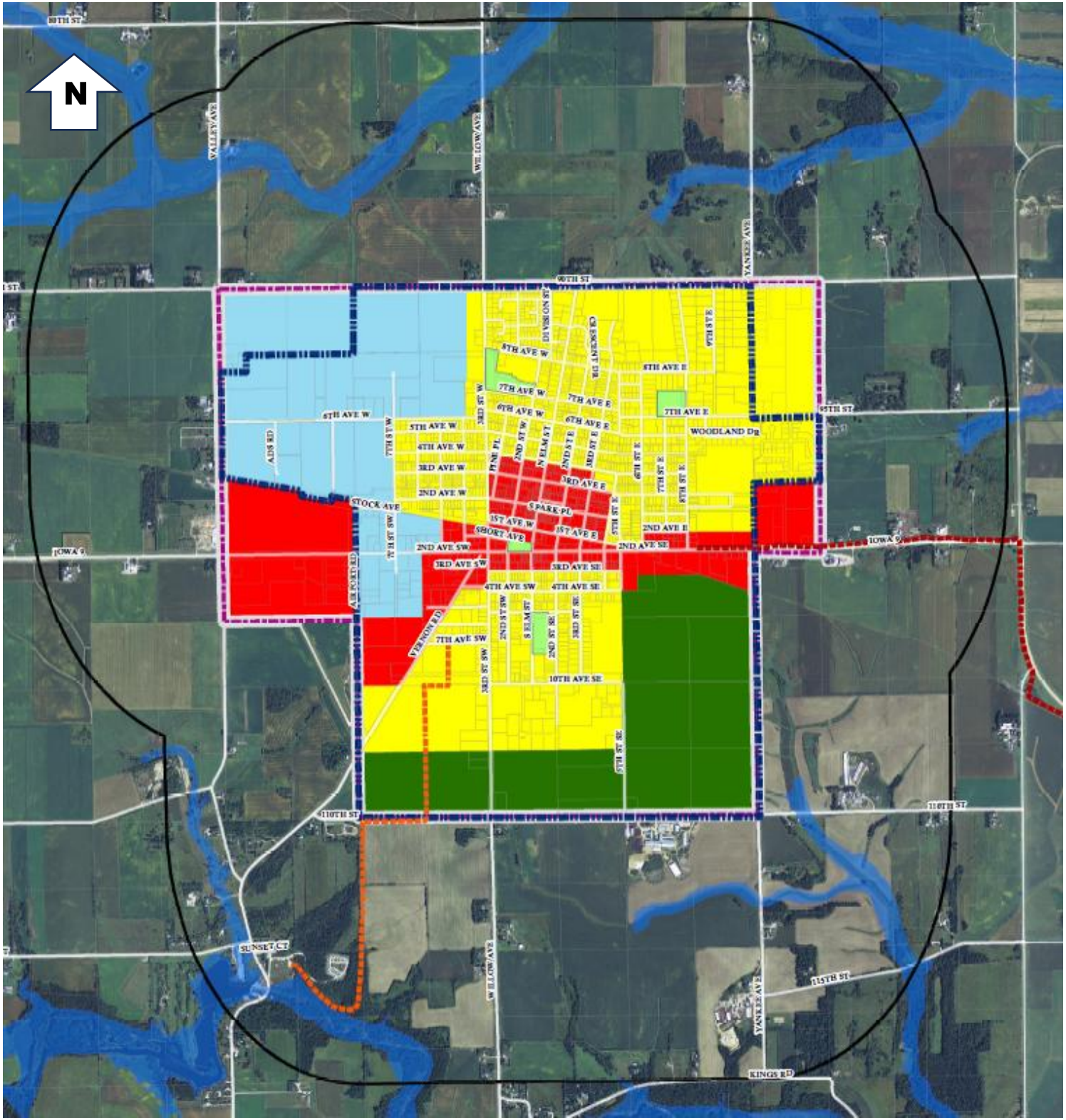


Future Land Use Map (2012)

- Prairie_Farmer_Recreational_Trail
- Prairie Springs Recreational trail
- City Limits
- Proposed Annexation
- 1 Mile Radius
- Flood Plain
- Parks
- Agricultural
- Commercial
- Industrial
- Residential

0 0.2 0.4 0.8 1.2 Miles

Future Land Use Definitions

Residential

This land use category includes all forms of residential development. The city's zoning ordinances and zoning map identify densities and specific uses.

Commercial

This land use category includes all forms of commercial development. The city's zoning ordinances and zoning map identify specific uses.

Industrial

Manufacturing, industrial and warehousing uses all fall under this category. The city's zoning ordinances and zoning map identify specific uses.

