

Table 4.1: Land Use Intensity Classification System

Zoning Districts	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7
A-1: Agricultural District	Allowed						
RE: Residential Estate District	Allowed						
R-1: Single-Family Residential District	Allowed						
RS-1: Single-Family Residential District	Allowed						
R-2: Single-Family Residential District	Possible	Allowed	Possible				
RS-2: Single-Family Residential District	Possible	Allowed	Possible				
RS-3: Single-Family Residential District	Possible	Allowed	Possible				
RS-4: Single-Family Residential District		Allowed	Allowed				
RD: Residential Duplex District		Possible	Allowed				
RM: Residential Multi-Family District			Allowed		Possible		
RMH: Mobile Home District			Allowed				
NM: Neighborhood Mixed Use District			Allowed	Allowed			
CM: Community Mixed Use District				Allowed			
DM: Downtown Mixed-Use Core District					Allowed		
DF: Downtown Fringe District			Possible		Allowed		
ON: Office Neighborhood District		Possible	Allowed	Allowed	Possible		
CN: Commercial Neighborhood District				Allowed	Possible	Allowed	
CG: Commercial General District				Allowed	Possible	Allowed	
CH: Commercial Heavy District						Allowed	Possible
IL: Industrial Light District						Possible	Allowed
IH: Industrial Heavy District							Allowed

Please Note: An “Allowed” designation indicates this Zoning District is appropriate for the Land Use Intensity System designated according to level number and as illustrated on the Future Development Guide. The “Possible” designation indicates this district may be appropriate depending on specific circumstances discussed herein. No designation in Table 4.1 above indicates that the zoning district is not in conformance with the Comprehensive Plan.

The Land Use Intensity System (LUIS) is based on an evaluation of the compatibility of various land uses and is an attempt to group zoning districts together which normally produce a similar intensity of use. As shown in Table 4.1, zoning districts are not necessarily limited to just one LUIS level. For example, CG zoning is allowed in Levels 4 and 6 and is possible in Level 5. While zoning districts can occur in more than one level, the LUIS categories are not cumulative. For example, the RS-1 zoning district is allowed in Level 1, but is not considered to be in conformance with the Comprehensive Plan in Levels 2 through 7.