

ZONING DISTRICT COMPARISON

	Current District	Proposed District	Primary Purpose (Proposed Zoning District)
Residential Districts	R1 Single Family Res	SR-C1 Suburban Res–Consistent 1 TR-C1 Traditional Res–Consistent 1	Single-family detached homes
	R1-R Rustic Res	TR-R Traditional Res–Rustic	Single-family detached homes, large lots. Not intended for use in new development.
	R2 Single Family Res	SR-C2 Suburban Res–Consistent 2 TR-C2 Traditional Res–Consistent 2 TR-C4 Traditional Res–Consistent 4	SR-C2 & TR-C2 Single-family detached TR-C4 Single & two-family, small lots
	R2S, R2T, R2Y, R2Z Single Family Res (Small-Lot)	TR-C4 Traditional Res–Consistent 4 TRP Traditional Res Planned	TR-C4 Single & two-family, small lots TRP Master-planned, variety of single to multifamily, traditional neighborhood design
	R3 Single & Two Family Res	SR-C3 Suburban Res-Consistent 3 TR-C3 Traditional Res–Consistent 3	SR-C3 Single and two-family TR-C3 Single, two, and three-family
	R4A Ltd General Res	TR-C3 Traditional Res–Consistent 3 TR-V1 Traditional Res–Varied 1	TR-C3 Single, two, and three-family TR-V1 Single, two, three, and four-family
	R4 General Res	TR-C2 Traditional Res–Consistent 2 TR-C3 Traditional Res–Consistent 3 TR-C4 Traditional Res–Consistent 4 SR-V1 Suburban Res–Varied 1 TR-V1 Traditional Res–Varied 1 SR-V2 Suburban Res–Varied 2 TR-V2 Traditional Res–Varied 2	TR-C2 Single-family detached TR-C3 Single, two, and three-family TR-C4 Single & two-family, small lots TR-V1 Single, two, three, and four-family SR-V1 Single to eight-family SR-V2 & TR-V2 Single to multi-family
	R5 General Res R6 General Res R6H General Res (Hist)	TR-U1 Traditional Res – Urban 1 TR-U2 Traditional Res – Urban 2 Downtown Districts TBD	TR-U1 Single to multifamily TR-U2 Single to multifamily, higher density
Commercial & Mixed-Use Districts	C1 Limited Commercial	NMX Neighborhood Mixed-Use	NMX Small-scale mixed-use
	C2 General Commercial	TSS Traditional Shopping Street MXC Mixed-Use Center CC-T Com Corridor – Transitional CC Commercial Center	TSS Mixed-use corridor MXC Master-planned, higher intensity mixed-use CC-T Commercial corridor transitioning to mixed-use CC Existing shopping centers, large-scale commercial uses
	C3 Highway Commercial	CC Commercial Center	Existing shopping centers, large-scale commercial uses
	C3L Commercial Service & Distribution	CC Commercial Center IL Industrial Limited	Existing shopping centers, large-scale commercial uses Warehousing and storage
	C4 Central Commercial	Downtown District TBD	Capitol Square, State Street

Note: There is not a perfect correlation between existing and proposed districts. Please use as a general reference only.

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	Current District	Proposed District	Primary Purpose (Proposed Zoning District)
Employment Districts	O-1 Ltd Office-Research O-2 Business & Professional Office	SE Suburban Employment	Free-standing offices, limited industrial
	RPSM Research Park Specialized Manufacturing RDC Research & Dev Center	EC Employment Campus	Master-planned office and research parks with high urban aesthetic
	O-3 Admin Office O-4 Admin R & D	SEC Suburban Employment Center	Similar to existing office and research park standards. Not intended to be applied to new office and research parks
	SM Specific Manufacturing M1 Limited Manufacturing	IL Industrial Limited TE Traditional Employment	IL – Wide variety of light industrial and employment uses TE - Smaller scale light industrial and employment uses with some mixed-use, compatible with urban environment
	M2 General Manufacturing	IG Industrial General	More intensive industrial and employment uses
	Special Districts	NONE	AP Airport District
A Agriculture		A Agriculture	Cultivation and other agricultural uses
NONE		UA Urban Agriculture	Smaller-scale agricultural uses within developed areas
C Conservancy		C Conservancy	Parks, preserves, environmentally sensitive areas, golf courses, etc.
NONE		CI Campus Institutional	Encourages institutional master plans with public review process
PUD Planned Unit Development / related districts		PD Planned Development	Sets higher standards for use
PCMHP Planned Community Mobile Home Park		PHMP Planned Mobile Home Park	Similar to current standards
Overlay Districts	WP Wellhead Protection Overlay	WP Wellhead Protection Overlay	Same
	FP Floodplain	FP Floodplain Overlay	Overlay district will improve ability to map
	W Wetland	W Wetland Overlay	Overlay district will improve ability to map
	NONE	TOD Transit Oriented Development Overlay	Support transit and station area planning by requiring more intense development
	NCD Neighborhood Conservation Overlay	NCD Neighborhood Conservation Overlay	Same
	NONE	ADU Accessory Dwelling Unit Overlay	Allows neighborhood study process to permit ADUs with standards

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