

SECTION 4. ZONING DISTRICTS ESTABLISHED, MAP

4.1 TYPES OF ZONING DISTRICTS.

4.1.1 All areas within the zoning jurisdiction of Hattiesburg are divided into zoning districts. Zoning districts within the City fall within one of the following three categories.

4.1.2 **Base Districts.** Each base district category serves a different purpose and imposes its own set of requirements and restrictions on the use of land in addition to the general requirements and restrictions imposed on all land or uses within the zoning jurisdiction. A base district may be layered with an overlay district.

4.1.3 **Special Districts.** Special districts are a type of base district established to implement detailed plans adopted by the City of Hattiesburg such as the Comprehensive Plan, area plans, and corridor plans. The regulations contained within the LDC for such districts are provided as a framework for review and approval. A significant part of the detail for each district is contained within the plan itself and must be reflected in proposed district site plans and documentation.

4.1.4 **Overlay Districts.** Overlay districts are established to provide for certain additional requirements, to permit uses not otherwise permitted in the underlying base district, to prohibit uses allowed in the underlying base district, or to establish special development requirements for uses permitted in the base district. Thus, where overlay districts exist and there is a conflict between the requirements or uses specified between the overlay and the underlying district, the standards of the overlay district shall prevail. Otherwise, the standards of the underlying district shall also be in effect for any area additionally zoned for an overlay district.

4.2 ESTABLISHMENT OF DISTRICTS.

The following zoning districts are hereby established as follows:

Table 4.2-1 Base Districts	
District Abbreviation, Name	District Category
A-1, General Agricultural	Agricultural
A-2, Agricultural Residential	Agricultural
R-1A, Single-family Residential	Residential
R-1B, Single-family Residential	Residential
R-1C, Single-family Residential	Residential
R-2, Two Family Residential	Residential
R-3, Multi-Family Residential	Residential
B-1, Professional Business	Commercial
B-2, Neighborhood Business	Commercial
B-3, Community Business	Commercial
B-4, Downtown Business	Mixed Use
B-5, Regional Business	Commercial
I-1, Light Industrial	Industrial
I-2, Heavy Industrial	Industrial
Form-Based District	Mixed-Use

Table 4.2-2 List of Special Districts	
District Abbreviation, Name	District Category
PMU, Planned Mixed-Use District	Mixed-Use
CD, Corridor District	Mixed-Use
FP, Floodplain Overlay District	Overlay
HD, Historic Overlay District	Overlay

4.3 OFFICIAL ZONING MAP.

4.3.1 **Zoning Map Is A Part Of This Code.** The boundaries of zones established by this Land Development Code shall be shown on a map or series of maps entitled Official Zoning Map. Such map or maps together with all matters shown on such maps are adopted and approved and collectively constitute the Official Zoning Map. The Official Zoning Map is incorporated by reference and made a part of the Land Development Code.

4.3.2 **Zoning Map Filed.** The Official Zoning Map is a digital map on file in the office of the Director of Urban Development and is identified by the digital signature of the President of the Hattiesburg City Council, attested digitally by the Clerk of Council, and the digital signature of the Mayor, attested digitally by the City Clerk, and bears the seal of the City.

4.3.3 **Amendments.** All amendments to the Official Zoning Map will be made in accordance with the procedure set forth in this Code. A current record of amendments is maintained by the Director.

4.4 INTERPRETING ZONING DISTRICT BOUNDARIES.

4.4.1 **Boundaries Shown.** Zoning District boundaries are typically indicated as approximately following the right of way or centerlines of streets, lot and parcel boundaries, municipal limits, and the centerlines of rivers, and streams. In some cases boundaries may split a land parcel or lot.

4.4.2 **Rules For Interpretations.** Where uncertainty exists as to the location of zoning district boundaries shown on the Official Zoning Map, the following rules shall apply:

4.4.3 Boundaries indicated as approximately following the centerlines of streets, highways, railroad or alleys right-of-way shall be construed to follow such right-of-way centerlines.

