

annexation. The City Council can consider the Agricultural district as a permanent zoning designation through the Zoning Map Amendment Process, as prescribed by this UDC.

## **Section 4.5 Zoning District Purpose Statements**

### **4.5.1 Residential Districts**

#### **4.5.1.1 Estate Residential (SF-1)**

This district is established for large-lot single-family residential housing and is consistent with a very low-density suburban/exurban development with housing arranged in conventional detached format with a maximum density of 1 unit per acre, to create a semi-rural setting of the City.

#### **4.5.1.2 Low Density Residential District (SF-2)**

This district is established for large-lot single-family residential housing and is consistent with a very low-density suburban/exurban development with housing arranged in conventional detached format with a maximum density of up to two (2) units per acre, to create a semi-rural setting of the City.

#### **4.5.1.3 Low-Medium Density Residential District (SF-3)**

This district is established for traditional suburban development of single-family detached dwellings in a low to medium density setting of up to three (3) units per acre maximum. Higher intensity residential development serves as a buffer to protect this area from incompatible uses.

#### **4.5.1.4 Medium Density Residential District (SF-4)**

This district is established for traditional suburban development of single-family detached dwellings in a medium density setting of up to four (4) units per acre maximum. Higher intensity residential development serves as a buffer to protect this area from incompatible and nuisance issues.

#### **4.5.1.5 Medium-High Density Residential District (SF-5)**

The mixed-density residential district enables a mix of residential densities up to five (5) units per acre. The district is intended to complement the suburban district and allow a mixture of different density neighborhoods.

#### **4.5.1.7 Two-Family Residential District (TF-1)**

The two-family residential district enables duplex residential development up to 12 units per acre. The district is intended to serve as a transitional or buffer use.

#### **4.5.1.8 Multi-Family District (MF-1)**

This district provides for attached, multiple family residential use to a maximum density of 18 units per acre, situated with access to an arterial roadway. It is intended to be located near retail and office use to provide convenient service and serve as a transitional or buffer use.

#### **4.5.1.9 Multi-Family District (MF-2)**

This district provides for attached, multiple family residential use to a maximum density of 24 units per acre, situated with access to an arterial roadway or highway. It is intended to be located near retail and office use to provide convenient service, and access to regional facilities for its residents and serve as a transitional or buffer use.

#### **4.5.1.10 Manufactured Home District (MH-1)**

The Manufactured Home District, MH-1, is established to provide a single-family residential zoning district most appropriate to an established neighborhood that contains predominantly manufactured home residences. This district allows for HUD-Code manufactured homes, modular homes, or other site-built homes on individual lots and provides for a diversity of housing options.

#### **4.5.1.11 Mobile Home Park District (MH-2)**

The MH-2 Mobile Home Park District is intended to provide locations for development of mobile home residence parks. Homes in this district shall be restricted to mobile homes as defined by the U.S. Department of Housing and Urban Development.