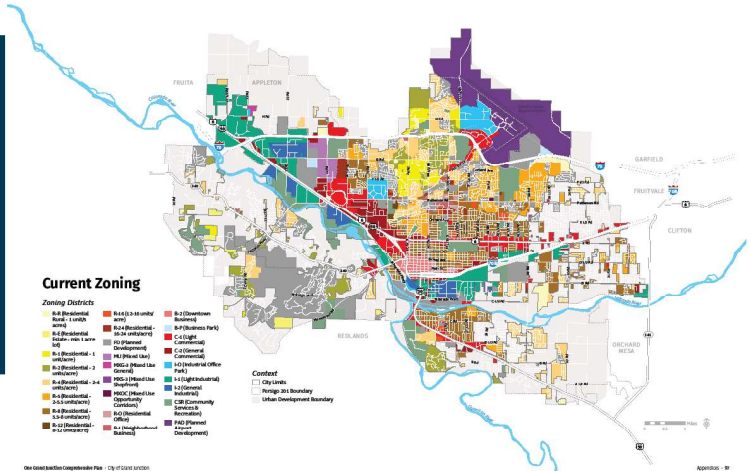




Zone Districts

i Zone districts are defined geographic areas that each have a unique set of standards for how property can be used and limitations on lot size, placement, density, and the height of structures.



? WHY DOES THE CODE ADDRESS THIS?

- Zone districts are the main tool used to implement the future land use designations established in the Comprehensive Plan.
- Zone districts provide the framework for future land use decisions and a basis to determine whether proposed uses are appropriate.



WHAT IS NOT CHANGING

- Existing zoning designations – no rezonings will occur as a direct result of the Code update
- Current standards for the North Avenue, Greater Downtown, 24 Road Corridor and Horizon Drive overlay districts
- Persigo 201 boundary and existing intergovernmental agreements



WHAT IS NEW?



Zone Districts Implement Future Land Use Designations

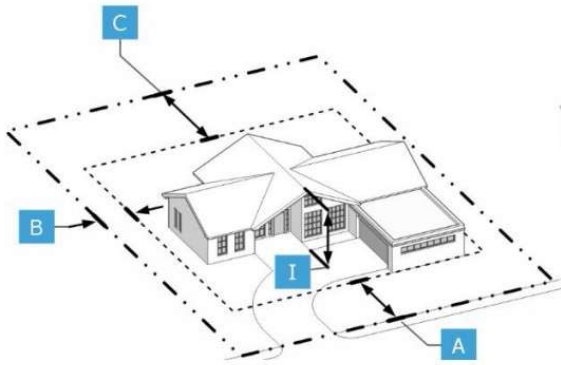
Table 21.03-2: Comprehensive Plan Implementation

Zone Districts	Rural Res	Res Low	Res Med	Res High	Mixed Use	Comm	Ind	Airport	Parks & Open Space
Mixed-Use and Commercial									
Mixed-Use 1: Neighborhood					●				
Mixed-Use 2: Light Commercial					●	●			
Mixed-Use 3: Downtown					●				
Mixed-Use 4: Civic & Institutional					●				
Mixed-Use 5: General Commercial					●	●			

+ WHAT IS NEW?

+ Updated Dimensional Standards

- Some minimum lot, minimum setback, and maximum height standards adjusted to better distinguish between zone districts
- Consolidated dimensional standards, rules, and exceptions and added graphics to exemplify the general character of the district



Lot Standards	
Dimensions (min, length ft or area sf)	
Lot Area (per structure, not unit)	15,000
Lot Width	100
Lot Frontage	50
Cul-de-sac (min. ft)	30
Density (units/acre)	
Minimum Maximum	n/a 2
Density measurement GJMC 21.14.010(a)	
Cluster allowed per 21.03.040(f)	Yes
Lot Coverage (max, %)	
Lot Coverage	30

Building Standards		
Setbacks: Principal Structure (min, ft)		
A	Front	20
B	Street Side	15
B	Side	15
C	Rear	30
Setback: Accessory Structure (min, ft)		
D	Front	25
E	Street Side	20
F	Side	3
G	Rear	5
Height (max, ft)		
H	Front	20

Notes: See 21.03.050(c) for setback adjustments

+ New List of Zone Districts

- New districts implement the Comprehensive Plan and expand opportunities for a wider mix of uses
- Consolidated existing districts based on similarities

Table 21.03-1: Zone Districts Summary	
Current Districts ³	Updated District Titles
Residential	
R-R: Residential – Rural	Residential – Rural, R-R
R-E: Residential – Estate	Residential – Estate Retired, R-ER
R-1: Residential – 1	Residential 1 Retired, R-1R
R-2: Residential – 2	Residential Low 2, RL-2
R-4: Residential – 4	Residential Low 4, RL-4
R-5: Residential – 5	Residential Low 5, RL-5
R-8: Residential – 8	Residential Mixed Density 8, RM-8
R-12: Residential – 12	Residential Mixed Density 12, RM-12
R-16: Residential – 16	Residential Mixed Density 16, RM-16
R-24: Residential – 24	Residential Mixed Density 24, RM-24
Mixed-Use Commercial	
R-O: Residential – Office	Mixed-Use Neighborhood, MU-1
B-1: Neighborhood Business	[Combined with R-O into MU-1]
B-2: Downtown Business	Mixed-Use Downtown, MU-3
CSR: Community Services and Recreation	Mixed-Use Civic & Inst. 4 (MU-4) [some parcels combined with Public Parks and Open Space (P-1)]
M-U: Mixed Use	Mixed-Use Light Commercial, MU-2
C-1: Light Commercial	[Combined with M-U into MU-2]
BP: Business Park Mixed-Use	[Combined with M-U into MU-2]
C-2 General Commercial	Mixed-Use General Commercial, MU-5
MXR: Mixed Use Residential	[Combined with Residential Districts]
MXG: Mixed Use General	[Combined with closest MU district] ⁴
MXS: Mixed Use Shopfront	[Combined with closest MU district]
MXOC: Mixed Use Opportunity Corridor	[Combined with MU-2]
Industrial	
I-O: Industrial/Office Park	[Split into MU-2 or I-1 based on use and location]
I-1: Light Industrial	Industrial Light, I-1
I-2: General Industrial	Industrial General, I-2
Public, Parks, and Open Space	
CSR: Community Services and Recreation	Public Parks and Open Space, P-1 [some parcels combined with MU-4]
(new)	Public and Civic Facilities, P-2
Planned Development	
PD: Planned Development	Planned Development, PD

HOW DO I FIND MY ZONING?

Navigate to the City's Development Map using the QR Code or navigate to: <https://www.gjcity.org/maps>. Open the Layer List on the top right corner and select "Zoning." Type the address into the search box on the top left corner and click on the parcel.

