



REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2016-13

LEGISTAR: 20160386

LANDOWNERS: HCA Realty, Inc.
One Park Plaza
Nashville, TN 37203

APPLICANT: Traton Homes, LLC
720 Kennesaw Avenue
Marietta, GA 30060

AGENT: J. Kevin Moore, Esq.
Moore, Ingram, Johnson, & Steele, LLP
326 Roswell Street
Marietta, GA 30060

PROPERTY ADDRESS: 720, 730, & 750 Canton Rd; 899 Cobb Parkway N

PARCEL DESCRIPTION: 16 10160 0190
16 10160 0210
16 10160 0100
16 10170 0300

AREA: 13.92 acres **COUNCIL WARD:** 5B

EXISTING ZONING: OI (Office Institutional)

REQUEST: PRD-MF (Planned Residential Development – Multifamily)

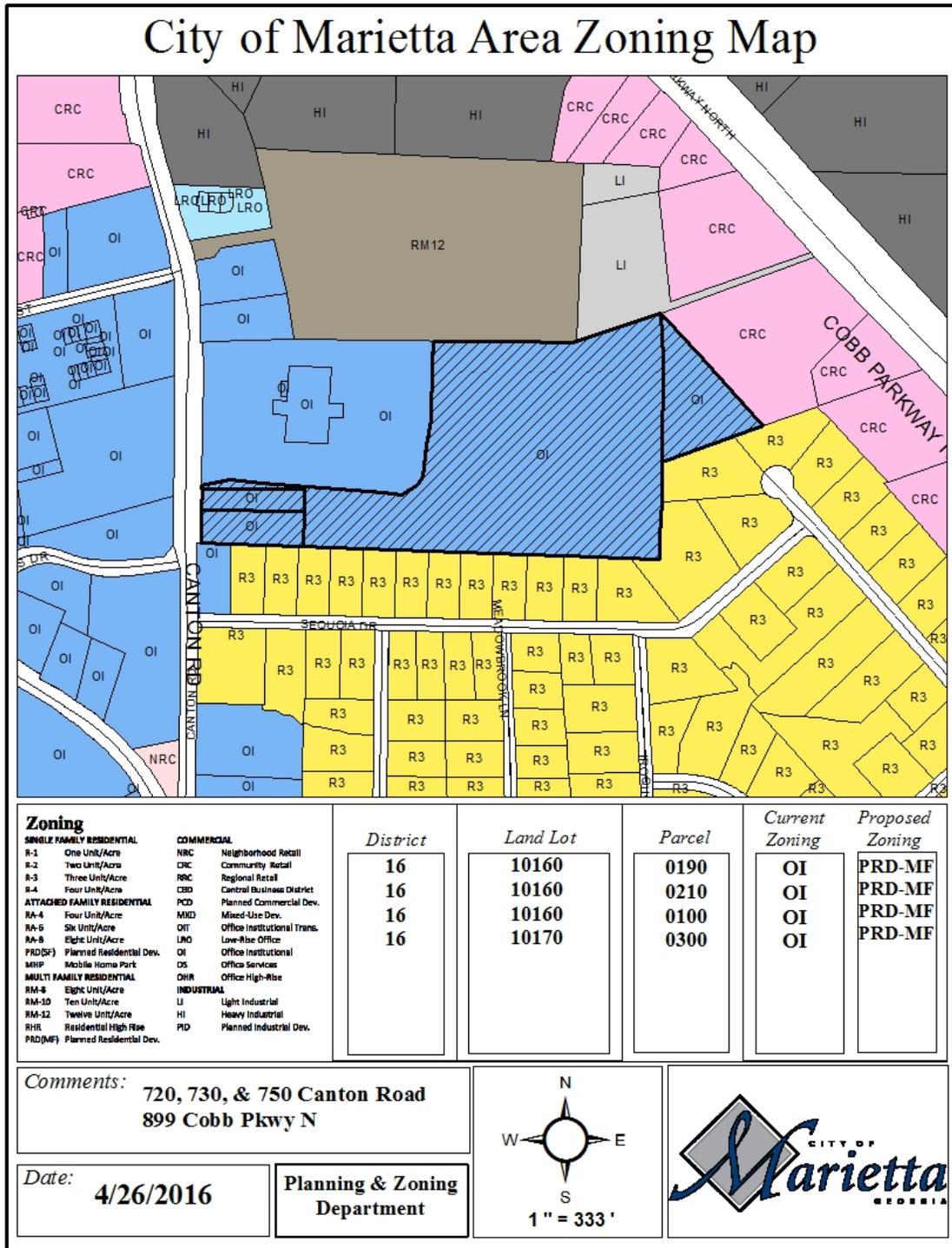
FUTURE LAND USE: LDR (Low Density Residential) &
CSI (Community Service & Institutional)

REASON FOR REQUEST: Traton Homes is requesting the rezoning of fourteen (14) acres in order to develop a ninety (90) unit townhome community.

