

NORTH HEIGHTS REZONING INITIATIVE

Map Legend and Zoning Districts

This legend gives a summary of all zoning districts in the North Heights project area. These are color coordinated throughout all maps and codes produced by the City of Amarillo. See the Use Table for specific regulations.

RESIDENTIAL (R-1)

Used for single family (SF) homes, but manufactured homes and pre-fabricated may be permitted with certain standards. R-1 allows larger lots (7,500 SF minimum) for more space between homes suitable for more rural feeling neighborhoods. Uses such as churches, community centers, schools, and daycares are allowed.

RESIDENTIAL (R-2)

Used for single family (SF) homes, but manufactured homes and pre-fabricated may be permitted if they meet certain standards. R-2 allows smaller lots (5,000 SF minimum) suitable for infill and more compact neighborhoods. Uses such as churches, community centers, schools, and daycares are allowed.

MODERATE DENSITY (MD)

Generally maintains the look and feel of residential districts, but in addition to single family homes, it includes more diverse and dense housing such as townhomes and duplexes. It does not allow commercial uses. The zoning code update could also permit tiny homes, triplexes, quadplexes, and live/work units and eliminate large apartment buildings.

MULTI-FAMILY (MF/MF-1)

Allows medium to high density housing primarily with apartment complexes, but also allows single family and moderate density housing. The zoning code update could allow apartment buildings to have stores and offices within them, also called mixed use buildings.

MANUFACTURED HOME (MH)

Development of manufactured homes within either a manufactured home park or a subdivision. MH is not for the placement of one manufactured home. MH parks and subdivisions must meet development standards.

NEIGHBORHOOD SERVICES (NS)

Allows for low impact retail, office, and service uses that are compatible with residential areas and provide needed goods and services to residents. Uses could include barber and beauty shops, laundromats, drug stores, and banks. Bars or restaurants are not allowed to serve alcoholic drinks, but off-premise sales would be allowed.

GENERAL RETAIL (GR)

Primarily medium impact retail and retail-related uses. Restaurants and serve alcohol, but bars are not allowed. Also allows a variety of automobile service uses including a gas station, car wash, and auto parts sales, but not auto repair or body shops.

OFFICE (O)

This is one of the more straight-forward districts, allowing almost entirely office uses. The zoning code revision may allow business services, educational and institutional uses as well as some retail to support the primary uses in the district, such as food trucks and corner stores. Does not allow restaurants or bars to serve alcohol.

LIGHT COMMERCIAL (LC)

Allows for service and sales uses that are considered too intensive to fit with general retail areas. In addition to GR uses, this district allows bars, flea markets, trade contractors such as plumbers, etc. It does not allow light fabrication, assembly, warehousing. All alcohol related uses are allowed.

HEAVY COMMERCIAL (HC)

Allows many of the same uses as LC, but also allows for outdoor storage, light fabrication, wholesale office and sales uses. All alcohol related uses are allowed.

LIGHT INDUSTRIAL (I-1)

Allows more intense activities, such as manufacturing, recycling and waste collection, meat packing plants, etc. The zoning code update proposes limits for emission or dust, odor, vibration, air contaminants, and sound.