4.4.3.1 Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.

4.4.3.2 Boundaries indicated as approximately following city limits shall be construed as following such city limits.

4.4.3.3 Boundaries indicated as approximately following the center lines of streams, rivers, lakes, or other bodies of water shall be construed to follow such center lines. In the event of change in the size or location of these water bodies, boundaries shall be construed as naturally moving with the new center line.


4.4.3.4 Boundaries indicated as parallel to or extensions of features indicated in subsections 4.4.2.1 through 4.4.2.4 shall be so construed. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map.


4.4.3.5 Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, or in other circumstances not covered by Sections 4.4.2.1 through 4.4.2.5, the Board of Adjustment shall interpret the district boundaries.

4.5 BASE ZONING DISTRICTS DESCRIBED; PURPOSE.


All of the areas within the zoning jurisdiction of the City are divided into base zoning districts, within which the use of land and water areas; the location, height, bulk, appearance and use of structures; the provision of parking and loading areas; and the provision of buffers, landscaping and screening are regulated as provided in this Code. Collectively, these districts are intended to advance the purposes of the adopted Comprehensive Plan and the intent of this Code as stated in Section 1. Individually, each district is designed and intended to accomplish the following more specific objectives.


Unless otherwise stated below, permitted uses and conditional uses are listed in Section 5, Use Regulations. Similarly, dimensional standards are listed in Section 6, Dimensional Standards, and design requirements are listed in Section 7, Design Standards.


4.5.1 A-1 Agricultural District	
Description and Purpose.	Characteristic Development Type
<p>The purpose of the A-1 Agricultural District is to permit agricultural uses and low-density residential development. This district is consistent with the Rural Residential / Agricultural District in the Comprehensive Plan. The district is intended to encourage and protect rural uses from urbanization until such is warranted and the appropriate change in district classification is made.</p>	
District Uses and Use Standards	See Section 5
District Dimensional Standards	See Section 6
District Development Standards	See Section 7
District Sign Standards	See Section 10


4.5.2 A-2 Agricultural Residential District	
Description and Purpose.	Characteristic Development Type
<p>The purpose of the A-2 Agricultural District is to permit low density single-family residential development along with restrictive agricultural uses. This district is consistent with the Rural Residential / Agricultural District in the Comprehensive Plan. The district is intended to encourage and protect large lots, open space and low density population.</p>	
District Uses and Use Standards	See Section 5
District Dimensional Standards	See Section 6
District Development Standards	See Section 7
District Sign Standards	See Section 10


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4.5.3 R-1A Residential District	
Description and Purpose.	Characteristic Development Type
<p>The purpose of the R-1A District is to permit single-family residential uses with related recreational, religious and educational facilities. This district is consistent with the Neighborhood Conservation 1 and 2 districts in the Comprehensive Plan. This zoning district encourages protected lower density residential neighborhoods with only compatible supporting institutional uses and open space.</p>	
District Uses and Use Standards	See Section 5
District Dimensional Standards	See Section 6
District Development Standards	See Section 7
District Sign Standards	See Section 10


4.5.4 R-1B Single-Family Residential District	
Description and Purpose.	Characteristic Development Type
<p>The purpose of the R-1B District is to permit single-family residential uses with related recreational, religious and educational facilities. This district is consistent with the Neighborhood Conservation 1 and 2 districts in the Comprehensive Plan. This zoning district encourages protected lower density residential neighborhoods with only compatible supporting institutional uses and open space.</p>	
District Uses and Use Standards	See Section 5
District Dimensional Standards	See Section 6
District Development Standards	See Section 7
District Sign Standards	See Section 10


4.5.5 R-1C Single-Family Residential District	
Description and Purpose.	Characteristic Development Type
<p>The purpose of the R-1C District is to permit single-family residential uses with related recreational, religious and educational facilities. This district is consistent with the Neighborhood Conservation 1 and 2 districts in the Comprehensive Plan. This zoning district encourages protected lower density residential neighborhoods with only compatible supporting institutional uses and open space.</p>	
District Uses and Use Standards	See Section 5
District Dimensional Standards	See Section 6
District Development Standards	See Section 7
District Sign Standards	See Section 10

