
° = feet/stories

* = Abutting a residence

' = one-bedroom unit

^ = Max. building length of 120 ft

~ = Abutting any other district

" = two-bedroom unit

Evaluating Land Use Changes

Changing the land use or zoning designation on any property can have far reaching physical, environmental, financial, and legal consequences. Therefore, a careful evaluation of proposed rezonings is essential. As with any land use decision, the use of standards is essential to reaching fair and consistent decisions. The following evaluation measures are included in the master plan to permit their use by the planning commission and city council when rezoning or land use changes are contemplated.

- **Consistency with master plan.** If conditions upon which the joint master plan was developed have changed significantly since the document was adopted (e.g., economic factors, demographic shifts, new utility lines, changing traffic conditions, or other reasons), the planning commission and city council should consider these events as part of their deliberation. Particular attention should be paid to the adopted goals, objectives, and policies to ensure that they remain valid, and that the proposed rezoning or land use change does not impair their intent.
- **Compatibility.** All of the uses allowed in the proposed district should be compatible with the conditions present on the site and in the immediate vicinity of the site especially in terms of density, character, traffic, aesthetics, and property values. The master plan provides several guidelines, as noted above, which should be considered when determining whether or not the proposed district is compatible with the neighborhood and the area as a whole.
- **Capability of being used as already zoned.** It is the right of every property owner to receive a reasonable return on the investment placed on property. This does not mean that zoning is a slave to the "highest and best use," which is not a zoning, but a real estate term. It does mean that there should be a reasonable use available within the zone district. However, if the property is capable of being used as zoned, there will need to be a compelling reason to change. These reasons may be related to the first two standards of consistency and compatibility.

Site plans will generally not be considered as part of a rezoning request. The planning commission and/or city council will not be swayed by what is proposed by the petitioner. Instead, the City will specifically note that all of the uses permitted in the proposed district may be placed on the site — not just the one shown on a site plan.

Relationship to the Future Land Use Map

This section equates the various zoning districts included on the zoning map with the various classifications included on the future land use map.

- **Low Density Residential.** Low density residential areas are addressed generally on the future land use map. The following zoning district(s) equate to those areas:
 - R-1 — Single Family Residential District
 - PUD — Planned Unit Development District
- **Medium Density Residential.** Medium density residential areas are addressed generally on the future land use map. The following zoning district(s) equate to those areas:
 - R-2 — Single Family Residential District
 - PUD — Planned Unit Development District
- **High Density Residential.** High density residential areas are addressed generally on the future land use map. The following zoning district(s) equate to those areas:
 - R-3 — Multiple Family Residential District
 - MHP — Manufactured Home Park District
 - PUD — Planned Unit Development District
- **Central Business District.** The central business district area is addressed generally on the future land use map. The following zoning district(s) equate to those areas:
 - D-1 — Downtown Core Sub-District
 - D-2 — Downtown Edge Sub-District
- **Highway Commercial.** Highway commercial areas are addressed generally on the future land use map. The following zoning districts equate to those areas:
 - HC — Highway Commercial District

- PUD — Planned Unit Development District
- **Light Industrial.** Light industrial areas are addressed generally on the future land use map. The following zoning districts equate to those areas:
 - LI — Light Industrial District
 - PUD — Planned Unit Development District
- **Public/Quasi-Public.** Public/quasi-public areas are addressed generally on the future land use map as an overlay zone. Although they are identified on the future land use map, they do not equate to any district on the zoning map.
- **Conservation Corridor.** The conservation corridor is addressed generally on the future land use map as an overlay zone. Although it is identified on the future land use map, it does not equate to any district on the zoning map.