

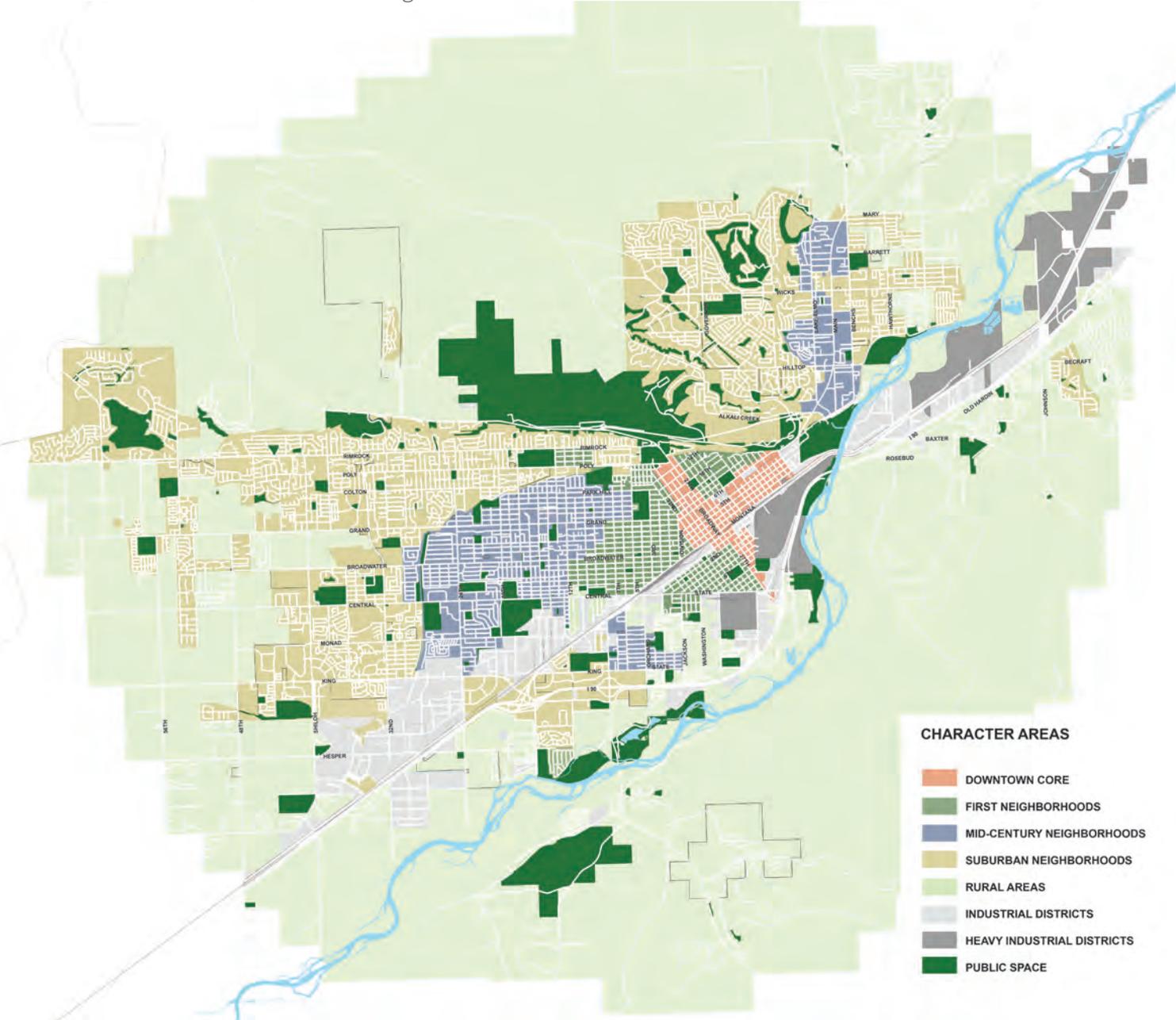
City and County CHARACTER AREAS

The map below defines several different character areas in the Greater Billings area for use when writing new regulations within the city. These character areas are based mainly upon existing building massing/shape, building characteristics, lot characteristics, uses, and desired character.

The following sections provides a brief description of each character area, a table of the subareas within the character area, and some images from the areas.

Ultimately the character areas will help define new zoning districts, providing a framework for the regulations to be more responsive to the preservation of existing character and to the implementation of desired character as built areas redevelop and new neighborhoods are created.

