Planned Development & Residential Mixed Use	PD zones
	PCC
	PKZ
	PRC
	RMX-1, RMX-1/TDR
	RMX-2, RMX-2/TDR
	RMX-2C, RMX-2C/TDR
	RMX-3, RMX-3/TDR
	RMX-3C
	T-5

Potential Zone Restructuring

- »By **combining similar zones** and **eliminating unused zones**, the code can be greatly **simplified**.
- »Single-family, planned development, and rural zones **won't** see substantive changes.
- »The Ag Reserve will **not** be changed.
- »**Commercial & mixed-use** zones will be restructured – See the right-most panel for information.



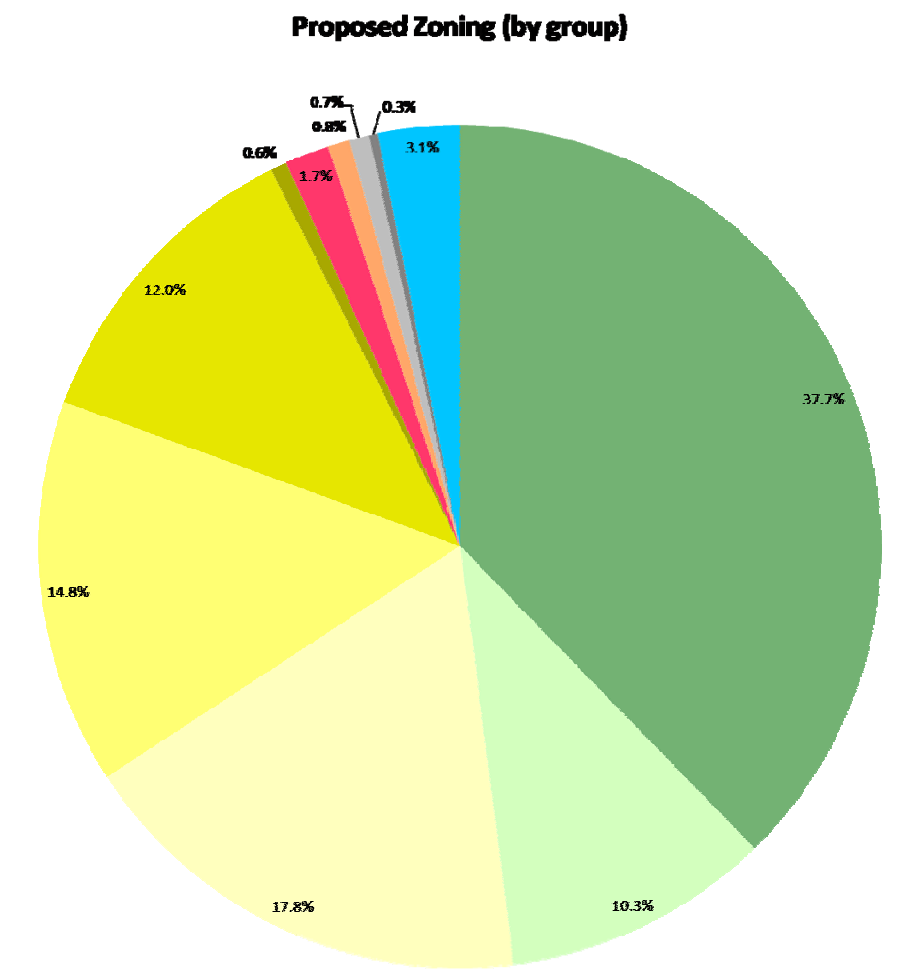
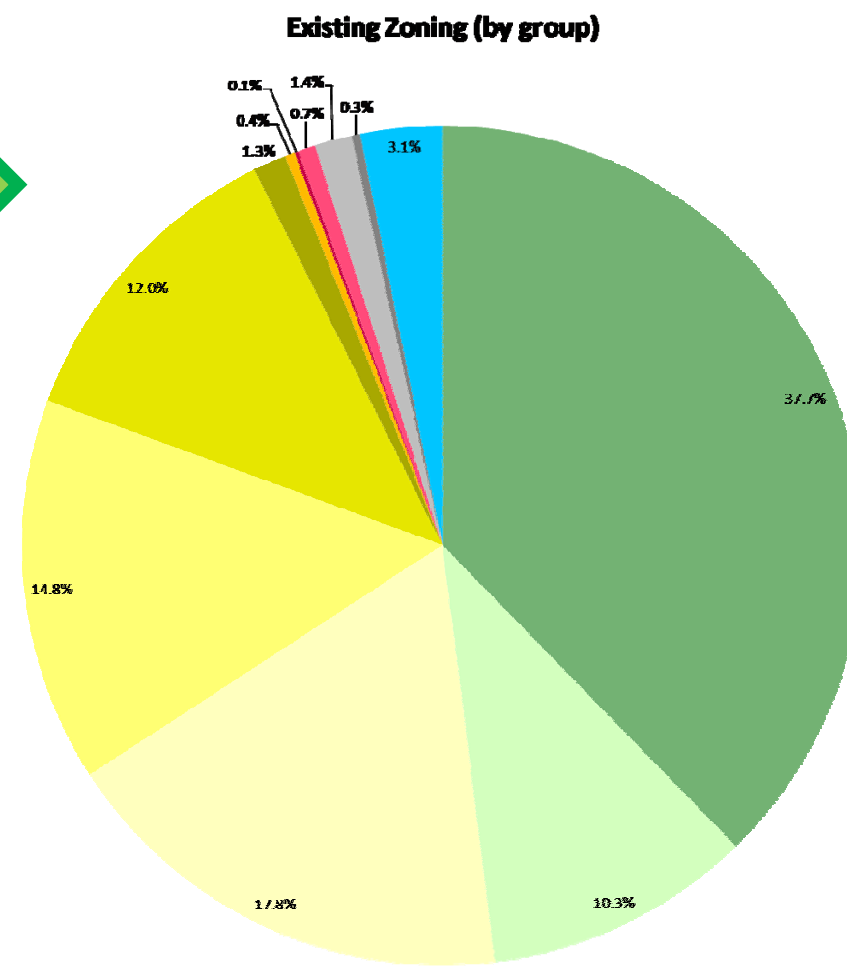
Proposed Group	Proposed Zone
AC - Agricultural Conservation	AC
AR - Agricultural Residential	AR
Residential Estate	RE-2
Residential Low Density	RE-1
Residential Medium Density	RLD-20
Residential High Density & Multi-Family	RMD-9
	RMD-6
	RMD-6
Commercial Residential	RHD-4
	RHD-2
Mixed Campus	CR
Industrial, Light	MC
Industrial, Heavy	IL
Planned Development	IH
	PD

