

Table 17.08A
Purposes of Zoning Districts

Symbol	Title	Purpose
AG	Agricultural/urban reserve	The district provides for and preserves the agricultural and rural use of land, while accommodating very low density residential development generally associated with agricultural uses. This district is designed to maintain complete agricultural uses within the Centerville extra-territorial jurisdiction. In addition, land included in the urban reserve in the comprehensive plan should be retained in the AG district to prevent premature or inappropriate development.
RR	Rural residential	This district provides for the rural residential use of land, accommodating very low and low density residential environments. The district's regulations assure that density is developed consistent with: land use polices of the Centerville comprehensive plan regarding rural subdivisions; levels of infrastructure; and environmentally sensitive development practices. The district also accommodates developments that merge urban living with rural life.
R-1	Single-family residential	This district is intended to provide for residential development, characterized by single-family dwellings on large lots with supporting community facilities and urban services. Its regulations are intended to minimize traffic congestion and to assure that density is consistent with the carrying capacity of infrastructure.
R-2	Urban family residential	This district is intended to provide for medium density residential development, characterized by single-family dwellings on moderately-sized lots along with low density multi-family dwellings such as duplexes and townhouses. It provides regulations to encourage innovative forms of housing development. It adapts to both established and developing neighborhoods, as well as transitions between single-family residential and multiple-family residential areas. Its regulations are intended to minimize traffic congestion and to assure that density is consistent with the carrying capacity of infrastructure.
R-3	Multiple-family residential	This district is intended to provide locations primarily for multiple-family dwellings, with supporting and appropriate community facilities. It also permits some nonresidential uses such as offices through a special permit procedure to permit a mixing of uses that have relatively similar operating and development effects.

R-4	Mobile home residential	This district recognizes that factory-built home development, properly planned, can provide important opportunities for affordable housing. It provides opportunities for factory-built home development within planned parks or subdivisions, along with the supporting services necessary to create quality residential neighborhoods.
UC	Urban corridor	This district recognizes the mixed use character of major urban corridors, such as Maple Street and 18th Street. These corridors sometimes accommodate a combination of residential, commercial, and office uses. Design standards maintain their character as important urban streets.
LC	Limited commercial/ office	This district reserves appropriately located area for office development and a limited variety of low-impact commercial facilities which serve the needs of residents of surrounding residential communities. The commercial and office uses permitted are compatible with nearby residential areas. Development regulations are designed to ensure compatibility in size, scale, and landscaping with nearby residences.
CC	Community commercial	This district is intended for commercial facilities which serve the needs of markets ranging from several neighborhoods to the overall region. While allowed commercial and office uses are generally compatible with nearby residential areas, traffic and operating characteristics may have more negative effects on residential neighborhoods than those permitted in the LC district. CC districts are appropriate at major intersections, at the junction of several neighborhoods, or at substantial commercial subcenters.
DC	Downtown commercial	This district is intended to provide appropriate development regulations for downtown Centerville. Mixed uses are encouraged within the DC district. The grouping of uses is designed to strengthen the town center's role as a center for trade, service, and civic life.
GC	General commercial	This district accommodates a variety of commercial uses, some of which have significant traffic or visual effect. These districts may include commercial uses which are oriented to services, including automotive services, rather than retail activities. These uses may create land use conflicts with adjacent residential areas, requiring provision of adequate buffering. This district is most appropriately located along major arterial streets or in areas that can be adequately buffered from residential districts.
BP	Business park	This district is designed to promote the development of planned business parks that accommodate corporate offices, research facilities, and structures which can combine office, distribution, and limited industrial uses. These facilities serve a more regional audience, but may provide services to local residents.

		They are characterized by extensive landscaping, abundant parking facilities, and good visual and pedestrian relationships among buildings.
LI	Limited industrial	This district is intended to reserve sites appropriate for the location of industrial uses with relatively limited environmental effects. The district is designed to provide appropriate space and regulations to encourage good quality industrial development, while assuring that facilities are served with adequate parking and loading facilities.
GI	General industrial	This district is intended to accommodate a wide variety of industrial uses, some of which may have significant external effects. These uses may have operating characteristics that create conflicts with lower-intensity surrounding land uses. The district provides the reservation of land for these activities and includes buffering requirements to reduce incompatibility.