Zoning tools referred to in the tables are discussed at the end of the character areas section.



Character Area: DOWNTOWN CORE

Refer to the color-coded Character Map on the first page of this Appendix for these general locations.

The Downtown Core character area, shown in orange on the map, includes the Central Business District (CBD), the medical corridor, the North 27th Street gateway corridor, the South 27th Street

Corridor and adjacent areas, including the East Billings Urban Revitalization District (EBURD).

The table to the right explains each subarea defined within the downtown core, each warranting consideration for a separate zoning district. The regulations for several of these subareas will need to respond to the planning work being done for the One Big Sky District (OBSD) plan, once completed.



North 27th Street Entry Corridor: New Construction



North 27th Street Entry Corridor: New Construction



Downtown Edge: Office Building



Downtown Edge: Commercial Building



South Downtown: Neighborhood Church



South 27th Street Entry Corridor: Office Building

DOWNTOWN CORE CHARACTER AREA SUMMARY

CHARACTER SUBAREAS	Existing Zoning Districts	SUBAREA DESCRIPTION & EXISTING ZONING COMMENTS	RECOMMENDATION	Type of Zoning Recommended	Proposed District(s)
DOWNTOWN CORE	CBD (Central Business District)	The downtown core is successful and becoming more vibrant. The CBD district is functioning well as is.	Few changes proposed other than to redefine use categories. Surface parking should also be a conditional use.	Standard	CBD
DOWNTOWN SUPPORT	CC (Community Commercial)	These areas surrounding the Central Business District warrant additional design standards to extend the good design in the CBD to the edge of the neighborhoods. Areas include 6th Ave N, Division St to 32nd St., and South downtown blocks between S 27th and industrial areas. <i>The OneBigSkyDistrict (OBSD) planning work will guide this district.</i>	Create a new district to allow downtown-scale residential and office uses in these areas with limited retail/service.	Form-Based Code	DX: Downtown Support
DOWNTOWN ENTRYWAY - NORTH 27TH STREET	CC (Community Commercial)	The east side of the North 27th Street entryway from the airport and top of the Rimrocks into the downtown (and the edge of the medical district) warrants higher design standards. The current CC district on the east side allows too many uses and does not contain any design standards. <i>The OneBigSkyDistrict (OBSD) planning work will guide this district.</i>	Potentially address the 27th Street corridor with one of the new mixed-use corridor districts proposed for other areas of the city.	Form-Based Code	CMU1: Corridor Mixed-Use
FUTURE DOWNTOWN HOUSING	RMF (Residential Multi-Family)	The residential multifamily buildings currently existing in the areas surrounding the CBD in the downtown are similar in scale to the apartment buildings in the first neighborhoods. However, a higher intensity district may be needed to implement the vision of the downtown. <i>The OneBigSkyDistrict (OBSD) planning work will guide this district.</i>	Utilize new downtown district developed for the downtown support area.	Form-Based Code	DX: Downtown Support
DOWNTOWN ENTRYWAY - SOUTH 27TH	South 27th Street Corridor	The South 27th Street Corridor from downtown to Interstate 90 is an entryway to downtown. The design standards in the existing South 27th Street Corridor district are consistent with what would be proposed for other areas of the city, including the North 27th Street Corridor.	Replace this special district with one of the new districts defined above for other downtown entryways and support locations.	Form-Based Code	DX: Downtown Support
MEDICAL DISTRICT	MCPZD (Medical Corridor Permit Zoning District)	This area encompasses the hospital and surrounding properties. This highly complex district requires extensive review and scoring of proposed development projects with limited guidance for staff.	Create a set of easier to use regulations, guidelines, and review process for this important location. Ensure edge integration with neighborhoods to the west.	Standard	IN: Institution or P2 (see Public/civic/institutional)
EBURD	EBURD (Residential Multi-Family)	Existing area to the east of the CBD. Current code is form-based.	Incorporate into the existing code with few changes, except to revise the use categories.	Retain existing	EB1, EB2, EB3, EB4, EB5

Character Area: FIRST NEIGHBORHOODS

Refer to the color-coded Character Map on the first page of this Appendix for these general locations.

The First Neighborhoods character area, shown in dark green on the character area map, includes several commercial corridors adjacent to traditional neighborhoods: Pioneer Park, Central Terry, North Park, and the Southside neighborhood. Built mainly prior to World War II, the houses in these neighborhood create a distinctive character, unlike other neighborhoods

in the city. The scale of these areas is smaller than the Suburban character area, with walkable blocks, smaller residential lots, and shallower commercial properties. The character of these areas is desirable and infill development should enhance them. Options for redeveloping the commercial corridors, introducing small-scaled housing options, and re-establishing corner stores are needed.

