In order that the various purposes of the Land Development Resolution may be accomplished, there are hereby established within the county the referenced zoning districts, identified as follows:

SECTION 5.2. RESIDENTIAL DISTRICTS

5.2.1. Agricultural-Residential District (R-AG).

This district provides for areas of very low density residential development and compatible agricultural uses in combination therewith; to maintain the rural character of the of the district; to ensure rural and open areas or sparsely developed areas of the County are not subject to premature, scattered and inefficient growth patterns; to protect the use of land adjoining roads passing through the rural portions of the county against strip development which can lead to traffic congestion and traffic hazards; to preserve rurally oriented, single-family areas; and to regulate the development areas in a coordinated and orderly manner.

5.2.2. Agricultural 1-Residential District (R1-AG).

This district is established to protect rural areas in the same manner as the R-AG district and is intended to protect single family residential areas by limiting certain types of development such as manufactured home parks or subdivisions, offensive type farming or commercial operations, etc. These districts are designed to enhance further development of existing single-family residential areas as well as to preserve high potential single-family residential areas for future growth.

5.2.3. Community Development Residential District (R-CD).

The purpose of this district is to provide orderly development of areas in which residential, professional, commercial retail and services, financial, educational and institutional uses can be compatibly mixed while maintaining a healthy living environment for the residents of the district. These areas shall provide for the protection of adjacent residential areas by respecting the scale and design of existing neighborhoods and fitting into the streetscape.

5.2.4. Single-Family Residential District (R-1).

This district is intended to be used for single-family residential areas with low population densities. Additional permitted uses, by special exception, include limited accessory, institutional, and public buildings and uses normally required to provide the basic elements of a balanced and attractive residential area. These areas are intended to be defined and protected from the encroachment of uses not performing a function necessary to the residential environment

5.2.5. Single-Family Residential District (R-2).

This district is intended to be used for single-family residential areas with low to medium population densities. Additional permitted uses by special exception include limited accessory, institutional, and public buildings and uses normally required to provide the basic elements of a balanced and attractive residential area. These areas are intended to be defined and protected from the encroachment of uses not performing a function necessary to the residential environment

5.2.6. Two-Family Residential District Multi-Family Medium-Density (R-3).

This is a residential district to provide for a medium population density. The district permits an intermixture of dwelling types; more categories of dwellings; and a location of residential uses where they are well served by public and commercial services. This district is intended for single-family attached, duplex, and multi-family dwellings. An intermixture of dwelling types is permitted. Development within R-3 District should be well served by public and commercial services. Open space should be provided for throughout the development and should be accessible and available for recreational use by residents. This district may serve as a transitional area to buffer low- and medium-density residential areas from non-residential areas.

5.2.7. Multi-Family High-Density Residential District (R-4).

This residential district to provide for high population density that allows more dense residential development designed to take advantage of the economy and convenience afforded by more intensive development. This district is to provide for single-family attached dwellings, multi-family dwellings, and also allows options to increase housing variety and opportunities. Open space should be provided for throughout the development and should be accessible and available for recreational use by residents. Public water and sanitary sewer are required for developments within R-4 districts. Certain uses that are more compatible with intensive residential uses are permitted.

5.2.8. Manufactured Home Residential District (R-MH).

The intent of this district shall be to provide adequate locations and densities for manufactured home parks, individual manufactured homes, and other permitted uses within this district. The R-MH district allows residential development designed to take advantage of the economy and convenience afforded by non-site built residential uses.

SECTION 5.3. COMMERCIAL DISTRICTS

5.3.1. Neighborhood Service Commercial District (C-1).

The intent of the district shall be to provide limited commercial uses in proximity to surrounding neighborhoods. This district is intended to discourage the random sprawl of commercial development by concentrating neighborhood-serving businesses in neighborhood market areas rather than in a strip or linear pattern. Objectives of this district are to accommodate the automobile but provide environments that facilitate pedestrian access. Development within this district should be pedestrian friendly and human scaled, with wide sidewalks, lighting, landscape planting, and shall respect the scale and design of existing neighborhoods and fit into the streetscape. This district may serve as a transitional area between residential, pedestrian areas and areas of higher vehicle traffic and more intense commercial development

5.3.2. General Commercial District (C-2).

The intent of this district is to provide a range of commercial uses that supply commodities or services for both the community and regional market; to collect and consolidate such uses primarily on arterial streets and at major intersections; to minimize strip development along streets and roadways; and to provide adequate

locations buffered by lighter commercial areas for those commercial activities which are frequently incompatible in close proximity to residential areas due to services, operations, or processes that are objectionable by reason of color, dust, bright lights, smoke, noise, vibration, traffic volume and/or congestion, and exterior activities, storage, or displays

SECTION 5.4. INDUSTRIAL DISTRICTS

5.4.1. General Industrial District (I-G).

The intent of this district shall be to create and protect areas for industrial uses and to provide performance standards for this operation of such uses. This district encourages the orderly development of areas containing uses that may be obnoxious by reason of emission of odors, dust, smoke, gas, noise, heat, or vibration. This district may include commercial uses consistent in character with heavy industrial uses. Uses in this district not conducted within a building must be screened pursuant to Section 7.7