

12-County Zoning Map – Detailed Code Categories (as of 3/13/12)

NEOSCC Zoning Classification - Residential
Residential, Rural (3.1 acres or greater/ 131,001 sq. ft. or greater)
Residential, Low-Density (1.51 to 3 acres/ 66,001 to 131,000 sq. ft.)
Residential, Medium-Density (0.26 to 1.5 acres/ 11,001 sq. ft. to 66,000 sq.ft.)
Residential, High-Density (0 to 0.25 acres/ 0 to 11,000 sq. ft.)
Residential, Multi-Family

43,560 sq. ft = 1 acre (for rounding purposes: 11,000 sq. ft. = 0.25 acres; 66,000 sq. ft. = 1.5 acres; 131,000 sq. ft. = 3 acres)

Zoning Classification Definitions

Residential:

Residential, Rural: single detached housing with minimum lot sizes of 3.1 acres or greater/ 131,001 sq. ft. or greater.

Residential, Low-Density: single detached housing with minimum lot sizes between 1.51 and 3 acres/ 66,001 and 131,000 sq. ft.

Residential, Medium-Density: single detached housing with minimum lot sizes between 0.26 and 1.5 acres/ 11,001 and 66,000 sq. ft.

Residential, High-Density: single detached housing with minimum lot sizes of 0.25 acres or less/ 11,000 sq. ft. or less; cluster, row and townhouse units; two-family detached houses.

Residential, Multi-Family: multi-family apartment houses (including three-family units or greater); trailer park developments.

Development Overlay: intended to provide an opportunity for appropriate, creative planned development and redevelopment to occur within designated areas. Development Overlay zoning allows for more flexible use of land than does a more rigid zoning classification, while ensuring the protection of the public health, safety and welfare.

Commercial/ Business: uses including, but not restricted to, retail, service, financial, administrative, professional, governmental, wholesaling, distributing, storing, processing, or a combination of such activities.

Industrial: uses including, but not restricted to, manufacturing or industrial uses which are engaged primarily in the assembly, handling, storage, processing, distributing and treatment of materials, goods and products.

Public Service: uses including, but not restricted to, public schools, fire stations, libraries, recreation sites and facilities, water and sewage treatment facilities, and public utility structures.

Agriculture: uses including, but not restricted to, farming activities, farmland for food and crop production.

No Zoning: jurisdiction does not mandate zoning.