The table on the following pages explains each subarea defined within the First Neighborhoods.



Neighborhood Commercial: Main Street



Neighborhood Commercial: Main Street



Neighborhood Commercial: Corner Shop



Neighborhood Commercial: Corner Shop



Adaptive Reuse: Neighborhood Office



Adaptive Reuse: Neighborhood Office

Character Area: FIRST NEIGHBORHOODS



First Neighborhood: Mid-Size Lot



First Neighborhood: Mid-Size Lot



First Neighborhood: Small Lot



First Neighborhood: Small Lot



First Neighborhood: Small Lot



First Neighborhood: Small Lot



First Neighborhood: Cottage Court



First Neighborhood: Mixed Housing

Character Area: FIRST NEIGHBORHOODS

FIRST NEIGHBORHOOD CHARACTER SUBAREAS SUMMARY

CHARACTER SUBAREAS	Existing Zoning Districts	SUBAREA DESCRIPTION & EXISTING ZONING COMMENTS	RECOMMENDATION	Type of Zoning Recommended	Proposed District(s)
MAIN STREETS	NC (Neighborhood Commercial) and CC (Community Commercial)	These corridors are located along the edges of the first neighborhoods and typically have on shallow lots and have limited parking. Includes corridors such as Grand, Broadwater, and State Avenues. Some of the uses available in the CC are too intense to be adjacent to neighborhoods, especially on such small lots.	Revisit the NC district for these locations to allow for mixed use, addressing buffering and adjacency issues. Fine tune uses to ensure neighborhood scale goods and services (including walk-in dining) and mixed use with apartments or offices above. Apply design standards to allow for main street-style storefronts plus cottage commercial buildings.	Form-Based Code	NMU Neighborhood Mixed-use
CORNER STORES	NC (Neighborhood Commercial) CC (Community Commercial), and R- (Residential Zoning)	Many of the older corner store sites in the neighborhoods are not being used for neighborhood services. Shallow lots also do not allow for buffering from inappropriate uses. A desire to allow corner stores back into the neighborhoods exists.	Utilize the main street district created above on a smaller scale, with guidance for use locations in neighborhoods and to address parking issues.	Form-Based Code	NMU+ Neighborhood Mixed-use
ADAPTIVE REUSE AREAS	NC (Neighborhood Commercial) RP (Residential Professional)	These areas are locations where houses have been converted to office or other commercial uses, along main street corridors or within neighborhoods. The existing district allows either residential or office uses but does not address the character of these areas. It also may include requirements making the houses nonconforming. Up to 4 units could also be allowed in these locations.	Develop a district specifically addressing the adaptive reuse aspect of most of the buildings in these area and defines the scale and design of the buildings. Recommend to limit the uses in these locations to office and possibly services (spas, beauty salons, studios - dance, yoga, etc.) to ensure shopping and dining occurs within Neighborhood Mixed-Use buildings. Also apply design standards, allowing for the small scale cottage feel of most of these areas.	Form-Based Code	NO: Neighborhood Office
NEIGHBORHOOD OFFICE	RP (Residential Professional) and R- (Residential Zoning)	Office buildings exist within many neighborhoods, especially in locations behind commercial corridors. Residential in these locations could allow for up to 4 units if the scale of the buildings is addressed within the neighborhoods.	Utilize the same district defined above for the adaptive reuse locations, as the scale of these buildings needs to fit the neighborhoods.	Form-Based Code	NO: Neighborhood Office
HISTORIC HOUSES, 1- AND 2-FAMILY	R-60 (Residential 6000), R-70 (Residential 7000) & R-70R (Residential 7000 Restricted)	These locations within the First Neighborhoods (mainly in Central Terry) include larger "historic" homes on larger lots. Existing zoning does not address the character of these neighborhood streets. Currently, these locations are limited to 1- and 2-family uses.	Develop a new district addressing the character of these areas: garages in the rear, windows and doors on the front, front setbacks to match the block, side yards similar to existing.	Form-Based Code	N1: First Neighborhood Residential