Agricultural / Open Space

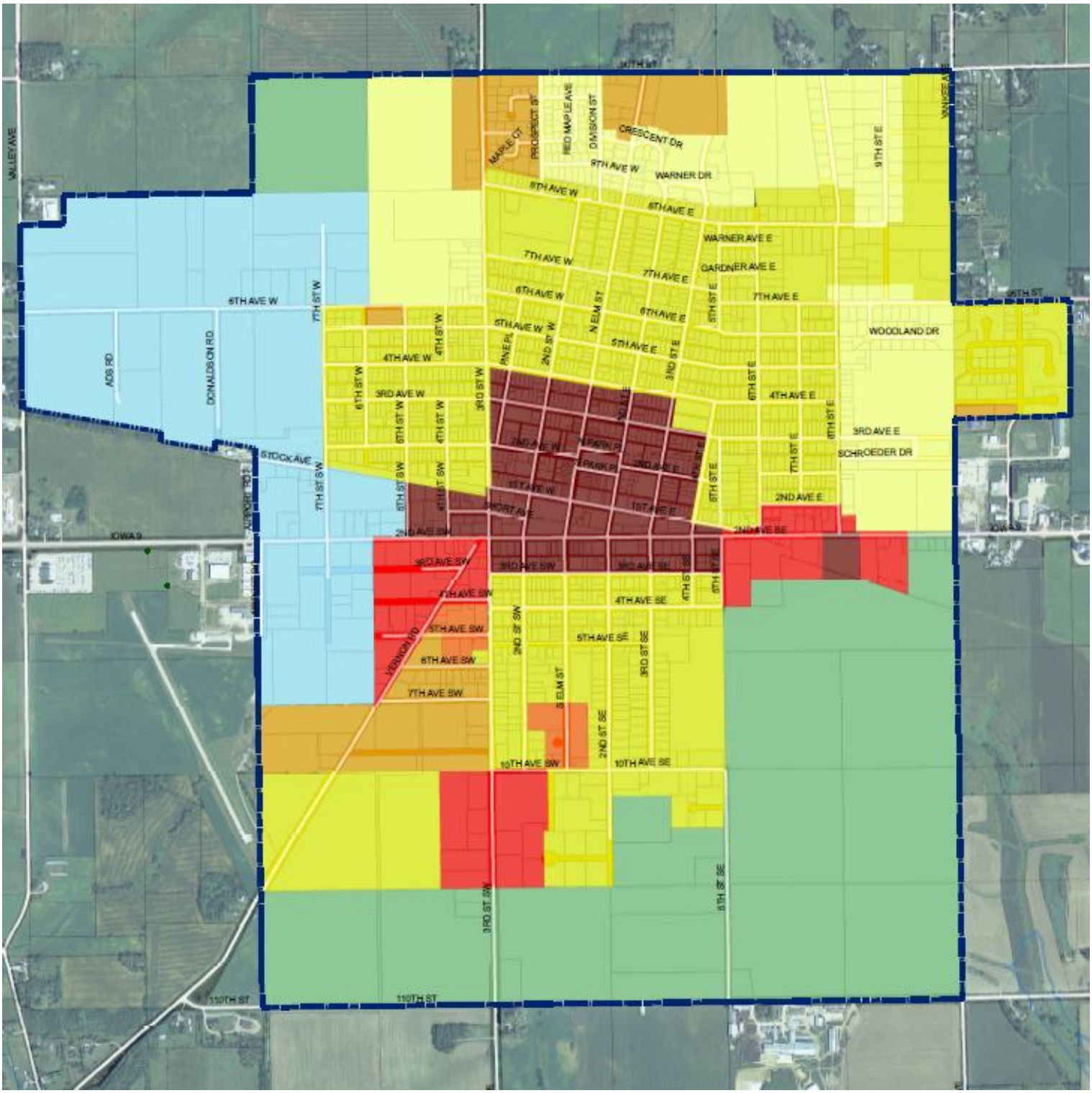
This land use category includes all forms of agriculture and open spaces.

Annexation Discussion 2012:

Areas just outside the city that were previously discussed for their annexation potential in 2012 included:

- Expansion of the industrial park in the northwest corner;
- Annexation of the airport for potential transportation or other commercial possibilities;
- Construction of more residential development in the northeast corner where water and sewer are currently available;
- Annexation of land to the east of the community along the community corridor.