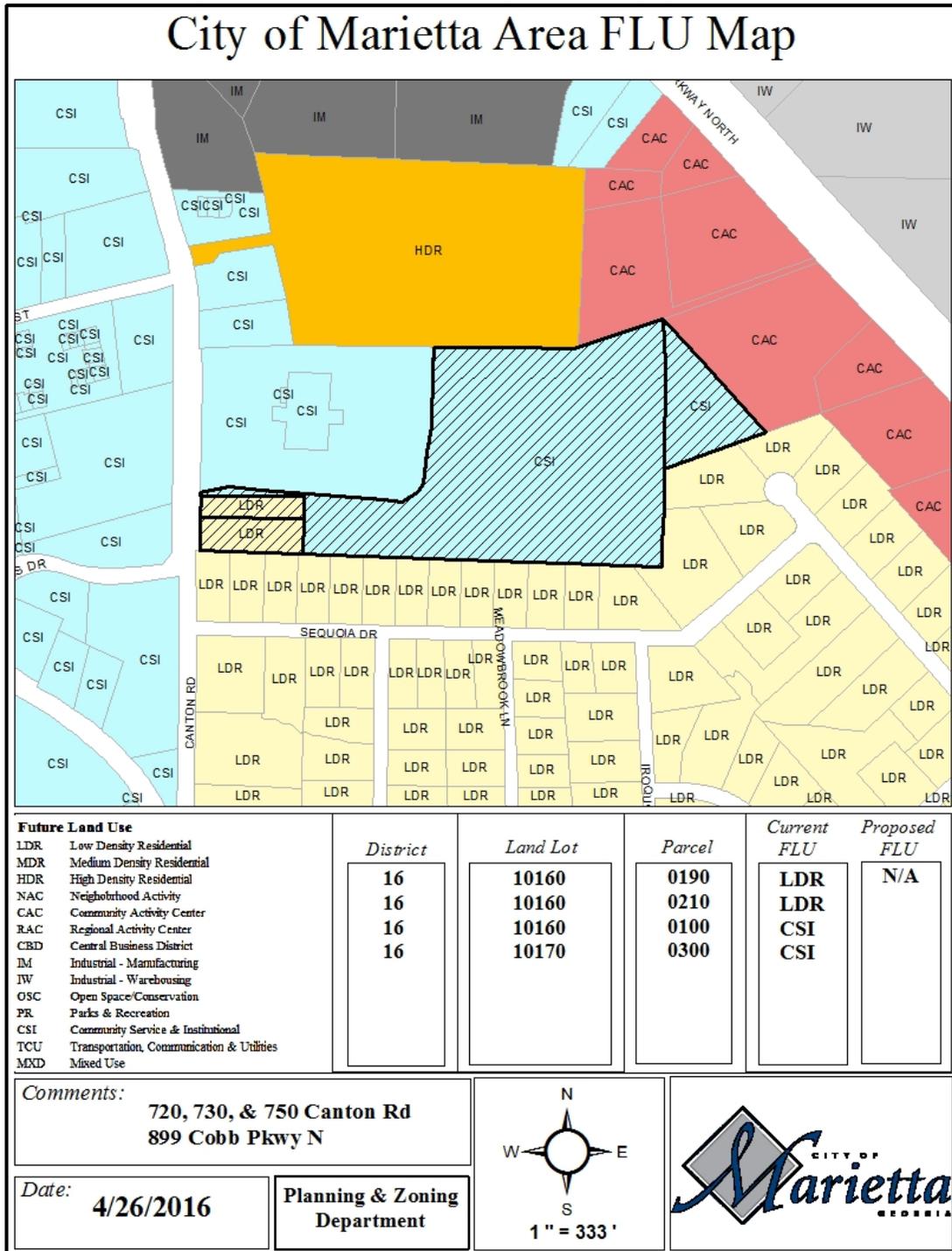
PLANNING COMMISSION HEARING: Wednesday, June 1, 2016 – 6:00 p.m.

CITY COUNCIL HEARING: Wednesday, June 8, 2016 – 7:00 p.m.

