

## Simplified Zoning

### Proposed Zoning Districts

September 2025

Zoning District	Purpose	Characteristics	Character Sector
<b>Natural Preservation (N1)</b>	To protect natural features and resources and to buffer larger natural land areas.	Features larger, contiguous areas of exceptional natural lands including woodlands, wetlands, and other environmentally sensitive areas that provide ecological benefits, habitat protection, and recreational opportunities.	Natural Spaces (Preservation)
<b>Natural Conservation (N2)</b>	To protect natural features and resources.	Includes smaller, more fragmented natural lands that provide ecological benefits, habitat protection, and recreational opportunities.	Natural Spaces (Conservation)
<b>Agricultural Preservation (A1)</b>	To protect large areas of prime agricultural land and to sustain the viability of agricultural operations.	Features larger, contiguous areas of farmland which include prime soils and other physical characteristics that collectively produce economically sustainable yields.	Agricultural Areas (Preservation)
<b>Agricultural Conservation (A2)</b>	To protect agricultural land and to sustain the viability of smaller agricultural operations.	Includes smaller, more fragmented agricultural areas that support a rural economy.	Agricultural Areas (Conservation)
<b>Rural Crossroads (RC)</b>	To provide for a flexible mix of residential, commercial, light industrial, and manufacturing uses in a rural context.	Features places of regional significance that support rural economies and communities.	Rural Communities (Other Developed Lands)
<b>Rural Special District (RSD)</b>	To accommodate larger uses with unique land patterns, building forms, and/or impacts (e.g. mineral extraction) in a rural context.	Includes space-consuming uses that are least compatible with residential uses due to inherent noise, vibration, lighting, dust, environmental impacts, and/or generation of truck traffic.	Special Districts
<b>Village Mixed Use Residential (VMUR)</b>	To provide for primarily residential and infill development interspersed with a mix of compatible, non-residential uses.	Features smaller lots and pedestrian-oriented streetscapes that preserve and enhance existing village development patterns through new or adaptive reuse/residential infill development.	Rural Communities (Core Areas)
<b>Village Mixed Use Commercial (VMUC)</b>	To provide for predominantly retail, commercial, and service businesses interspersed with a variety of residential types.	Features smaller lots and pedestrian-oriented streetscapes that preserve and enhance existing village development patterns through new or adaptive reuse/infill development in rural business districts.	Rural Communities (Core Areas)
<b>Existing Residential (ER)</b>	To recognize existing suburban neighborhoods and to provide for incremental infill of diverse housing types.	Features existing single-family homes in residential-only neighborhoods with potential for further subdivision or gradual infill development that retains current neighborhood character.	Suburban Communities
<b>Medium Density Residential (MR)</b>	To promote a diverse mix of housing types with medium density.	Includes a mix of residential uses and a variety of lot sizes.	Urban Perimeters
<b>Mixed Use-Residential (MUR)</b>	To promote a mix of high-density housing types along with pedestrian-oriented commercial and institutional uses.	Includes predominantly residential uses located near public transit, pedestrian and bicycle networks, public utilities, and non-residential amenities that support higher-density development.	Urban Perimeters

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<b>Mixed Use-Commercial (MUC)</b>	To promote a mix of uses that collectively form a business-oriented hub or a smaller borough core that remains compatible with its surrounding context.	Includes predominantly non-residential, business-oriented uses integrated with residential uses, walkable connections to surrounding zones, and infrastructure such as public transit, bicycle networks, and public utilities.	Urban Perimeters
<b>Mixed Use-Highway (MUH)</b>	To accommodate a mix of highway-oriented commercial, light industrial, and some residential uses that serve the local community and passing motorists.	Includes a mix of highway-oriented retail, light industrial, manufacturing, and some residential uses located adjacent to heavily used transportation networks and hubs	Suburban Communities
<b>Mixed Use-Enterprise (MUE)</b>	To provide for low-impact, light industrial and manufacturing uses necessary for local business start-up and growth, along with some commercial uses where products are created, stored, and sold on the same lot.	Includes industrial/manufacturing uses that are compatible with other land uses due to relatively low environmental impacts, creation of consumer-oriented products made from previously prepared materials, and/or limited product distribution.	Urban Perimeters and Suburban Communities
<b>Heavy Industrial – Manufacturing (IM)</b>	To recognize industrial uses which require large lots, heavy machinery, and proximity to regional transportation networks.	Includes industrial/manufacturing uses that are less compatible with residential neighborhoods due to inherent noise, vibration, lighting, dust, and/or environmental impacts related to larger-scale production activities.	Special Districts
<b>Industrial-Warehouse (IW)</b>	To accommodate wholesale businesses and warehouses which require large lots and proximity to regional transportation networks for product distribution.	Features warehousing and related uses with similar impacts located near transportation networks or interchanges that accommodate significant truck traffic.	Suburban Communities and Special Districts
<b>Downtown Core – Borough (DCB)</b>	To encourage adaptive reuse/infill development while preserving and enhancing a vibrant sense of place within borough business districts.	Encourages walkability with a dense mix of varied uses that complements historic borough character while serving as a region’s social, cultural, and commercial hub.	Urban Cores (Boroughs)
<b>Downtown Core – City (DCC)</b>	To encourage adaptive reuse/infill development while preserving and enhancing a vibrant sense of place and consumer activity within the County’s largest downtown core.	Features walkability, on-street parking, centralized off-street parking structures, a public transit hub, and a dense mix of residential and non-residential uses that is consumer and visitor-oriented while complementing historic character and serving as a social, cultural, and commercial destination.	Urban Cores (City)

----- Separates districts with on-lot sewer and water from districts served by public utilities