4.5.6 R-2 Two-Family Residential District	
Description and Purpose.	Characteristic Development Type
<p>The purpose of the R-2 District is to permit medium density residential uses including two-family, or duplex structures, with related recreational, religious and educational facilities. This district is consistent with the Neighborhood Conservation 1 and 2 districts in the Comprehensive Plan. This zoning district encourages protected residential neighborhoods with only compatible supporting institutional uses and open space.</p>	
District Uses and Use Standards	See Section 5
District Dimensional Standards	See Section 6
District Development Standards	See Section 7
District Sign Standards	See Section 10

4.5.7 R-3 Multi-Family Residential District	
Description and Purpose.	Characteristic Development Type
<p>The purpose of the R-3 District is to permit medium and high density residential uses including multi-family, two-family, and single-family structures with related recreational, religious and educational facilities. This district is consistent with the Neighborhood Conservation 1 and 2 districts in the Comprehensive Plan. This zoning district encourages protected residential neighborhoods with only compatible supporting institutional uses and open space.</p>	
District Uses and Use Standards	See Section 5
District Dimensional Standards	See Section 6
District Development Standards	See Section 7
District Sign Standards	See Section 10

4.5.8 B-1 Professional Business	
Description and Purpose.	Characteristic Development Type
<p>The purpose of this business district is to provide areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas. The intent is to provide compact locations for business offices, medical and dental offices, as well as suburban locations near residential neighborhoods.</p>	
District Uses and Use Standards	See Section 5
District Dimensional Standards	See Section 6
District Development Standards	See Section 7
District Sign Standards	See Section 10

4.5.9 B-2 Neighborhood Business District.	
Description and Purpose.	Characteristic Development Type
<p>The purpose of the B-2 District is to provide for retail and personal service uses in locations convenient to residential neighborhoods consistent with comprehensive planning policies. This district is consistent with the Neighborhood Business District in the Comprehensive Plan.</p>	
District Uses and Use Standards	See Section 5
District Dimensional Standards	See Section 6
District Development Standards	See Section 7
District Sign Standards	See Section 10

4.5.10 B-3 Community Business District.	
Description and Purpose.	Characteristic Development Type
<p>The purpose of the B-3 District is to provide for retail, personal service, and offices in locations with convenient access to the community consistent with comprehensive planning policies. This district is consistent with the Community Business District in the Comprehensive Plan.</p>	
District Uses and Use Standards	See Section 5
District Dimensional Standards	See Section 6
District Development Standards	See Section 7
District Sign Standards	See Section 10

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4.5.11 B-4 Downtown District.	
Description and Purpose.	Characteristic Development Type
<p>The Downtown Business District is intended to promote the concentration and vitality of commercial and business uses in the historic central business area of the City and as such, encourages a mixture of complementary uses with a pedestrian orientation. This district is characterized by wall-to-wall and lot-line-to-lot-line development, pedestrian walkways, a vertical mix of uses, upper floor residential uses, and off-street public parking lots.</p>	
District Uses and Use Standards	See Section 5
District Dimensional Standards	See Section 6
District Development Standards	See Section 7
District Sign Standards	See Section 10

4.5.12 B-5 Regional Business District.	
Description and Purpose.	Characteristic Development Type
<p>The purpose of the B-5 District is to provide for retail, personal and business services, offices, and financial services in locations with convenient access to the region's population consistent with comprehensive planning policies. This district is consistent with the Regional Business District in the Comprehensive Plan.</p>	
District Uses and Use Standards	See Section 5
District Dimensional Standards	See Section 6
District Development Standards	See Section 7
District Sign Standards	See Section 10

