

GENERAL DESCRIPTION OF PROPOSED ZONING DISTRICTS

(Note: Additional zoning district information can be found online at: www.hcplanning.org)

R1 (Residential 1): Medium to high-density residential development. Standard density allows 4 homes per acre for single-family development and a maximum density of 16 homes per acre for multifamily development provided public water and sewer are available (includes duplex, triplex, quadraplex and multifamily dwellings with 5 or more units). Single-wide manufactured homes are not allowed. Double and triple-wide manufactured homes are allowed in all residential districts.

R2 (Residential 2): Low to medium-density residential development. Standard density is 1 home per acre for single-family development and a maximum density of 2 homes per acre for multifamily development (duplex and triplex only) provided public water and sewer are available. Single-wide manufactured homes are not allowed. Double and triple-wide manufactured homes are allowed in all residential districts.

R2R (Residential 2 Rural): Low to medium-density residential development with rural commercial and light industrial development. Standard density is 1 home per acre for single-family development and a maximum density of 2 homes per acre for multifamily development (duplex and triplex only) provided public water and sewer are available. Single-wide manufactured homes are allowed. Double and triple-wide manufactured homes are allowed in all residential districts. Manufactured home parks are allowed with a special use permit which requires a public hearing (not all special use permits are approved).

R3 (Residential 3): Low-density residential development. Standard density is 1 home per 1 ½ acres for single-family development (allows for duplex units provided density per home is available). Single-wide manufactured homes are allowed. Double and triple-wide manufactured homes are allowed in all residential districts. Manufactured home parks are allowed with a special use permit which requires a public hearing (not all special use permits are approved).

LC (Local Commercial): Allows residential and local/neighborhood scaled commercial development. Standard density is 4 homes per acre for single-family development and a maximum density of 16 homes per acre for multifamily development provided public water and sewer are available (includes duplex, triplex, quadraplex and multifamily dwellings with 5 or more units). Single-wide manufactured homes are not allowed. Double and triple-wide manufactured homes are allowed. Commercial development is allowed with a maximum size of 10,000 square feet for a single unit on a single lot or 80,000 square feet structure or site with many tenants.

CC (Community Commercial): Allows for multifamily residential and local/community scaled commercial development. With a special use permit, standard density is 16 homes per acre for multifamily developments (with 5 or more units) provided public water and sewer are available (not all special use permits are approved). Commercial development is allowed with a maximum size of 30,000 square feet for a single unit on a single lot. A structure or site with many tenants has a maximum size of 80,000 square feet for the principal tenant and 30,000 square feet for any other tenant.

R-40 (Estate Residential): Low-density residential development. Minimum lot size of 0.92 acres (40,000 square feet) is required for single-family and multi-family development. Single-wide manufactured homes are not allowed. Double and triple-wide manufactured homes are allowed. In comparison to the R2 zoning district, R-40 allows all of the same uses except for uses like assisted living/retirement/nursing home developments, accessory residences, Campground/RV Parks, miniature golf courses and kennels (these uses require a special use permit with a public hearing, not all special use permits are approved).