FIRST NEIGHBORHOOD CHARACTER SUBAREAS SUMMARY

CHARACTER SUBAREAS	Existing Zoning Districts	SUBAREA DESCRIPTION & EXISTING ZONING COMMENTS	RECOMMENDATION	Type of Zoning Recommended	Proposed District(s)
SMALL LOT NEIGHBORHOODS	R-60 (Residential 6000), R-70 (Residential 7000), some RMFR (Residential Multi-Family Restricted)	The First Neighborhoods include Pioneer Park, Central Terry, North Park, and the Southside neighborhood. Built mainly prior to World War II, the houses in these neighborhood create a distinctive character, unlike other neighborhoods in the city.	Utilize the new district discussed for Historic Houses to maintain the character of these neighborhoods areas for infill and redevelopment of dilapidated structures.	Form-Based Code	N1: First Neighborhood Residential
SMALL LOT NEIGHBORHOODS, MIXED HOUSING TYPES	R-60 (Residential 6000), R-70 (Residential 7000), RMFR (Residential Multi-Family Restricted)	These areas of the First Neighborhoods contain a wider mix of housing types, including small apartment buildings.	Utilize the new district discussed above, expanding it to allow small scale “manor apartment” buildings.	Form-Based Code	NX1: First Neighborhood Mixed Residential
DENSER HOUSING NODES	RMF (Residential Multi-Family) & RMFR (Residential Multi-Family Restricted)	These locations exist on the edges of the First Neighborhoods or as nodes within the neighborhoods. Though the required heights and setbacks are within the scale of the neighborhoods, the RMF and RMFR zoning districts require larger lots for multiple units.	A slightly more intensive new district could allow small apartment buildings and rowhouses within the scale of the neighborhood and do not require such large lots. Also, design standards can ensure these buildings fit well into the neighborhood.	Form-Based Code	NX2: First Neighborhood Mixed Residential

Character Area: MID-CENTURY NEIGHBORHOODS

Refer to the color-coded Character Map on the first page of this Appendix for these general locations.

The Mid-Century Neighborhoods character area, shown in blue on the character area map, includes several commercial corridors adjacent to neighborhoods developed during the middle part of the last century. The scale of these areas is longer, but still walkable blocks and small yet wider residential lots than the First Neighborhoods. Larger

commercial parcels exist, including Rimrock Mall and the recently redeveloped West Park Promenade, but most commercial properties along corridors are shallow lots on the edges of the neighborhoods. These neighborhoods also have a wider variety of multifamily options. Options for redevelopment of the multifamily areas and the commercial areas are needed.

The table on the following pages explains each subarea defined within the Mid-Century Neighborhoods.



