

**CITY OF FREEPORT FUTURE LAND USE CATEGORIES/ZONING DISTRICTS
SCHEDULE OF DIMENSIONAL REQUIREMENT**

Future Land Use Categories and Zoning Districts	Minimum Lot Area	Minimum Lot Width	Impervious Surface Ratio	Maximum Building Heights	Minimum Yards (Setbacks)		
					Front	Rear	Sides

EC: ENVIRONMENTAL CONSERVATION FLU CATEGORY (Max. Gross Residential Density: 1 dwelling unit/20 acres)

3.05.11 CON: Conservation Zoning District

Single-family Detached Residential	20 acres	None	None	2. stories or 35'	50'	50'	25'
Permitted Non-residential	None		0.20				

RD: RURAL DEVELOPMENT FLU CATEGORY (Maximum Gross Residential Density: 1 dwelling unit/5 acres)

3.05.02 RR: Rural Development Zoning District

Single-family Detached Residential	5 acres	100' at r-o-w and building setback line	None	2. stories or 35'	40'	40'	20'
Permitted Non-residential Uses	None		0.30				

Future Land Use Categories and Zoning Districts	Minimum Lot Area	Minimum Lot Width	Impervious Surface Ratio	Maximum Building Heights	Minimum Yards (Setbacks)		
					Front	Rear	Sides

LDR: LOW DENSITY RESIDENTIAL FLU CATEGORY (Maximum Gross Residential Density: 4 dwelling units/acre)

3.05.03 R-1: Low Density Residential Zoning District

Single-family Detached Residential	10,000 sf/unit	50' at r-o-w 90' at building setback line	0.30	2. stories or 35'	Avg depth of adjacent lots or 25'	25	10% of lot width, need not exceed 15'
Permitted Non-residential Uses	None						

ER: ESTABLISHED RESIDENTIAL FLU CATEGORY (Maximum Gross Residential Density: 16 dwelling units/acre)

3.05.03 R-1: Low Density Residential Zoning District

Single-family Detached Residential	10,000 sf/unit	50' at r-o-w 90' at building setback line	0.30	2. stories or 35'	Avg depth of adjacent lots or 25'	25	10% of lot width, need not exceed 15'
Permitted Non-residential Uses	None						
3.05.04 R-2: Medium Density Residential Zoning District	None	None			20'		10%, need not exceed 15'

Future Land Use Categories and Zoning Districts	Minimum Lot Area	Minimum Lot Width	Impervious Surface Ratio	Maximum Building Heights	Minimum Yards (Setbacks)		
					Front	Rear	Sides
3.05.05 R-3: High Density Residential Zoning District							
Single-family Detached Residential	5,000 sf/unit	50' at r-o-w and building setback line	0.50	2. stories or 35'	Avg depth of adjoining lots or 15'	15'	7.5'
Duplex, Triplex, Quadruplex, Townhouse	3,000 sf/unit				30' if parking in front, 15' if parking in rear or side		10%, need not exceed 15'
Multi-family, Condominium	None	None		3 stories or 45'	15'		
Permitted Non-residential Uses							
MU: MIXED USE FUTURE LAND USE CATEGORY (Gross Residential Density: 4 to 14 dwelling units/acre)							
<i>3.05.04 R-2: Medium Density Residential Zoning District</i>							
<i>3.05.05 R-3: High Density Residential Zoning District</i>							
3.05.06 RC: Residential/Neighborhood Commercial Zoning District							

Future Land Use Categories and Zoning Districts	Minimum Lot Area	Minimum Lot Width	Impervious Surface Ratio	Maximum Building Heights	Minimum Yards (Setbacks)		
					Front	Rear	Sides
3.05.07 C-1: General Commercial Zoning District							
Permitted Residential Uses	Same as R-3 Zoning District (2.02.05)						
Permitted Non-residential Uses	None	None	0.70	3 stories or 45'	20'	20'	10%, need not exceed 15'
UD: URBAN DEVELOPMENT FUTURE LAND USE CATEGORY (Gross Residential Density: 4 to 14 dwelling units/acre)							
3.05.04 R-2: Medium Density Residential Zoning District							
3.05.05 R-3: High Density Residential Zoning District							
3.05.06 RC: Residential/Neighborhood Commercial Zoning District							
3.05.07 C-1: General Commercial Zoning District							
Permitted Residential Uses	Same as for R-3 Zoning District (2.02.05)						
Permitted Non-residential Uses	None	None	0.85	3 stories or 45'	15'	15'	10%, need not exceed 15'
3.05.08 C-2: High Intensity Commercial Zoning District							
Permitted Non-residential Uses	None	None	0.70	3 stories or 45'	15'	15'	10'

Future Land Use Categories and Zoning Districts	Minimum Lot Area	Minimum Lot Width	Impervious Surface Ratio	Maximum Building Heights	Minimum Yards (Setbacks)		
					Front	Rear	Sides
PS: PUBLIC SERVICE FUTURE LAND USE CATEGORY							
3.05.12 PS: Public Service Zoning District							
Permitted Non-residential Uses	None	None	0.50	3 stories or 45'	15'	15'	10'
C: COMMERCIAL FUTURE LAND USE CATEGORY							
3.05.07 C-1: General Commercial Zoning District							
Permitted Non-residential Uses	None	None	0.70	3 stories or 45'	15'	15'	10'
3.05.08 C-2: High Intensity Commercial Zoning District							
Permitted Non-residential Uses	None	None	0.70	3 stories or 45'	15'	15'	10'
I: INDUSTRIAL FUTURE LAND USE CATEGORY							
3.05.09 I-1: Light Industrial Zoning District							
Permitted Non-residential Uses	6 acres	50' at r-o-w and 400' within 200' parallel to the r-o-w	0.70	3 stories or 45'	30'	10'	10'

3.05.10 I-2: General Industrial Zoning District

Permitted Non-residential Uses	10 acres	50' at r-o-w and 400' within 200' parallel to the r-o-w	0.70	3 stories or 45'	35'	25'	10'
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GENERAL AGRICULTURAL CATEGORY

3.05.01: Rural Agricultural District

Permitted Non-residential Uses	20 acres 1 acre for SFD	100' at r-o-w	0.70	3 stories or 45'	35'	25'	10'
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SDD: SPECIAL DEVELOPMENT CATEGORY

3.05.13 SDD: Special Development Zoning District***

Permitted Residential Uses	Same as for R-1 Zoning District (2.02.03)						
Permitted Non-residential Uses	None						

** This change would:

1. Eliminate the non-conforming uses in the Mixed Use area in the northeast portion of the city (assumes a rather liberal interpretation of the code and requires fences be around areas of outside storage).
2. Opens mixed use and urban development areas to a wider variety of commercial uses (assuming zoning districts are assigned). Increase the allowable intensities of the Mixed Use and Urban Development FLU areas.

***This is a temporary zoning district classification used only until preliminary development plans have been approved at which time a rezoning would occur to assign the permanent zoning district classifications.