restructuring zones

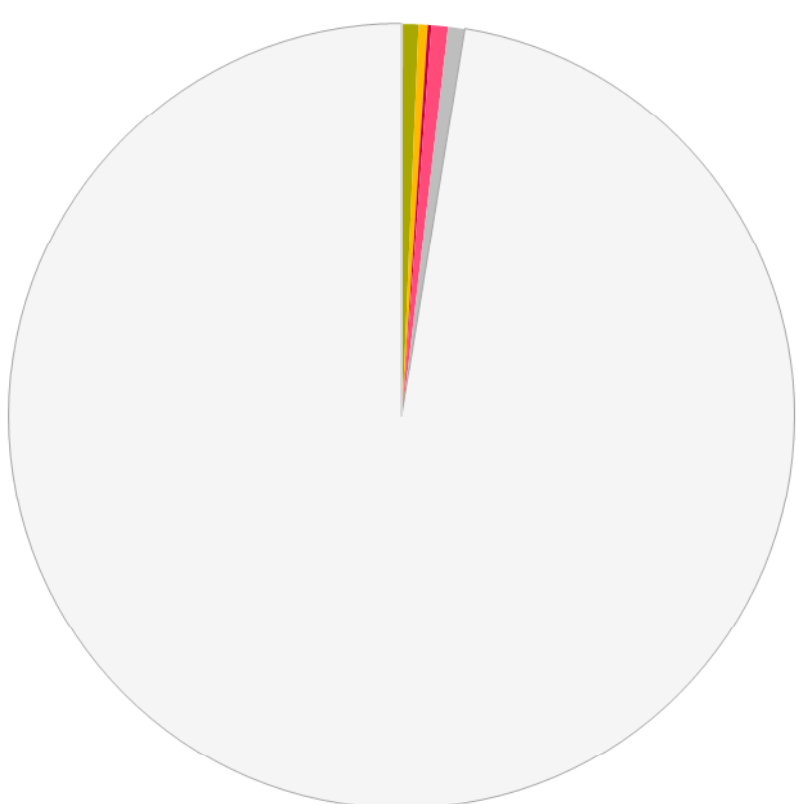
- » The restructuring will **protect** existing neighborhoods and the Ag Reserve.
- » It will **simplify** the structure of the zoning code.
- » Activity centers will see **improved design** and **mix of uses**.

