

Regulatory Tools

1. Zoning Districts

Definition - Any area within Jefferson County delineated on the Zoning District Map to which a set of regulations governing permitted land use, density and intensity of development applies.

Residential

Single Family Residential Districts: R-R, R-E, R-1, R-2, R-3, R-4, R-5

Multi-family Residential Districts: R-5A, R-5B (Duplex), R-6, R-7, R-8A

Office-Residential Districts: OR, OR-1, OR-2, OR-3, OTF

Non-Residential

Commercial Districts: C-R, C-N, C-1, C-2, C-3

Manufacturing Districts: C-M, M-1, M-2, M-3

Multipurpose Districts: EZ-1, PEC, PRO, W-1, W-2, W-3

2. Form Districts

Definition - An area with distinct boundaries, delineated on the Zoning District Map to which a set of regulations governing the pattern and form of development and redevelopment applies.

Traditional Form Districts

Traditional Neighborhood (TN), Traditional Marketplace Corridor (TMC), Traditional Workplace (TW), Downtown (DT), Village Center (VC), and Town Center (TC)

Suburban Form Districts

Neighborhood (N), Suburban Marketplace Corridor (SMC), Suburban Workplace (SW), Campus (C), Regional Center (RC), and Village Outlying (VO)

3. Permitted Use

Definition - A use which is specifically authorized by right in a particular zoning district.

4. Permitted Use with Special Standards

Certain uses are appropriate in certain districts only if special standards are applied. Waivers and variances for these special standards shall not be permitted because the uses listed below may only be permitted when these standards have been met. These uses listed in this Part are permitted in the districts indicated provided they conform to the standards and requirements listed in each section.

5. Conditional Use

Definition - A use specifically named in the Land Development Code which may be limited to specific locations and/ or by the requirement that certain conditions be met. Such conditions may be set forth generally in the zoning regulations and/ or may be specifically established on a case-by-case basis by the Commission or board of adjustment. Such conditions may include limitations on the hours of operation and other time limitations, and other requirements of a continuing nature as well as requirements which are made a condition precedent to the construction of a building or the commencement of a use.

** Requires a public hearing before the Board of Zoning Adjustments and final review and approval of a conditional use permit (CUP) by the Board.*