MAP



FLU MAP



PICTURES OF PROPERTY



Existing frontage along Canton Road



Aerial view

STAFF ANALYSIS

Location Compatibility

The applicant, Traton Homes, LLC, is requesting to rezone four undeveloped parcels, approximately fourteen (14) acres in size, from OI (Office Institutional) to PRD-MF (Planned Residential Development – Multi-Family). The subject properties are located on Canton Road and Cobb Parkway North, just north of Sequoia Road. All the properties to the south are single family homes on Sequoia and Kiowa Drives and zoned R-3 (Single Family Residential – 3 units/acre), except for the property on the northeastern corner of Sequoia Drive and Canton Road, which is a single family home zoned OI. Properties to the north include an apartment complex zoned RM-12 and a warehouse zoned LI (Light Industrial). Medical offices, zoned OI, are located to the west across Canton Road and a public storage facility, zoned CRC (Community Retail Commercial), to the east along Cobb Parkway.

The proposed site plan for the 13.9-acre tract indicates that the development will have 67 front entry townhomes and 23 rear entry townhomes, resulting in a density of approximately 6.5 units per acre (90/13.9). Floodplain areas are not to be used when determining density; therefore, the density of this property will likely be higher due to the unstudied floodplain area in the southeastern corner. The proposed PRD-MF residential development will have only one access point from Canton Road.

Use Potential and Impacts

The purpose of the PRD-MF zone is to allow flexible site planning and building arrangements under a unified plan of development so that innovative land planning methods may be used to foster natural resource conservation and neighborhood cohesiveness. From a land use perspective, a townhouse development with a density of approximately 7 units/acre would be an appropriate transition between the low-density single-family residences to the south, apartments to the north, and medical offices to the west, as long as the homes to the south are adequately buffered. These homes could potentially serve as a convenient, affordable housing option for workers and students of the nearby hospital and universities.

The following are variances apparent from the submitted site plan:

- Variance to disturb and reduce the required 30' buffer against single family residential to a replanted 20' buffer. This buffer must contain a 6' tall opaque fence.

The PRD-MF zoning district requires a 150 feet minimum lot width. The following variance would be necessary for this property:

- Variance to reduce the minimum tract width at the Canton Road frontage from 150' to 140.'

The City of Marietta Future Land Use Map identifies the majority of the subject property (750 Canton Road and 899 Cobb Parkway North) as suitable for Community Service and Institution uses. The purpose of the Community Service and Institution category is to provide for certain governmental and institutional land uses such as governmental buildings, police and fire stations, colleges, churches, hospitals, etc. Compatible zonings include OI and OIT.

The City's Future Land Use Map identifies the two small rectangular properties in the southwest corner of the subject property (720 & 730 Canton Road) as low-density residential. The purpose of the Low-density Residential category is to provide areas suitable for low-density housing with densities up to (3) dwelling units per acre. While single-family detached housing is the most appropriate type of development for this classification, it is unlikely that this property would ever be developed in that manner. The requested PRD-MF zoning category is not compatible with either of these future land use designations.

Environmental Impacts

The proposed site is undeveloped, heavily wooded, and is impacted by a large Georgia Power Company easement. The 2013 FEMA maps indicate the floodplain ending just inside the property line in the southeastern corner; but a flood study extension will be required to determine the actual boundaries of the floodplain and establish base flood elevations. Stream bank buffers also exist on the property, which creates a concern for storm water management. There appears to be many environmental concerns within this site, although it is difficult to determine the exact impacts of the proposed development without additional information.

Economic Functionality

The subject property has historically been unused and undeveloped. Most of the land in the area has been developed and this is one of few remaining undeveloped sites. In recent years, many properties in the area have been rezoned to OI from other classifications because of the high demand for more medical office buildings; therefore it is reasonable to assume that the property does have a reasonable economic use as it is currently zoned.

Infrastructure

Most of the units will be front loaded townhomes. However, twenty three (23) units will be rear loaded and face a central green containing the pool and pool house. These units will be served by a twenty (20) foot wide "alley." Alleys are not permitted to serve as primary access to units according to Section 716.06, despite meeting the minimum travelway for public and private streets. There also is not enough width to provide an easement for a private street (minimum 50' width).

However, similar developments (Manget, Marvelle) have relabeled the alleys as streets and given variances for easement widths to cover the travelway. In order to implement the design for access to units 68 – 90, one of the following variances would be necessary:

- Variance to allow an alley as a primary means of access for units 68 – 90
 - *Any development for which alleys are proposed shall be reviewed and approved by City Council at a regularly scheduled meeting as a separate item on the agenda.*

~ or ~

- Variance to reduce the easement width for a private street (marked “alley”) from 50’ to 20’.

The proposed development will have a negative impact on the transportation network and traffic flow in this area. It is estimated that there will be approximately 523 cars generated by the proposed development. Multi-family developments containing more than 100 dwelling units and single family developments containing more than 51 units are required to provide at least two access points on arterial or collector streets. The proposed development includes a total of 90 units and only one access point, with little opportunity for another access point. However, either another access point must be added or a variance from this requirement would be necessary:

- Variance to allow a 90 unit subdivision have only one access point to an arterial or collector road.

