

Purpose of the Districts

R-20A Residential-Agricultural District the purpose of this district is to provide for areas where the principal use of land is for low density residential and agricultural purposes. The regulations of this district are intended to protect the agricultural sections of the community from an influx of uses likely to render them undesirable for farms and future residential development.

R-10 Single-Family Residential District the purpose of this district is to provide areas for conventional single-family neighborhoods. The regulations of this district are intended to discourage any use which, because of its character, would substantially interfere with the development of residences and which would be detrimental to the quiet residential nature of the areas included within this district.

R-8 Single, Two, and Multi-Family Residential District the purpose of this district is to provide areas where a mixture of housing types are allowed, some as permitted and others as conditional uses, with proper review, site planning, and design controls. Planned unit developments are allowed in R-8 districts.

R-6 High Density Single, Two, and Multi-Family Residential District the purpose of this district is to provide for older areas which have developed with a mixture of housing types at fairly high densities. Except in unusual circumstances, it will not be used in new areas, and additional property will not be considered for rezoning to this district.

R-MH Manufactured Home Residential District the purpose of this district is to provide areas in which the principal uses of land are single-family dwellings, two-family dwellings, and manufactured homes on individual lots. Multi-family dwellings and manufactured home parks are conditional uses in this district.

PUD Planned Unit Development District a special district where multiple residential and commercial uses may be proposed and density and lot dimensions may be different from that stated above in trade-off for significant dedication of open space, alternative housing types, and affordable development.

RHO Rowhouse Overlay District a district established to provide development standards for high density single-family residential areas which are in addition to those provided by the underlying zoning districts established by the Unified Development Ordinance.

O/I Office/Institutional District a district designed for office/institutional uses at low to moderate densities and multi-family housing. This district should be used as a transitional zone between areas of conflicting land uses.

B-1 Central Business District the purpose of this district is to provide for those uses which can provide and contribute to a strong retail and service core for downtown Smithfield.

B-2 General Business District the purpose of this district is to provide for those business areas adjacent to the downtown core as well as other intensive and extensive business areas in Smithfield.

B-3 Highway Entranceway Business District the purpose of this district is to allow commercial uses with proper regulations and safeguards to promote the safe and efficient movement of traffic, and the orderly development of land along major arteries leading into Town, while enhancing and preserving the environmental and aesthetic qualities of these areas. The proper location and development of the uses along these corridors will contribute to and enhance trade, tourism, capital investment, and the general welfare.

LI Light Industrial District the purpose of this district is to accommodate commercial warehousing and light industrial uses which will be compatible with the Smithfield area and will not cause adverse effects for the area or adjacent uses.

HI Heavy Industrial District the purpose of this district is to accommodate commercial, warehousing, and heavy industrial uses which will be compatible with the Smithfield area and will not cause adverse effects for the area or adjacent uses.

AD Airport District the purpose of this district is to ensure the appropriate location, design, construction, and maintenance of land uses compatible with air transportation facilities.

OS Open Space District areas of special public interest that should be placed in a zone protected from any permanent development.

EC Entry Corridor Overlay District a district established to provide development standards for particular roadway corridor areas which are in addition to those provided by the other zoning districts established by the Unified Development Ordinance.

WS-IV-CA Critical Area Overlay District the regulations applicable in this district are established under Article 11 of this Ordinance.

WS-IV-PA Protected Area Overlay District the regulations applicable in this district are established under Article 11 of this Ordinance.