

## Chapter 3 Designation of Zoning Districts, Zoning Map, and Boundaries

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### 11-3-1: Districts Established

The City shall be classified into districts or zones. The designation and regulation of which are set forth in this Ordinance.

A. **Base Zones.** Base zones into which the City is divided are established as follows:

<i>Short Name/ Map Symbol</i>	<i>Full Name</i>
AG	Agricultural
RS-6, 7, 9, 15, 35, 43, and 90	Residential Single Dwelling Districts 6, 7, 9, 15, 35, 43, and 90
RSL-2.5, 3, and 4	Residential Small Lot Single Dwelling Districts 2.5, 3, and 4
RM-2, 3, 4, and 5	Residential Multiple Dwelling Districts 2, 3, 4, and 5
NC	Neighborhood Commercial
LC	Limited Commercial
GC	General Commercial
OC	Office Commercial
MX	Mixed Use
LI	Light Industrial
GI	General Industrial
HI	Heavy Industrial
PEP	Planned Employment Park
EO	Employment Opportunity
DR 1, 2, and 3	Downtown Residence Districts, 1, 2, and 3
DB 1 and 2	Downtown Business Districts 1 and 2
DC	Downtown Core
PS	Public and Semi-Public
PC	Planned Community
ID 1 and 2	Infill Development Districts 1 and 2
T3N	Transect 3: Neighborhood
T4N, T4NF, T4MS	Transect 4: Neighborhood, Neighborhood Flex, and Main Street
T5N, T5MSF, T5MS	Transect 5: Neighborhood, Main Street Flex and Main Street
T6MS	Transect 6: Main Street

- B. **Overlay Zones.** Overlay zones, one or more of which may be combined with one or more base districts, are established as follows:

<i>Short Name/ Map Symbol</i>	<i>Full Name</i>
AF	Airfield
AS	Age-Specific
BIZ	Bonus Intensity Zone
PAD	Planned Area Development
HD	Historic District
HL	Historic Landmark
DE	Downtown Event

- C. **Community Character Designators.** Recognizing that not all areas of the City are the same, two community character designators have been established to enhance some multi-residence, commercial and mixed-use districts. These designators are combined with the base district abbreviations in order to establish area-specific development standards according to the intended development character.

1. **Urban (-U).** This designation is intended for areas with an urban character, where buildings are built close to the street and sidewalk to provide a close relationship between pedestrians and shops. Site and building design standards will reinforce this character and require treatments that provide an interesting, safe and comfortable pedestrian environment. This designation may apply to some areas where a few auto-oriented uses exist, but where creating, restoring, or maintaining a pedestrian character is called for in the General Plan, a Sub-Area Plan or other City policy.
2. **Auto-Oriented (-A).** This designation is intended for areas that provide for easy automobile access. Examples include Large Format Retail buildings that may be located at the back or side of a site with parking in front. Standards are intended to mitigate the impact of the parking lots and buffer adjacent residential areas.
3. **Associated Districts.** The districts that may utilize the character designators are as follows:

<i>Short Name/Map Symbol</i>	<i>Full Name</i>	<i>Associated Zoning Districts</i>
U	Urban	RM - Residential Multiple Dwelling NC - Neighborhood Commercial LC - Limited Commercial OC - Office Commercial MX - Mixed Use
A	Auto	LC - Limited Commercial GC - General Commercial OC - Office Commercial

D. **References to Classes of Base Districts.** Throughout the Ordinance, base zoning districts may be referred to as a group or in a singular manner through the use of the associated words listed as “Synonymous Terms” in the table below, based on the context of how the phrase is used.

<b>Base Zoning District Groups</b>	<b>Associated Synonymous Terms</b>
<b>Residential Groups</b>	
RS, Residential Single-Dwelling; RM, Residential Multiple-Dwelling; RSL, Residential Small Lot Single-Dwelling DR, Downtown Residential	R-zone; R-district; Residential Zone; or Residential District
<b>Commercial Groups</b>	
NC, Neighborhood Commercial; LC, Limited Commercial; GC, General Commercial; OC, Office Commercial;	C-zone; C-district; Commercial Zone; or Commercial District
<b>Mixed Use Groups</b>	
MX, Mixed Use DB, Downtown Business DC, Downtown Core	Mixed-district; Mixed-zone
<b>Industrial or Employment Groups</b>	
LI, Light Industrial; GI, General Industrial; HI, Heavy Industrial; and PEP, Planned Employment Park <b>EO, EMPLOYMENT OPPORTUNITY</b>	I-zone; I-district; Industrial Zone; Industrial District; Employment District; or Employment Zone;
<b>Downtown Groups</b>	
DR, Downtown Residential DB, Downtown Business DC, Downtown Core	Downtown District Downtown Zone
<b>Form-Based Code or Transect Groups</b>	
T3N, T4N, T4NF, T4MS, T5N, T5MSF, T5MS, T6MS	Transects

### 11-3-2: Official Zoning Map and District Boundaries

The boundaries of the zones established by this Ordinance are not included in this Ordinance but are shown on the Official Zoning Map maintained by the City. The Official Zoning Map, together with all legends, symbols, notations, references, zoning district boundaries, map symbols, and other information on the maps, has been adopted by the City Council and are hereby incorporated into this Ordinance by reference, together with any amendments previously or hereafter adopted, as though they were fully included here.

A. **Uncertainty of Boundaries.** Where uncertainty exists as to the boundaries of any district shown on the Official Zoning Map, the following rules shall apply:

1. Boundaries indicated as approximately following property or land parcel lines, street or alley rights-of-way, city limits, or extraterritorial boundary lines shall be construed as following such lines, limits or boundaries.
2. In the case of un-subdivided property or where a district boundary divides a lot and no dimensions are indicated, the following shall apply.
  - a. *Lots Greater than One Acre.* The location of such boundary shall be determined by the use of the scale appearing on the Official Zoning Map.
  - b. *Lots Less than One Acre.* The lot shall be deemed to be included within the zone which is the more restrictive.
3. In the case of any remaining uncertainty, the Zoning Administrator shall determine the location of boundaries.
4. Where any public street or alley is officially vacated or abandoned, the land underlying the street or alley will be added to abutting lots as required by state law. The regulations that applied to the abutting parcel or parcels before the vacation or abandonment shall apply to the entire new larger parcel or parcels that result from such vacation or abandonment.
5. Where any private right-of-way or easement of any railroad, railway, transportation or public utility company is vacated or abandoned the land underlying the right of way or easement shall be added to abutting lots as required by state law. If the abandoned or vacated property is unclassified, the property shall be automatically classified as being in the same zone of the abutting land to which it is added.

B. **Conditions.** Conditions imposed by special ordinance in conjunction with amendments to the Zoning Map are referenced by separate files maintained in the Planning Division and are made a part of the Zoning Map.