Streets designed to have one end permanently closed shall provide a turnaround having a minimum roadway diameter of 80 feet and right-of-way diameter of 100 feet. Cul-de-sacs shall not exceed 700 feet in length. The proposed design would need the following variance:

- Variance from Section 730.01(E) Cul-de-sacs.

The following comments from Public Works must be addressed as well:

- Accl/decel lane if it can fit within the right of way without easement or right of way from adjacent owners. May consider waiving the requirement if a left turn bay is constructed within Canton Road.
- Need at least one cul-de-sac on the opposite side of the creek near the rear of the roadway. In lieu of a cul-de-sac, it is preferable to add a connecting road to make a loop on the opposite side of the creek (no additional creek crossing for connecting road).
- Flood study extension required.
- Sidewalk along Canton Rd required (5ft s/w + 2ft grass strip).

The applicant has not identified whether there are plans for the development to be gated.

The school system expects this development to add twenty nine (29) children to the Marietta School System. This would place stress on the servicing elementary (West Side) and middle schools, as they are nearing capacity.

History of Property

On October 23, 1975 (Z-7528), 776 & 778 Canton Road (the two small rectangular properties in the southwest corner of the subject property) were rezoned from R-15 to OI. No subsequent development has ever occurred.

On November 9, 1994 (Z-9426), all the remaining parcels within the subject property, including 780 & 790 Canton Road and 899 Cobb Parkway North, were rezoned from FST-6 (Fee-Simple Townhomes- 6 units/ acre) to OI with the following stipulations:

1. A 25' wide buffer shall be established adjacent to the residentially zoned property.
2. The buffer area shall consist of a permanent wall or wood fence not less than 6 feet in height and a screen of evergreen and deciduous trees not less than 6 feet in height. The wall or fence shall be installed 3 feet off the exterior property line and evergreens and deciduous trees planted in the three feet area between the fence or wall and exterior property line.
3. No trees to be removed from the designated buffer areas unless approved by the Zoning Administrator.
4. No more that 50 percent of the existing trees having a trunk diameter of 5 inches or greater measured at 4 ½ feet above the ground on any lot shall be removed.
5. Outdoor lighting shall be arranged and installed so as not to reflect or cause glare on abutting properties.
6. Before any development begins, the developer will submit the site plan and the landscaping plan to the Planning Commission and City Council for approval.

An application to rezone (Z2006-18) these parcels in 2006 from OI to PRD-MF for a 105 townhome community was submitted, but withdrawn prior to having a public hearing.

Other Issues

PRD-MF is a site specific zoning, which requires City Council approval of a detailed plan prior to beginning construction. Detailed plans, which include a site plan, tree plan, and building elevations, are submitted to Council by way of the Judicial Legislative Committee. The plan approved with the rezoning becomes the General Plan and shall convey all rights associated with a preliminary plat.

The following are requirements for condominium townhomes built within the PRD-MF zoning district that cannot be verified based on the information provided. These are issues that will have to be verified at the detailed plan or platting stage:

- Minimum floor areas for the units
- Maximum building height
- Mandatory homeowners association

- Four sided architecture using brick, stone, stucco (not EFS type) or fiber-cement siding
- No more than 5% of the homes shall be renter occupied at any time
- Two car garage plus 20' deep driveway (from back of curb or sidewalk, if present)
- Acceleration and deceleration lane if required by Public Works
- Amount of area devoted to recreation
- No more than 12 parking spaces in a row are allowed without a tree island. The row in front of the amenity area would need to be modified.

The site plan indicates no apparent passive recreational features, but does have an active recreational feature, which includes an amenity area with a pool and clubhouse. To meet code, 1.8 acres would be required to be developed with at least one passive recreational feature, such as a walking trail, pavilion, gazebo or picnic area, and at least one active recreational feature, such as a swimming pool, playground or tennis courts. Active recreational areas must be outside of any floodplain area and located in such a manner that at least 75% of the townhouses are within 300 feet, as measured from the building footprints. Any recreation area, whether passive or active, must be located in an area with a slope of less than 15%; however, all recreation areas must meet ADA requirements for accessibility. Active recreational areas must be improved through the use of terracing or other techniques to provide a usable area, such that at least 25% of the entire recreational area shall have a slope of no greater than 3%.

ANALYSIS & CONCLUSION

Traton Homes, LLC, is requesting the rezoning four undeveloped parcels, approximately fourteen (14) acres in size, from OI to PRD-MF for a 90-unit townhome community. The subject properties are located on Canton Road and Cobb Parkway North, just north of Sequoia Road. The surrounding properties include single family homes (R-3) to the south, an apartment complex (RM-12) to the north, medical offices (OI) to the west across Canton Road, and a public storage facility (CRC) to the east.

