

Zoning Components

Districts

Character of Neighborhood

groupings of compatible forms and uses

allow many district types to meet development needs

mixed-use PUD district allowed where flexibility is needed

conventional districts allowed where predictability is needed

Forms (or Categories of Uses)

Density and Site Layout

develop bufferyards types for transitions

density - setbacks, height, size (bulk)

general parking, signage, landscaping standards

Uses

Soften the Edges

permitted, permitted special,

conditional, and accessory uses

specific parking standards for special uses

specific signage standards for special uses

specific landscaping for special uses

special use criteria to mitigate negative effects