4.5.13 I-1 Light Industrial District.	
Description and Purpose.	Characteristic Development Type
<p>The purpose of the I-1 District is to provide for the development of research, light industrial, office parks, warehouse, and distribution centers consistent with comprehensive planning policies. This district is consistent with the Industry and Corporate Office District in the Comprehensive Plan.</p>	
District Uses and Use Standards	See Section 5
District Dimensional Standards	See Section 6
District Development Standards	See Section 7
District Sign Standards	See Section 10

4.5.14 I-2 Heavy Industrial District.	
Description and Purpose.	Characteristic Development Type
<p>The purpose of the I-2 District is to provide for the development of manufacturing, research, warehouse, and distribution centers consistent with comprehensive planning policies. This district is consistent with the Industrial 2 District in the Comprehensive Plan.</p>	
District Uses and Use Standards	See Section 5
District Dimensional Standards	See Section 6
District Development Standards	See Section 7
District Sign Standards	See Section 10

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4.5.15 Form Based District.	
Description and Purpose.	Characteristic Development Type
See Appendix	
District Uses and Use Standards	See Appendix
District Dimensional Standards	See Appendix
District Development Standards	See Appendix
District Sign Standards	See Appendix

4.6 PLANNED AND OVERLAY DISTRICTS DESCRIBED; PURPOSE.

Some areas within the zoning jurisdiction of the City are divided into special zoning districts, within which the use of land and water areas; the location, height, bulk, appearance and use of structures; the provision of parking and loading areas; and the provision of buffers, landscaping and screening are regulated according to an approved plan as provided in this Code. These zoning districts are established as follows:

- PMU - Planned Mixed-Use
- CD - Corridor District
- FP - Floodplain District
- HO - Historic Overlay District

Individually and collectively, these districts are intended to advance the purposes of the adopted Comprehensive Plan, Corridor Plans and the intent of this Code as stated in Section 1.

Unless otherwise stated below, permitted uses and conditional uses are listed in Section 5, Use Regulations. Similarly, dimensional standards are listed in Section 6, Dimensional Standards, and design requirements are listed in Section 7, Design Standards unless otherwise covered below.

4.6.1 **PMU Planned Mixed-Use District.**

4.6.1.1 **Purpose.** The Planned Mixed-Use District is created to provide a regulatory framework for permitting mixed-use development projects in areas designated as mixed-use within the official Comprehensive Plan and any other specific plans subsequently approved. Specifically, the Planned Mixed-Use District serves to:

- Provide flexibility in the planning and construction of development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties;
- Provide an environment within the layout of a site that contributes to a sense of community and a coherent living style;

- Encourage the preservation and enhancement of natural amenities and cultural resources; to protect the natural features of a site that relate to its topography, shape, and size; and to provide for a maximum amount of open space;
- Provide for a more efficient arrangement of land uses, buildings, circulation systems, and infrastructure; and
- Encourage infill projects and the development of sites made difficult for conventionally designed development because of shape, size, abutting development, poor accessibility, or topography.

4.6.1.2 **Eligibility.** Eligibility for rezoning to a PMU is based on the City of Hattiesburg Comprehensive Plan as well as other specific plans adopted by the City. Areas generally eligible for rezoning to a Planned Mixed Use District are indicated as Neighborhood Business, General Business, and Planned Unit Development on the Future Land Use Map.

4.6.1.3 **District Types.** When requesting a rezoning to a new PMU district, the applicant must identify which Comprehensive Plan Area, or areas, applies. Each request for rezoning to a PMU must demonstrate substantial conformance with the characteristics, acceptable land uses and minimum project size as indicated in table 4.6-1.