The purpose of the PRD-MF zone is to allow flexible site planning and building arrangements under a unified plan of development so that innovative land planning methods may be utilized which foster natural resource conservation and neighborhood cohesiveness as well as neo-traditional developments. From a land use perspective, a townhouse development with a density of approximately 7 units/acre would be an appropriate transition between the low-density single-family residences to the south, apartments to the north, and medical offices to the west, as long as the homes to the south are adequately buffered. These townhomes could potentially serve as a convenient, affordable housing option for workers and students of the nearby hospital and universities.

However, the subject property contains many developmental challenges: Georgia Power easement, unstudied floodplain, stream buffers, and limited access to the road network and the following variances would be necessary for the proposed design to be implemented:

1. Variance to disturb and reduce the required 30' buffer against single family residential to a replanted 20' buffer. This buffer must contain a 6' tall opaque fence.
 2. Variance to reduce the minimum tract width at the Canton Road frontage from 150' to 140.'
 3. Variance to allow a 90 unit subdivision have only one access point to an arterial or collector road.
 4. Variance from Section 730.01(E) Cul-de-sacs.
 5. Variance to allow an alley as a primary means of access for units 68 – 90
 - *Any development for which alleys are proposed shall be reviewed and approved by City Council at a regularly scheduled meeting as a separate item on the agenda.*
- ~ or ~
- Variance to reduce the easement width for a private street (marked "alley") from 50' to 20'.

The City of Marietta Future Land Use Map identifies the future land use of these properties as mostly CSI (Community Service and Institution) and LDR (Low Density Residential). The requested PRD-MF zoning category is not compatible with either of these future land use designations.

Prepared by: Shelly Winells

Approved by: Rusty Roth



DATA APPENDIX

CITY OF MARIETTA - WATER

Is a water line adjacent to the property?	Yes. On Canton Road
If not, how far is the closest water line?	--
Size of the water line?	8"
Capacity of the water line?	Variable based on condition of main
Approximate water usage by proposed use?	36,000 GPD

CITY OF MARIETTA - SEWER

Is a sewer line adjacent to the property?	Yes
If not, how far is the closest sewer line?	--
Size of the sewer line?	8"
Capacity of the sewer line?	Variable
Estimated waste generated by proposed development?	36,000 GPD
Treatment Plant Name?	R.L. Sutton WRF
Treatment Plant Capacity?	Cobb Water must confirm
Future Plant Availability?	Cobb Water must confirm

DATA APPENDIX CONTINUED

DRAINAGE AND ENVIRONMENTAL CONCERNS

Does flood plain exist on the property?	Yes
What percentage of the property is in a floodplain?	1%
What is the drainage basin for the property?	Sope Creek
Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency?	No
If so, is the use compatible with the possible presence of wetlands?	N/A
Do stream bank buffers exist on the parcel?	Yes
Are there other topographical concerns on the parcel?	No
Are the storm water issues related to the application?	No
Potential presence of endangered species in the area?	No

TRANSPORTATION

What is the road effected by the proposed change?	Canton Rd
What is the classification of the road?	Arterial
What is the traffic count for the road?	N/A
Estimated number of cars generated by the proposed development?	523
Estimated number of trips generated by the proposed development?	0
Do sidewalks exist in the area?	No
Transportation improvements in the area?	No
If yes, what are they?	N/A

- Acel/Decel lane if it can fit within the right of way without easement or right of way from adjacent owners. May consider waiving the requirement if a left turn bay is constructed within Canton Road.
- Must have two outlets per code.
- Need at least one cul-de-sac on the opposite side of the creek near the rear of the roadway. In lieu of a cul-de-sac, it is preferable to add a connecting road to make a loop on the opposite side of the creek (no additional creek crossing for connecting road).
- Flood study extension required.
- Sidewalk along Canton Rd required (5ft s/w + 2ft grass strip).



EMERGENCY SERVICES

Nearest city or county fire station from the development?	Station 56 805 Allgood Rd
Distance of the nearest station?	0.6 mi
Most likely station for 1 st response?	Station 56 805 Allgood Rd
Service burdens at the nearest city fire station (under, at, or above capacity)?	none

- Turning radius to be 35-feet (AASHTO SU-30)
- Bridge to be constructed and maintained according to AASHTO HB-17, and shall be designed and rated to carry at least 72,000 lbs
- Provide accessible parking and related accessibility features at clubhouse and mail kiosk.
- All fire apparatus access roads shall be 20-feet wide from back of curb to back of curb.
- Dead end streets greater than 150 feet shall be provided with an approved area for turning around fire apparatus. Hammerheads shall be constructed to the following specifications: all turnarounds shall maintain 20-feet of drivable surface; traditional hammerhead shall be 60-feet from the centerline of the roadway to the back of curb in each direction, and minimum turning radius is 28-feet. The alternate design, which is utilized between 51 and 52 on the plan calls for a minimum of 70-feet from the back of curb to back of curb. There is currently 57 feet provided, and width of 16 feet approximate, at that location.
- Fire hydrants with water service must be installed within 300 feet of construction before framing begins.
- Addresses shall be posted and clearly visible to the fire department access road.

