

## Section 4.3 Special Purpose Districts

(A) The City of Rogers is divided into the following special purpose districts, mapped on the “City of Rogers Official Zoning Map”

(I) HC: Highway Commercial;

(II) I-1: Light Industrial; and

(III) I-2: Large Format Industrial.

Identifier	Name	Description
HC	Highway Commercial	A district consisting mostly of low-scale commercial strip development. These districts standards allow for the existing condition to persist, however also allow for under-utilized parts of parking lots to be filled with active uses.
I-1	Light Industrial	An industrial district with uses that are not particularly noxious or dangerous, that can be integrated with other nearby mixed-use districts.
I-2	Heavy Industrial	An industrial district with uses that are not particularly noxious or dangerous but tends to consist of very large buildings, storage, and significant movement of goods and materials.

Use	T2	T3.1	T3.2	T4.1	T4.2	T5.1	T5.2	T5.3	T6.1	T6.2	T6.3	HC	I-1	I-2	Use-Specific Standards
LIVING, in a	P	P	P	P	P	P	P	P	P	P	P	P	P		
Detached House	P	P	P	P	P										
Cottage House	P	P	P	P	P										
Attached House	P	P	P	P	P										
Duplex		P	P	P	P										4.7.1
Multi-Unit House		P	P	P	P	P									
Town House			P	P	P	P	P		P			P			
Apartment House				P	P	P	P		P			P			
Live-Work Building				P	P										
Mixed-Use Building				P	P	P	P	P	P	P	P	P			
AGRICULTURE	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4.7.2
CIVIC SPACES	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4.7.3
COMMUNITY SERVICES				P	P	P	P	P	P	P	P	P	P		4.7.4
OFFICE				P	P	P	P	P	P	P	P	P	P		4.7.5
PROFESSIONAL OR PERSONAL SERVICES				P	P	P	P	P	P	P	P	P	P		4.7.6
EATING AND DRINKING				P	P	P	P	P	P	P	P	P	P		4.7.7
HEALTHCARE SERVICE						P	P	P	P	P	P	P	P		4.7.8
LODGING	P				P	P	P	P	P	P	P	P	P		4.7.20
PARKING				P	P	P	P	P	P	P	P	P	P	P	4.7.9
RETAIL					P	P	P	P	P	P	P	P	P		4.7.10
ENTERTAINMENT OR EVENT VENUE	P					P	P	P	P	P	P	P	P		4.7.11
ARTISANAL INDUSTRY						P	P	P	P	P	P	P	P		4.7.12
TECHNOLOGY INDUSTRY						P	P	P	P	P	P	P	P		4.7.13
AUTO SERVICE						P	P	P	P	P	P	P	P		4.7.14
FREIGHT, LOGISTICS, AND STORAGE												P	P	P	4.7.15
TRANSPORTATION SERVICES													P	P	4.7.16
GENERAL INDUSTRY														P	4.7.17
WASTE TREATMENT, SEPARATION, AND TRANSFER														P	4.7.18

Identifier	Name	Description
T2	Rural	A very low-intensity district intended for agricultural uses and as a temporary holding zone pending <a href="#">development</a> .
T3.1	Neighborhood Very Low Intensity	A very low-intensity district intended primarily for suburban neighborhood placetypes.
T3.2	Neighborhood Low-Intensity	A low-intensity district intended primarily for suburban neighborhoods, neighborhood fabric, and downtown neighborhood placetypes where nonresidential uses are limited.
T4.1	Neighborhood Medium-Intensity	A medium-intensity district intended primarily for neighborhood fabric, downtown neighborhood, and urban neighborhood placetypes where compatible nonresidential uses within walking distance of homes are allowed.
T4.2	Neighborhood High-Intensity	A high-intensity district intended primarily for urban neighborhood placetypes where compatible nonresidential uses within walking distance of homes are encouraged.
T5.1	City Low-Intensity	A low-intensity mixed-use district where medium-scale buildings line streets mainly in corridor and city center placetypes.
T5.2	City Medium-Intensity	A medium-low intensity mixed-use district where medium to large-scale buildings line streets in corridor and city center placetypes.
T5.3	City High-Intensity	A medium-intensity mixed-use, pedestrian-oriented district, where large-scale buildings line streets in center placetypes.
T6.1	Regional Low-Intensity	A medium-high intensity mixed-use, pedestrian-oriented district where tall buildings line streets in center placetypes.
T6.2	Regional Medium-Intensity	A high-intensity mixed-use, pedestrian-oriented district where tall buildings line streets in center placetypes.
T6.3	Regional High-Intensity	A very high-intensity mixed-use, pedestrian-oriented district where tall buildings line streets in center placetypes.