4.6.1.4 **Zoning Map Designation.** If approved, all requests for a PMU rezoning shall carry the map designation of PMU along with the abbreviation for the Comprehensive Plan Area it is intended to implement. Abbreviations shall be as follows:

- PMU - NB (Neighborhood Business)
- PMU - GB (General Business)
- PMU - PD (Planned Unit Development)

4.6.1.5 District Regulations.

- i. Permitted Uses. There are no permitted uses in the PMU district.
- ii. Conditional Uses. All uses within a PMU are conditioned upon review and approval of a detailed site plan and other schematics required to prove consistency with specific regulations within this Code as well as the intent of the Comprehensive Plan. While use-specific conditions shall apply, other conditions required to mitigate incompatibilities and address site-specific conditions as imposed by the applicant or required by City Council shall apply and be binding.
- iii. Conditional uses within a PMU shall conform to the acceptable uses list for the Comprehensive Plan Area that is applicable; however, customary accessory uses shall also be permitted as conditional uses. Uses not substantially similar to the uses listed, as determined by the Director, shall be prohibited.
- iv. All requests for rezoning to a PMU-PD shall be accompanied by a detailed site plan indicating specific uses for each phase, parcel and structure. The site plan and the list of uses must conform to all applicable requirements of the LDC as well as rezoning application requirements and shall, once approved, be binding on the property.
- v. All requests for rezoning to any PMU except PMU-PD shall be accompanied by sufficient information to determine compliance with all applicable requirements of this Code. However, site plans and specified uses presented as part of the rezoning process shall not be binding on the property if the rezoning is approved and shall be prominently noted as such on any materials presented as part of a public process. Any property configuration or use that is consistent with the characteristics and acceptable uses for the Comprehensive Plan Area indicated shall be permitted upon review and approval by the Site and Design Committee as part of a zoning permit request.
- vi. Mix of Uses Required. The PMU District is specifically intended to contain and support a mix of acceptable uses including residential, commercial, office and open spaces located within a walkable and bikable neighborhood.
- vii. Change of Use. Subsequent to approval of a PMU-PD District, any change of use shall be reviewed and approved by the Director. Any requested change that is not substantially consistent with the approved plan shall require the applicant to submit a request for plan amendment. Such revision shall be reviewed and approved by the City Council following the same procedures and requirements for rezoning except that the Director may exempt any site plan requirements deemed inapplicable to the request. All changes of use in any other PMU District shall be reviewed and approved by the Site Design and Review Committee prior to issuance of a zoning permit.
- viii. Dimensional Standards. The following dimensional standards shall apply to the PMU district unless otherwise approved by City Council as part of a site specific development plan. Any exception to these standards must be shown on the site plan and requested by the applicant in their presentation to the Council including an explanation for the exception. Any exception granted may require the applicant to incorporate conditions or design mitigation strategies imposed by the Council. Such conditions or strategies shall be presented by the Council and agreed to by the applicant prior to the action to rezone.

*Multi-family developments are restricted to no more than 10 units if located in a PMU-NB.

- ix. **Open Space.** Open space shall be allocated, designed and maintained as an integral part of all PMU District areas. Open space shall be required as follows:

Land Use Category	Required Open Space
Residential	250 square feet per dwelling unit
Nonresidential	200 square feet per 1,000 square feet of gross floor area and 250 square feet per 1,000 square feet of parking and loading area

- x. At its discretion, the City Council or Site and Design Committee, whichever has authority to approve the plan, may approve a decrease in the amount of required open space when the plan includes unique design features or amenities that achieve an especially attractive and desirable development such as, but not limited to, terraces, sculptures, water features, preservation and enhancement of unusual natural features, or landscape sculpture (i.e., areas that are intensely landscaped). Open space may be held in common by a property owners association, dedicated to the City for use as a public amenity, or donated to a land conservancy where it will be held and maintained for the intended use. Permanent ownership and maintenance responsibility of open space by the City is subject to approval by the City.
- xi. **Design Standards.** All uses within a PMU district shall be subject to specific design standards as detailed in Section 6 Design Standards in addition to any other standards stipulated in adopted area plans. Where conflicts between standards exist between the two, standards in the adopted plan shall prevail.
- xii. **Design Mitigation.** When submitting any application for rezoning to a PMU or any zoning permit request within an existing PMU, the applicant shall make a particular effort to mitigate potential incompat-

ibilities with adjacent zoning districts. Such mitigation measures may include: the addition or increase of buffers, landscaping, open space, and screens; decreasing intensity, structure height, or bulk; reducing the amount of parking and restricting loading, solid and liquid waste collection (e.g. dumpsters, grease pits, and recyclable materials) adjacent to the perimeter; restricting access to local streets; and integration of other relevant design features that helps to merge the districts into a cohesive whole. Mitigation measures integrated into the application at time of submittal that exceed the standards of this Code shall be noted as binding conditions imposed by the applicant.