MARIETTA POWER - ELECTRICAL

Does Marietta Power serve this site? Yes _____ No _____

If not, can this site be served? Yes _____ No _____

What special conditions would be involved in serving this site?

Additional comments:



DATA APPENDIX CONTINUED

MARIETTA CITY SCHOOLS

Marietta City Schools Impact Assessment:

Elementary School System Servicing Development:	West Side Elementary
Middle School Servicing Development:	Marietta Middle School
High School Servicing Development:	Marietta High School
Capacity at Elementary School:	500 – 600
Capacity at Middle School:	1,300 – 1,400
Capacity at Marietta Sixth Grade Academy:	800 – 900
Capacity at High School:	2,500 – 2,600
Current enrollment of Elementary School:	535
Current enrollment of Middle School:	1,331
Current enrollment of High School:	2,116
Number of students generated by present development:	0
Number of students projected from the proposed development:	29
New schools pending to serve this area:	None
<p><u>Comments:</u> 90 homes in development</p>	



Department of Development Services
 205 Lawrence Street
 Marietta, Georgia 30060
 Phone (770) 794-5440
 Brian Binzer, AICP, Director

APPLICATION FOR REZONING

(OWNER/APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT ALL PUBLIC HEARINGS)

For Office Use Only:

Application #: 22016-13 Legistar #: 20160386 PZ #: 16-203
 Planning Commission Hearing: 06/01/2016 City Council Hearing: 06/08/2016

Owner's Name HCA Realty, Inc. Email Address: _____
 One Park Plaza
 Mailing Address Nashville, TN Zip Code: 37203 Telephone Number _____

COMPLETE ONLY IF APPLICANT IS NOT OWNER:
Applicant Representative: J. Kevin Moore - Moore Ingram Johnson & Steele, LLP
 Applicant: Traton Homes, LLC
 Mailing Address 720 Kennesaw Avenue, Marietta, GA Zip Code: 30060
 Telephone Number (770) 427-9064 Email Address: clif@tratonhomes.com

Address of property to be rezoned: 899 N. Cobb Parkway
720, 730, 750 Canton Road
 Land Lot (s) 10160 District 16 Parcel 0190, Acreage 13.92± Ward 5B Future Land Use: CSI
10170 District 16 Parcel 0210, Acreage 13.92± Ward 5B Future Land Use: CSI
0100, 0300 LDR
 Present Zoning Classification: 0I Proposed Zoning Classification: PRD-MF

REQUIRED INFORMATION

Applicant must submit the following information by **4:00 p.m.** on or before the application deadline. Failure to submit any item, or any additional information that might be requested, on or before the deadline will result in the application being held until the next scheduled meeting of the Planning Commission.

1. **ALL rezoning submittals must include proposed plans, supplementary material, etc. in Adobe Acrobat on computer disk. The original application must be submitted with ALL original signatures - Copies of the application or signature(s) will NOT be accepted.**
2. Legal Description. **Legal description must be in a WORD DOCUMENT.**
3. Application fee (\$500)
4. Copy of the deed that reflects the current owner(s) of the property.
5. Copy of current tax bill showing payment or a certification from the City of Marietta Tax Office stating that taxes have been paid.
6. Plat/survey showing the dimensions, acreage, location of the tract(s) and utility easements prepared by an architect, engineer (P.E. or Civil Engineer), landscape architect or land surveyor whose state registration is current and valid and whose seal shall be affixed to the plat/survey.
 - Site plan: One copy scaled to an 8 1/2" X 11" size, plus 25 copies, if larger than 11" x 17", drawn to scale prepared by an architect, engineer, (P.E. or Civil Engineer), whose state registration is current and valid, showing the following:
 - Specific use or uses proposed for the site
 - Locations, sizes and setbacks of proposed structures, including the number of stories and total floor area
 - Detention/retention areas
 - Public or private street(s) - right of way and roadway widths, approximate grades
 - Location and size of parking area with proposed ingress and egress
 - Specific types and dimensions of protective measures, such as buffers
 - Landscaping
 - Wetlands and 100 year floodplain
7. A detailed written description of the proposed development / project must be submitted with the rezoning application.

