

DRAFT

CHAPTER/ARTICLE/SECTION #: §4.1.4 (Parcels with Split Zoning Districts)

REASON FOR AMENDMENT: Add language clarifying zoning district applicability to parcels that contain split zoning and prohibit the creation of new parcels with split zoning districts.

DATE: September 7, 2010

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PROPOSED AMENDMENT:

**§4.1.3 ZONING DISTRICT HIERARCHY**

Under the hierarchy established by this Ordinance, the RM district is the most restrictive base zoning district, while the I district is the least restrictive base zoning district. The table of Section 4.1.1 presents the districts in order, from most to least restrictive. The Planned Development, Overlay and Special Purpose zoning districts are not included in the zoning district hierarchy.

**§4.1.4 EXISTING AND PROPOSED PARCELS CONTAINING SPLIT ZONING DISTRICTS**

**A. Existing Lots of Record with Split Zoning Districts**

**Uses and development standards for existing lots of record with split zoning districts shall be limited to the most restrictive zoning district within the parcel per Article 1.9, Conflicting Provisions, and Article 4.1.3, Zoning District Hierarchy.**

**B. No new parcels with split zoning districts shall be created. A property boundary line may be created to eliminate the existing split zoning districts, provided the proposed parcels meet the minimum lot area requirements for the zoning district each parcel is to be located.**

**C. This Section does not apply to mixed use developments such as parcels zoned M-8, M-12 or PD or the Overlay and Special Purpose zoning districts.**

**[Commentary—Planning Staff recommends that property owner(s) with existing split zoning districts apply for a Zoning Map Amendment (Rezoning) in order to eliminate split zoning districts if the Comprehensive Plan supports the proposed future land use or file a Comprehensive Plan Amendment.]**