4.6.2 **Corridor District (CD)**



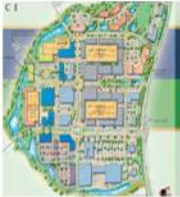
4.6.2.1 **Zoning Map Designation.** When approved, all Corridor District rezonings shall carry the map designation of CD along with the abbreviation for the Plan Area it is intended to implement. Such abbreviations may include, but shall not be limited to:

- CD - AE (Arts and Entertainment)
- CD - MU (Mixed-Use)
- CD - LW (Live Work)

4.6.2.2 **District Regulations.**

- i. **Permitted Uses.** There are no permitted uses in the CD district.
- ii. **Conditional Uses.** All uses within a CD are conditioned upon review and approval of a detailed site plan and other schematics required to prove consistency with specific regulations within this Code as well as the intent of the adopted plan. While use-specific conditions shall apply, other conditions required to mitigate incompatibilities and address site-specific conditions as imposed by the applicant or required by City Council shall apply and be binding.

- iii. Conditional uses within a CD shall conform to the acceptable uses list for the adopted plan area that is applicable; however, customary accessory uses shall also be permitted as conditional uses. Uses not substantially similar to the uses listed, as determined by the Director, shall be prohibited.
- All requests for rezoning to a CD District shall be accompanied by a detailed site plan indicating specific uses for each phase, parcel and structure. The site plan and the list of uses must conform to all applicable requirements of the LDC as well as rezoning application requirements and shall, once approved, be binding on the property.
- All requests for rezoning to any CD District shall be accompanied by sufficient information to determine compliance with all applicable requirements of this Code and the plan it implements. Site plans and specified uses presented as part of the rezoning process shall be binding on the property if the rezoning is approved and shall be prominently on any materials presented as part of a public process.
- iv. Any request for a CD District that includes a neighborhood business component must demonstrate compliance with the following standards within the neighborhood business area:
 - Business hours for non-residential uses shall be 6 A.M. to 11 P.M.
 - Outside speakers, live music and outdoor events are prohibited and other sound generated by the use is limited to 45 decibels at the property line.
 - Lighting is restricted to low level security lighting when the business is closed for the day or is no longer operating.
- Any use the Director determines is a potential nuisance to neighboring residential districts must be approved as a conditional use.
- **Change of Use.** After the approval of a CD District, any change of use shall be reviewed and approved by the Director. Any requested change that is not substantially consistent with the approved plan shall require the applicant to submit a request for plan amendment. Such revision shall be reviewed and approved by the City Council following the same procedures and requirements for rezoning except that the Director may exempt any site plan requirements deemed inapplicable to the request. All changes of use that is substantially consistent shall be reviewed and approved by the Site and Design Committee prior to issuance of a zoning permit.
- v. **Dimensional Standards.** The dimensional standards shall be specified at the time of rezoning and shall be consistent with the approved plan the district is implementing. Once the CD District is approved, all such standards shall be binding on the property.
- vi. **Design Standards.** All uses within a CD district shall be subject to specific design standards as established by an approved plan.
- vii. **Design Mitigation.** When submitting any application for rezoning to a CD District or any zoning permit request within an existing CD, the applicant shall make a particular effort to mitigate potential incompatibilities with adjacent zoning districts. Such mitigation measures may include: the addition or increase of buffers, landscaping, open space, and screens; decreasing intensity, structure height, or bulk; reducing the amount of parking and restricting loading, solid and liquid waste collection (e.g. dumpsters, grease pits, and recyclable materials) adjacent to the perimeter; restricting access to lo-