AMENDMENT TO APPLICATION FOR REZONING
(Amended May 3, 2016)

Application No.: Z2016-13
Legistar No.: 20160386
Hearing Dates: June 1, 2016
June 8, 2016

Applicant: Traton Homes, LLC
Property Owner: HCA Realty, Inc.

AMENDED DESCRIPTION OF PROPOSED DEVELOPMENT/PROJECT

The property which is the subject of the Application for Rezoning by Applicant, Traton Homes, LLC (hereinafter "Applicant") consists of a total tract of 13.92 acres, more or less, and is located on the easterly side of Canton Road, southwesterly of Cobb Parkway, and easterly of the WellStar Kennestone Hospital medical campus, Land Lots 1016 and 1017, 16th District, 2nd Section, City of Marietta, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"). The Rezoning Application seeks approval of a request to rezone the Subject Property from its existing OI zoning category to the PRD-MF category. Applicant is seeking rezoning for a quality townhome community.

Applicant proposes the construction of a maximum of ninety (90) townhome units. All residences shall be traditional or Craftsman style in architecture and design, with the exteriors consisting of brick, stone, stacked stone, cedar shake, board and batten, siding, and combinations thereof. All residences shall have two car garages. Access to the proposed development shall be from Canton Road. Extensive landscaping will be installed for the overall project. Additionally, Applicant proposes a central open space which shall be heavily landscaped and used and enjoyed by residents of the proposed community for passive and active recreational activities and gatherings.

Applicant will supplement its Application for Rezoning with additional items; including, but not limited to the following, throughout the rezoning process:

- (1) Updated and revised Concept Plan, if necessary;
- (2) Landscape Plan for buffer areas and proposed Open Space area; and
- (3) Elevations, floorplans, and finishes.

A detailed letter of agreeable zoning stipulations and conditions will be submitted on behalf of Applicant prior to the hearings before the Planning Commission and City Council. Any required variances will be more particularly set forth during the rezoning process.

Applicant is very excited with the opportunity of this new project within the City of Marietta. The project will redevelop the Property for a much-needed product for the general Canton Road/Cherokee Street/WellStar Kennestone Hospital area and City as a whole.

TO: Marietta Daily Journal

FROM: City of Marietta

RUN AD DATE: May 13, 2016

PUBLIC NOTICE OF REZONINGS, CODE AMENDMENT, AND VARIANCES

The City of Marietta hereby gives notice that a public hearing will be held on the following by the Planning Commission on **Wednesday, June 1, 2016, 6:00 P.M.**, City Hall, for a recommendation to the City Council at their meeting on **Wednesday, June 8, 2016, 7:00 p.m.**, City Hall, for a final decision to be made.

Z2016-13 [REZONING] HCA REALTY, INC (TRATON HOMES, LLC) is requesting the rezoning of 13.92 acres located in Land Lots 1016 and 1017, District 16, Parcels 0190, 0210, 0100, and 0300, 2nd Section, Marietta, Cobb County, Georgia, and being known as 720, 730, and 750 Canton Road; and 899 Cobb Parkway North from OI (Office Institutional) to PRD-MF (Planned Residential Development – Multi-Family). Ward 5B.