The restructuring will modify zones

- » But only a **few zones** will see substantive changes.
- » Compare the **breakdown of zones** by % at right.
- » Consider the **conversion table** below.



Current Zone	Intended Purpose	Proposed Zone	Symbol
AGRICULTURAL ZONES			
RDT	To protect and preserve land exclusively for large-scale agricultural and farming activity. Residential is allowed as an accessory use to the agricultural activity.	Agricultural Conservation	AC
Rural, RC, LDRC	To preserve and accommodate small-scale farming and rural housing.	Agricultural Residential	AR
RESIDENTIAL ZONES			
RE-2, RE-2/TDR, RE-2C, RE-2C/TDR	Estate housing with detached units on 2 or more acres.	Residential Estate-2	RE-2
RE-1, RE-1/TDR	Estate housing with detached units on 1 or more acres.	Residential Estate-1	RE-1
R-200, R-200/TDR, R-150, R-150/TDR, RNC, RNC/TDR, RMH-200	Low-density housing with detached units on minimum 20,000 square-foot lots.	Residential Low Density-20	RLD-20
R-90, R-90/TDR	Medium-density housing with detached units on minimum 9,000 square-foot lots.	Residential Medium Density-9	RMD-9
R-60, R-60/TDR, R-40, RMH	Medium-density housing with detached units on minimum 6,000 square-foot lots.	Residential Medium Density-6	RMD-6
RT-6, RT-8	High-density housing with a variety of unit types on minimum 6,000 square-foot single-family detached lots (with smaller lots for other unit types).	Residential High Density-6	RHD-6
RT-10	High-density housing with a variety of unit types on minimum 4,000 square-foot single-family detached lots (with smaller lots for other unit types).	Residential High Density-4	RHD-4
RT-12.5, RT-15, R-30, R-30/TDR, R-4plex	High-density housing with a variety of unit types on minimum 2,000 square-foot single-family detached lots (with smaller lots for other unit types).	Residential High Density-2	RHD-2
MIXED USE ZONES			
R-20, R-20/TDR, R-10, R-10/TDR, R-H MXP, MXTC, MXTC/TDR, TMX-2, TOMX-2, TOMX-2/TDR, TS-M, TS-R C-1, C-2, C-3, C-4, C-5, C-6, C-T, CR, HM, C-Inn CBD-0.5, CBD-1, CBD-2, CBD-3, CBD-R1, CBD-R2	To allow a mix of residential and nonresidential uses at varying densities and heights; 0.25 - 8.0 FAR.	Commercial-Residential	CR
MIXED CAMPUS ZONES			
C-O, C-P, O-M I-3, LSC, R&D	To provide office and employment opportunities with supporting housing and commercial uses. Especially for medical/biotech/scientific research and industry.	Mixed Campus	MC
INDUSTRIAL ZONES			
I-1, I-4 R-S	To protect and preserve areas for light industry, artisan, warehousing and distribution.	Industrial, Light	IL
I-2, MRR	To protect and preserve areas for heavy industry and manufacturing.	Industrial, Heavy	IH
PLANNED DEVELOPMENT ZONES			
MXN, PD, PCC, PNZ, PRC, RMX-1, RMX-1/TDR, RMX-2, RMX-2/TDR, RMX-2C, RMX-2C/TDR, RMX-3, RMX-3/TDR, RMX-3C, T-S	To allow a type of development integrating varied and compatible land uses with greater flexibility in site planning and building design.	Planned Development	PD



Only **2.6%** of the county's land area is included in zones which will see substantive changes. The remaining **97.4%** will not see substantive changes.