Zoning Map


M-1 Mixed Use
C-2 Central Business Commercial District
C-1 Commercial District
R-4 Mobile Home Park
R-3 Multi-Family Residential
R-2 Two Family Residential
R-1 Single Family Residential
A-1 Agricultural
0 0.1 0.2 0.4 0.6 0.8
Miles
N
W
E
S

Zoning Districts and Uses

R-1 Single Family Residential
- Single-family dwelling
- Parks, playgrounds, golf courses & outdoor recreation facilities
- Ag crops, but not poultry, pets, livestock
- Churches, schools, daycares, funeral homes

R-2 Light Density Residential
- Any use permitted in R-1 District
- Two-family dwellings
- Multi-family dwellings
- Rooming & board houses
- Community facility buildings
- Hospital, mental institutions

R-3 Medium Density Residential
- Any use permitted in R-2 District
- Multiple dwellings
- Hospitals, clinics, nursing homes, except animal clinics
- Professional and semi-professional office buildings (according to code list)

R-4 Mobile Home Park
- Single-family dwelling
- Two-family dwellings
- Daycare
- Park & recreation areas (non-profit)
- Community meeting or rec buildings (non-profit)
- Laundromat
- Mobile home park

H Medical District
- All buildings used for hospital, medical, ambulance, and other related services to meet human care
- Parking

M-1 Light Industrial
- Any business or service establishment permitted in a C District which is incidental to an industrial or manufacturing use.
- Industrial, manufacturing, major repair, processing, storage and wholesale establishments and services such as the following:
  - Automobile body and fender repair shop.
  - Automobile repair garage.
  - Auto construction, assembly or factories
  - Bag, carpet and rug cleaning.
  - Bakeries.
  - Carpenter and cabinet shops.
  - Concrete mixing concrete products manufacture.
  - Contractor's equipment, materials storage yard.
  - Creamery, bottling works, ice cream manufacturing, ice manufacturing, cold storage.
  - Enameling, lacquering or japanning.
  - Flammable liquids, underground storage only
  - Foundry casting lightweight non-ferrous metals or electric foundry not causing noxious fumes
  - Laboratories, experimental, film or testing.
  - Laundries.
  - Lumber and building supply yards.
  - Machine shop.
  - Milk distributing station.
  - Motor freight terminal.
  - Plumbing, heating and air-conditioning shops.
  - Sawmill, planning mill, including manufacture of wood products.
  - Sheet metal shops.

A-1 Agricultural District
- Ag and agricultural buildings & structures
- Single-family dwellings
- Truck gardening, orchards, and nurseries
- Mining and extraction
- Forest and forestry
- Parks, playgrounds, golf, recreational uses
- Public agency uses
- Public utility structures/equip
- Transmitting stations/towers
- Churches and cemeteries
- Outdoor advertising signs
- Airports
- Kennels and riding stables

Zoning Districts and Uses

C-1 Commercial

- Any use permitted in the R-3 District
- Animal hospital, veterinary clinic or kennel
- Antique shops.
- Apparel shops, infant, teenage and adult.
- Art goods and bric-a-brac shops.
- Artist shops and studios.
- Auto, trailer and farm implement establishment for display, hire, sales, minor repairs
- Bakery
- Ballrooms and dance halls.
- Banks, including drive-in teller service.
- Barber shop or beauty salon.
- Bath and massage parlors.
- Bicycle sales.
- Billiard parlors and pool halls.
- Bookstore.
- Bowling alley.
- Business, commercial, dancing or music schools.
- Candy shops, retail sales only.
- Cigar and cigarette stores.
- Clothes cleaning and laundry pickup
- Cocktail lounge or tavern.
- Collection office of a public utility.
- Confectionary and ice cream stores.
- Curio stores.
- Dairy store.
- Dance and/or music studio.
- Drive-in eating and drinking establishments, summer gardens & road houses.
- Drugstore.
- Florist shop, retail sales only.
- Furniture stores.
- Garden shops.
- Gasoline service station.
- General hardware stores
- Gift shop.
- Grocery, delicatessen or meat market, except poultry.
- Haberdashery.
- Hobby shop.
- Hotels.
- Household appliance stores and hardware store.
- Ice cream parlor.
- Ice storage and distributing station
- Jewelry stores
- Landscape garden plant stores.
- Launderette.
- Leather goods store.
- Locker plants for storage and retail only.
- Lumber yards, retail, but not mill work/manufacturing.
- fabricating or wholesale operations.
- Mail order offices, display room.
- Messenger offices
- Millinery shops
- Motels and auto courts.
- Music store and record shop.
- Newsstands.
- Night clubs.
- Notions.
- Paint and wallpaper store.
- Pet shop.
- Photographic store and/or studio.
- Post office substation.
- Printing.
- Radio and television sales and repair.
- Radio or TV broadcasting stations, studios and offices but not towers in excess of 100 feet.
- Restaurants.
- Shoe and shoe repair shops.
- Sign painting shops.
- Soda fountain and cafe (no alcoholic beverages)
- Soft drink stands.
- Souvenir stores and variety stores.

C-2 Central Business Commercial

- Any use permitted in the C-1 District
- Multiple dwelling units or two-family dwelling units located shall be permitted on the second floor or above only.
- Manufacture or treatment of products clearly incidental to the conduct of a retail business conducted on the premises.
- Printing or publishing houses.