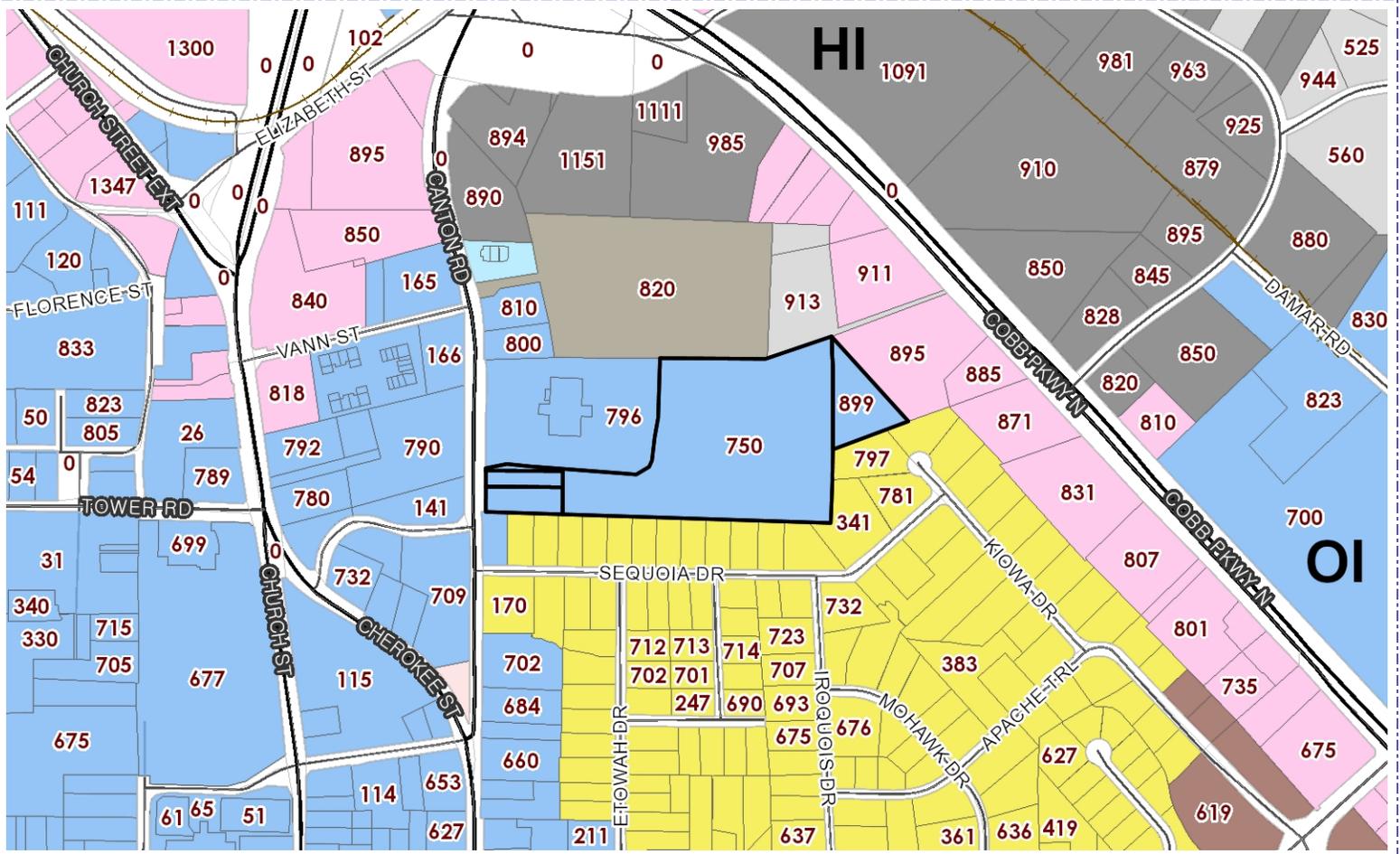
A description and plat of the property sought for the rezoning and future land use assignment are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto.

For additional information please call the Planning and Zoning Office (770) 794-5669.

Accessibility to Meetings: If you believe you may need the City/BLW to provide special accommodations in order to attend/or participate in any of the above meetings, please call Mr. Patrick Henley, ADA Coordinator, at 770-794-5558 (voice) or 770-794-5560 (TDD) no later than 48 hours before the date of the above meeting.

City of Marietta
205 Lawrence Street
Marietta, Georgia 30060

Rezoning



Address	Parcel Number	Acreage	Ward	Zoning	FLU
750 CANTON RD	16101600100	10.986	5B	OI	CSI
730 CANTON RD	16101600210	0.405	5B	OI	LDR
720 CANTON RD	16101600190	0.657	5B	OI	LDR
899 COBB PKWY N	16101700300	1.379	5B	OI	CSI

Property Owner:	HCA Realty	
Applicant:	Traton Homes	
Proposed Zoning:	PRD-MF	
Agent:		
Proposed Use:		
Planning Commission Date:	06/01/2016	
City Council Hearing Date:	06/08/2016	Case Number: Z2016-13

Zoning Symbols

- Railroads
- City Limits
- Cobb County Pockets
- NA
- R1 - Single Family Residential (1 unit/acre)
- R2 - Single Family Residential (2 units/acre)
- R3 - Single Family Residential (3 units/acre)
- R4 - Single Family Residential (4 units/acre)
- RA4 - Single Family Residential - Attached
- RA6 - Single Family Residential - Attached
- RA8 - Single Family Residential - Attached
- MHP - Mobile Home Park
- PRD-SF - Planned Residential Dev. Single Family
- RM8 - Multi Family Residential (8 units/acre)
- RM10 - Multi Family Residential (10 units/acre)
- RM12 - Multi Family Residential (12 units/acre)
- RHR - Residential High Rise
- PRD-MF - Planned Residential Dev Multi Family
- NRC - Neighborhood Retail Commercial
- CRC - Community Retail Commercial
- RRC - Regional Retail Commercial
- PCD - Planned Commercial Development
- LI - Light Industrial
- HI - Heavy Industrial
- PID - Planned Industrial Development
- MXD - Mixed Use Development
- CBD - Central Business District
- OIT - Office Institutional Transitional
- LRO - Low Rise Office
- OI - Office Institutional
- OS - Office Services
- OHR - Office High Rise

