

ZONING CLASSIFICATIONS

R-E	Estate Residential
R-O	Residential Office
R-1	Single-Family Residential
R-2	Medium Density Residential
R-2S	Medium Density Single Family
R-3	Medium/High Density Residential
R-4	Mobile Home Park or Subdivision
C-1	Central Business District
C-1B	Central Business District Buffer
C-2	Highway Commercial
C-3	Large Scale and Shopping Center Commercial
C-4	Neighborhood and Quiet Business
M-1	Light Industrial District
M-2	Heavy Industrial District
A	Agricultural District
PUD	PLANNED UNIT DEVELOPMENT

Estate Residential District (R-E).

1. General Description.

- a. This district is intended to provide a location for the land situated within the city limits and on the fringe of the urban area that is either land for agricultural purposes or is suitable for development to a lesser density than other, more built-up areas within the City. The types of residences may essentially be semi-rural, estate, or second home, and located on large lots. It is not intended that this district provide a location for a lower standard of residential development but rather a lower density of development.
- b. Existing agricultural enterprises including but not limited to farms, truck gardens, ranches, nurseries, pastures and crops annexed to the City by popular vote after January 1, 1984, can be expanded on their

Residential Office District (R-O).

1. General Description.

- a. The Residential Office District is intended to provide a place for those types of offices, professional and service activities that provide for the regular need or convenience of persons residing in the city. It is further intended to preserve the residential character of the district.
- b. This district is intended to provide conversion of older residential structures to office use. Such offices will be located in established city areas in close proximity to residential uses.
- c. New construction designed to reinforce existing area characteristics and not detrimental to the use of surrounding projects for residential or office use will be allowed in the district.

Single Family Residential District (R-1).

1. General Description.

This represents a restrictive residential district. The principal use of land is for single-family dwellings and related recreational, religious, and educational facilities normally required to provide the basic elements of a balanced and attractive residential area. These areas are intended to be defined and protected from the encroachment of uses not performing a function necessary to the residential environment. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air, and open space for dwellings and related facilities and through consideration of the proper functional relationship of each element.

Medium Density Residential District (R-2).

1. General Description.

This is a residential district designed to provide higher densities, particularly in older neighborhoods of the city. Allowable uses include single-family residential and limited multi-family uses. Off street parking and traffic flow are important issues in this district. Appropriate densities are 3-7 units per acre.

Medium Density Residential District (R-2S).

1. This is a residential district to provide for a slightly higher population density but with basic restrictions similar to the R-1 District. The principal use of land is for single-family, relatively intense concentration of dwelling units served by large open spaces, including common areas and facilities, thereby resulting in low gross densities.

Medium/High Density Residential District (R-3).

1. General Information.

This is a residential district to provide for medium density ranging from 8 to 24 dwelling units per net acre. The principal use of land is for single-family dwellings, 2-family dwellings, townhouses, low-rise multiple-family dwellings, and garden apartment. Recreational, religious, and educational uses normally located to serve residential areas are also permitted to provide the basic elements of convenient, balanced, and attractive living areas. Zero-lot line developments may occur as set forth in this section.

Manufactured Home Park or Subdivision (R-4).

1. General Description.

The R-4 District is designed to provide for either manufactured home parks or manufactured home subdivisions. The distinction is that all land in a manufactured home park is under single ownership of the owner-operator, while in a manufactured home subdivision, individual platted lots may be sold to owner-occupants who place thereon their individually owned manufactured home unit. Recreational, religious, and educational uses normally located to serve residential areas are also permitted to provide the basic elements of convenient, balanced, and attractive living areas.

Central Business District (C-1).

1. General Description.

The C-1 District encompasses the historical portion of the City commonly referred to as “Downtown”. This district is intended for the conduct of personal and business services and the general retail business of the community. Persons living in the community and in the surrounding trade area require direct and frequent access to this area, which provides space for professional offices, banks, and places of amusement, governmental offices, and retailing services of all kinds. Because of its unique and historical nature, normal parking and setback requirements are relaxed.

