

NORTH HEIGHTS REZONING

Quick Reference Guide - Residential Zones



RESIDENTIAL DISTRICT (R-1, R-2, R-3*)

Used almost exclusively for single family (SF) homes, but manufactured homes and pre-fabricated (industrialized) are also permitted provided they meet certain standards. Other uses such as churches, community centers, schools and daycares are allowed in this zoning district.

Character notes: Creates traditional single family neighborhoods with detached 1-2 story homes on normal size lots with yards and accessory buildings like garages and workshops.



MODERATE DENSITY (MD*)

Generally maintains the look and feel of residential districts, but in addition to SF detached homes, it includes more diverse and dense "missing middle" types such as townhouses and duplexes. It does not allow commercial uses. The zoning code update could also permit tiny homes, tiny home courts, triplexes, quadplexes and live/work units and eliminate large apartment buildings.

Character notes: Creates more eclectic residential areas with a mix of 1-2 single family homes and 1-2 story "missing middle" homes on smaller lots. Good for transitioning between commercial districts and traditional single family areas.



MULTI-FAMILY DISTRICT (MF-1, MF-2*)

Allows medium to high density housing primarily with apartment complexes, but also allows single family and the missing middle housing. The zoning code update could reduce the number of apartment units that will be allowed on each property and permit apartment buildings to have stores and offices within them, also called mixed use buildings.

Character notes: Creates more walkable areas with a mix of higher density housing like 3-story apartment buildings and mixed use buildings along with 1-2 story single family and "missing middle" homes. Good for near transit stops and commercial areas.



MANUFACTURED HOME DISTRICT (MH)

Allows for the collective development of manufactured homes within either a manufactured home park or subdivision. MH is not for the placement of one manufactured home. MH parks and subdivisions must meet development standards for spacing, construction, etc.

Requirements for the placement of a single manufactured home: Manufactured homes provide an affordable housing option and cannot be eliminated entirely as a use within the city limits. Currently, there are three types of manufactured homes permitted in different residential districts (see below). Type A and Type B all require a Specific Use Permit to be located anywhere in the city except in a MH zoning district. Type C is allowed by right in any zoning district except Central Business.

The zoning code update proposes to allow Type A and B by right only in the Manufactured Home (MH) zoning district. Type C will be allowed by right in all residential zoning districts. The larger footprint and standards for installation including skirting and a permanent foundation create more compatibility in existing neighborhoods.

- A** Built between June 15, 1976, and the current year with a minimum square footage of 320 sq. ft.
- B** Built between 6 years prior to installation and current year with a minimum width of 15 ft. and a minimum square footage of 900 sq. ft.
- C** Brand-new manufactured home with a minimum width of 28 ft. and minimum square footage of 900 sq. ft.

Character notes: In the zoning code rewrite, manufactured home parks and RV parks are proposed to have similar development requirements including a minimum of 10 acres. This zoning district would be most appropriate in less dense or undeveloped areas, near commercial or recreational uses.

Residential



Moderate Density



Multi-Family



Manufactured



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NORTH HEIGHTS REZONING

Quick Reference Guide - Retail/Office Zones



NEIGHBORHOOD SERVICES (NS*)

Allows for low impact retail, office and service uses that are compatible with residential areas and provide needed goods and employment to residents. Uses include barber and beauty shops, laundromats, drug stores, banks, and restaurants with a Specific Use Permit. The zoning code rewrite proposes a significant change to this district with the addition of residential (see types proposed in Moderate Density). It is also proposed to not allow bars or restaurants to serve alcoholic drinks, but off-premise alcohol sales would be allowed.

Character notes: *Should the proposed code enhancements be adopted, this district creates a true mixed use urban neighborhood corridor. Neighborhood residents are within walking distance of dining, retail shops, and needed services while mixed use buildings such as live/work and small shops with apartments above or in the rear make redevelopment more economically feasible.*



GENERAL RETAIL (GR)

Allows primarily for medium impact retail and retail-related uses, but not the more intensive commercial activities. It does allow restaurants to serve alcohol, but it does not allow bars. It is also the first commercial district to allow a variety of automobile service uses including a gas station, car wash, auto parts sales, but not auto repair or body shops. GR also does not permit the wide variety of residential uses that Neighborhood Services (NS) is proposed to include. In the zoning code rewrite, it is recommended to permit live/work and mixed use, but will not allow buildings with apartments only.

Character notes: *General Retail creates shopping and service areas that can be up to 3 stories in height along busier streets to serve nearby neighborhoods. These areas allows for higher traffic volumes than a neighborhood commercial corridor but should still largely serve the surrounding residential areas. They can be either urban or suburban in character.*



OFFICE

This is one of the more straight-forward districts allowing almost entirely office uses. The zoning code update proposes the development of office, business service, educational and institutional uses as well as some retail to support the primary uses within the district such as corner stores and food trucks. Office does not allow bars or restaurants to serve alcohol.

Character notes: *Creates a more suburban district of free standing office buildings up to 3 stories in height with large parking areas and can provide a transition from more dense residential neighborhoods to the more intensive commercial uses.*

Neighborhood Services



General Retail



Office



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NORTH HEIGHTS REZONING

Quick Reference Guide - Commercial/Industrial Zones



LIGHT COMMERCIAL (LC)

Allows for service and sales uses that are considered too intensive to be compatible with general retail areas. In addition to uses like beauty shops, drug stores, banks, and retail trade, LC permits bars, flea markets, trade contractors such as plumbers, portable building sales, sign manufacturing, etc. It does not allow light fabrication, assembly, wholesale warehousing. All alcohol related uses are allowed in Light Commercial.

Character notes: Light commercial areas are typically located along arterials, or major streets with high traffic volumes. Buildings can be up to three stories in height and development tends to appear more suburban in nature. These areas serve the broader region, not just the local neighborhood.



HEAVY COMMERCIAL (HC)

Allows many of the same uses that light commercial does, but also allows for outdoor storage, light fabrication and assembly, storage warehouses, wholesale office and sales facilities, and some industrial uses gravel pits with a Specific Use Permit. All alcohol related uses are allowed in Light Commercial.

Character notes: Heavy commercial areas are typically for businesses that need storage and assembly space but are not generating excessive noise, fumes, smoke and odor. They are typically located along major transportation corridors.



LIGHT INDUSTRIAL (I-1)

Accommodates activities of an intense nature, such as manufacturing, recycling and waste collection, meat packing plants, etc. The zoning code update proposes performance standards that establish limits for emission or dust, odor, vibration, air contaminants and sound.

Character notes: Industrial areas are the least restrictive of all the zoning districts in the city and do include uses that can provide noise, fumes, smoke, and odor. Industrial zoning should be located near transportation corridors such as highways and railroads and away from residential areas.



PLANNED DEVELOPMENT DISTRICT (PD)

This is a special zoning designation that provides a mechanism to create quality development that cannot be accomplished under other zoning districts. To request PD zoning, an applicant must meet certain criteria.

Character notes: Master planned developments with a mix of office, retail, and residential along with common open space would be an example of a PD.

Light Commercial



Heavy Commercial



Light Industrial



Planned Development



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