Comprehensive Plan Area	Characteristics	Acceptable Land Uses	Minimum Size*
 <p>Neighborhood Business</p>	Moderate-density single-family residences and small scale two-family and multi-family uses; mixed-use buildings and developments; smaller, lower-intensity business developments that provide services to the neighborhood and community; and less-intensive commercial uses than are found in the Community Business District. This district includes areas designated as Neighborhood Centers in the Comprehensive Plan.	Single-family residential uses; accessory apartments; small townhome developments (six to eight units per acre; development sizes no greater than two acres); second-floor apartments over retail or service businesses; smaller, low-intensity retail and service businesses, such as specialty shops, delis and cafes; public and quasi-public uses, such as churches, schools and public offices; arts-related businesses; and small offices in converted residences or new buildings constructed to the same character as the surrounding neighborhood.	2 acres
 <p>General Business</p>	Moderate-density single-family residences and small to moderate scale two-family and multi-family uses; mixed-use buildings and developments; campus-style uses, higher-intensity business developments that provide services to the entire community; and less-intensive commercial uses than are found in the Community and Regional Business districts.	All residential uses subject to use, density, and design guidelines; public and quasi-public uses, such as churches and schools; and general indoor retail, service and office uses that do not require the outdoor storage of goods or equipment.	2 acres
 <p>Planned Unit</p>	A mix of building types; single-family and multi-family residences; buildings and uses connected with sidewalks and pedestrian pathways; shared parking in public lots; green space in the form of smaller public parks, plazas and courtyards; and buildings with both residential and commercial uses.	Single-family residential uses; townhomes; second-floor apartments over retail or service businesses; apartment buildings integrated into the fabric of the development (as opposed to being positioned on out-parcels); low intensity retail and service businesses, such as specialty shops, delis and cafes; public and semi-public uses such as churches, schools and public offices; arts-related businesses; and anchor businesses such as grocery stores, movie theaters, and department stores.	2 acres

District Area	Minimum Lot Size in SF/ Width at Setback	Maximum Dwelling Units per Acre	Maximum Floor Area Ratio	Setbacks in Feet				Maximum Height in feet	Maximum Impervious Surface Lot Coverage	Buffer from A or R-1, R-1A, R-1C in feet
				Minimum Front	Maximum Front	Minimum Side	Minimum Rear			
PMU, except PD	10,000/100	17*	1:75	0	10	25	25	75	60%	20
PMU-PD	10,000/100	40	2:1	0	10	0	0	45	75%	30

cal streets; and integration of other relevant design features that helps to merge the districts into a cohesive whole. Mitigation measures integrated into the application at time of submittal that exceed the standards of this Code shall be noted as binding conditions imposed by the applicant.

4.7 OVERLAY ZONING DISTRICTS DESCRIBED; PURPOSE.

Unless otherwise stated below, permitted uses and conditional uses are regulated by the base district as listed in Section 5, Use Regulations or by standards set forth in Section 9, Environmental Standards. Similarly, dimensional standards and design requirements are regulated by the base district or use standards as listed in Section 6, Dimensional Standards or Section 7, Design Standards respectively unless otherwise modified below.

- 4.7.1 **Floodplain Overlay District.** The Floodplain Overlay District is a special district that has a set of regulations detailed in Section 9 of this Code. All other standards and regulations contained within this Code not superseded by these floodplain requirements shall be in full force and effect for all properties within the overlay as specified in the base district as well as general requirements applicable to all properties within the City.
- 4.7.2 **Historic Overlay District.** The Historic Overlay District is a special district that has a specific plan and set of regulations that are administered separately from this Code, except that all standards and regulations not superseded by Historic District requirements shall be in full force and effect for all properties within the overlay as specified in the base district as well as general requirements applicable to all properties within the City.