Central Business Buffer District (C-1B).

1. General Description.

The C-1B District encompasses an area adjoining the Central Business District (C-1). It serves two purposes. The first is to act as a transition zone from the C-1 District to other use districts. The second is to encourage urban design that is compatible with and complementary to the C-1 District. To fulfill those purposes, innovative design is encouraged and flexibility is allowed with regard to parking.

Highway Commercial District (C-2).

1. General Description.

This district is intended to provide space for certain retail and business activities and primarily serves the motoring public. This district provides for the commercial uses that do not need to be in shopping areas or the central business district or which are undesirable in such areas. It is characterized by establishments such as motels, drive-in restaurants, automobile sales and service, general retail, and other activities of this nature.

Large Scale and Shopping Center Commercial District (C-3).

1. General Description.

The Large Scale and Shopping Center Commercial District is intended for unified grouping, and one or more buildings, of retail shops and stores that provide for the regular needs and/or for the convenience of the people residing in the adjacent residential areas. It is intended that the shopping center commercial area be developed as a unit, with adequate off-street parking space for customers and employees, and with appropriate landscaping and screening material. They should be developed on areas of 3 to 6 acres in order to provide space for 4 to 8 stores although larger centers are encouraged. Major streets should be developed as

indicated in the Master Street Plan component of the City's Comprehensive Development Plan.

Neighborhood and Quiet Business District (C-4).

1. General Description.

This commercial district is intended to provide a place for those types of office, service, and commercial activities that provide for the regular needs and/or for the convenience of the people residing in the adjacent residential areas. Because these shops, stores, and offices may be an integral part of the neighborhood closely associated with residential, religious and recreational elements, requirements for light, air and open space are more restrictive than those of other commercial districts. This district can also serve as a buffer between higher intensity commercial districts and residential districts.

Light Industrial District (M-1).

1. General Description.

This industrial district is intended primarily for the conduct of light manufacturing, assembling and fabrication, and for warehousing, wholesale, and service uses. This district is intended for those operations, which are primarily carried on within enclosed buildings having adequate land area for parking and landscaping and with adequate safeguards for safety and aesthetics.

Heavy Industrial District (M-2).

1. General Description.

This industrial district is intended to provide for heavy industrial uses and other uses not otherwise provided for in the districts established by this Zoning Code.

Agricultural (A-1).

1. General Description.

This district is designed to protect the agricultural nature of land that might be annexed into the City of Russellville. These areas may undergo gradual transition to urban uses; however, this is expected to occur in a planned manner. In the interim, it is expected that uses in the agricultural zone will be restricted to those uses normally associated with agricultural enterprises and supporting residential and accessory uses.

Planned Unit Development (PUD).

1. General Description.

- a. This district is designed to encourage innovative design and development. It combines subdivision and zoning review for selected parcels into one process to be acted upon simultaneously. It is intended to provide for greater flexibility in the design of buildings, yards, courts, circulation and open space than would otherwise be possible through the strict application of other district regulations, and to produce:
 - (1) A maximum choice in the types of business and residential developments available to the public.
 - (2) Open space and recreation areas.
 - (3) A pattern of development that preserves natural features and prevents soil erosion.
 - (4) A creative approach to the use of land and related physical development.
 - (5) An efficient use of land resulting in smaller networks of utilities and streets and thereby lowering costs.
 - (6) An environment of stable character in harmony with the surrounding development.
- b. The “PUD” Planned Unit Development Regulations are designed to provide for small and large-scale developments incorporating a single type or a variety of residential, commercial, and related uses, which are planned and developed as a unit. Such development may consist of individual lots or it may have common building sites. Private or public common land and open space must be an essential and major element of the Plan that is related to and affects the long-term value of the homes and other development. A planned unit shall be a separate entity with a distinct character and harmony with surrounding development.
- c. Land in a Planned Unit Development District shall be owned, leased, or otherwise controlled by a person, firm, group of individuals, partnership, corporation, or trust, provided assurances are given through the procedures contained herein that the project can be successfully completed.