Mid-Century Neighborhoods: Neighborhood Office



Mid-Century Neighborhoods: Neighborhood Commercial



Mid-Century Neighborhoods: Multi-Family Housing



Mid-Century Neighborhoods: Duplex Housing



Mid-Century Neighborhoods: Small Lot Houses



Mid-Century Neighborhoods: Small Lot Houses

**Character Area:
MID-CENTURY NEIGHBORHOODS**

MID-CENTURY CHARACTER SUBAREAS SUMMARY

CHARACTER SUBAREAS	Existing Zoning Districts	SUBAREA DESCRIPTION & EXISTING ZONING COMMENTS	RECOMMENDATION	Type of Zoning Recommended	Proposed District(s)
MIXED-USE & COMMERCIAL CENTER NODES	CC (Community Commercial) HC (Highway Commercial) on Main Street	Grand, 24th, and Main St. are the most traveled corridors on the edges of these neighborhoods. Several larger centers exist, including one recently redeveloped with residential and a more walkable shopping center. The CC district allows too many categories of uses, including heavy automobile-related uses, contractor shops, and outdoor storage issues.	Create a new commercial mix district addressing deeper, larger parcels with larger scale retail uses; a mix of retail, service, office, and residential uses; and multiple buildings on a lot, while ensuring walkability, connectivity to surrounding neighborhoods, and gateway-level design standards.	Form-Based Code	CMU2: Corridor Mixed-Use (Commercial Centers)
COMMERCIAL CORRIDORS	CC (Community Commercial) & SOME NC (Neighborhood Commercial)	The shallow parcels along Grand and 24th, and the commercial along Broadwater and Central contain a wide mix of uses and building forms. The commercial space along Grand and 24th generally house consumer-focused uses. Because the CC district is so broad, Broadwater and Central have a wider mix of commercial use, less appropriate for locations adjacent to neighborhoods.	Utilize the neighborhood mixed-use district created for the First Neighborhoods (discussed above), where appropriate. Create a new, more regional, commercial mix district addressing shallow parcels and a somewhat wider mix of retail, service, office, and residential uses than the neighborhood district. Vehicular access and parking will also be more important for this district than the neighborhood district. Neighborhood adjacencies will be addressed.	Form-Based Code	CMU1: Corridor Mixed-Use NMU: Neighborhood Mixed-Use
NEIGHBORHOOD OFFICE	RP (Residential Professional)	[SAME AS FOR FIRST NEIGHBORHOODS] Office buildings exist within many neighborhoods, especially in locations behind commercial corridors. Residential in these locations could allow for up to 4 units if the scale of the buildings is addressed within the neighborhoods.	[SAME AS FOR FIRST NEIGHBORHOODS] Utilize the same district defined for the adaptive reuse (existing RP-commercial cottages) locations, as the scale of these buildings needs to fit the neighborhoods.	Form-Based Code	NO: Neighborhood Office
RESIDENTIAL NEIGHBORHOODS	R-50 (Residential 5000) R-60 (Residential 6000) & R-70/R-70R (Residential 7000/7000 Restricted)	The character of the residential in these locations is generally different than the First Neighborhoods. Houses tend to be oriented along the width of the lot; roofs tend to be lower pitched; and many houses have garages on the front of the house, though the garage tends to be less than a third of the length of the front of the facade. (Ranch houses)	A new residential neighborhood district could be created to address these neighborhoods, OR the new residential district created for the Suburban neighborhoods could be used.	Standard	N2: Mid-Century Neighborhood (combine with N3?)
MULTI-FAMILY COMPLEXES	RMF & RMFR	Apartments and townhouses built in the middle part of the last century were often insular complexes with little relationship to the surrounding neighborhood. Though the required heights and setbacks are within the scale of the neighborhoods, the RMF and RMFR zoning districts require larger lots for multiple units.	A slightly more intensive new district could allow small apartment buildings and rowhouses within the scale of the neighborhood and do not require such large lots. Also, design standards can ensure these buildings fit well into the neighborhood.	Form-Based Code	NX2: Neighborhood Mix, more intense than NX1

Character Area: SUBURBAN NEIGHBORHOODS

Refer to the color-coded Character Map on the first page of this Appendix for these general locations.

The Suburban Neighborhoods character area, shown in yellow on the character area map, includes contemporary residential neighborhoods along with mostly large-scale commercial developments.

Residential areas are typically dominated by curving streets with cul-de-sacs and a very loose block structure. Access to the neighborhoods is often limited to one entrance off a major street with few, if any, connections to adjacent subdivisions. Where larger lots exist, the character of the area is defined by the large, landscaped front yards. Where smaller lots exist, the dominant feature of the street is often

the garage doors with front doors tucked away at the back of the garage.

Commercial developments are often very large, with warehouse-style stores and strip shopping centers and wide expanses of parking lots. Apartment complexes typically consist of one building repeated across a large site with parking in between.

Options are needed to break up these large developments into walkable neighborhood blocks and to develop with mixed-use nodes and centers, with more access to everyone.

The table on the following pages explains each subarea defined within the Suburban Neighborhoods.



Suburban: Large Commercial Center



Suburban: Commercial Center



Suburban: Apartment Complex



Suburban: Apartment Complex



Suburban Neighborhoods: Single-Family Houses



Suburban Neighborhoods: Single-Family Houses

SUBURBAN NEIGHBORHOODS CHARACTER AREAS SUMMARY

CHARACTER SUBAREAS	Existing Zoning Districts	SUBAREA DESCRIPTION & EXISTING ZONING COMMENTS	RECOMMENDATION	Type of Zoning Recommended	Proposed District(s)
LARGE-SCALE COMMERCIAL	HC (Highway Commercial) CC (Community Commercial), EGC (Entryway General Commercial) ELC (Entryway Light Commercial) EMU (Entryway Mixed Use) ELI (Entryway Light Industrial)	These larger-scale commercial sites along major corridors and highways, are oriented more to the automobile than pedestrians. HC allows for more intensive uses than CC, including trucking related, warehouse, some light manufacturing, but suffers from the similar issue of too many uses. Subdivision of these sites into smaller blocks would allow for a wider mix of uses, including residential and office, along with an increase in walkability.	<p>A Master Plan Development Overlay would address horizontal mixed-use. Other districts listed would be applied in these locations. See explanation in Character Tools Section on pages A-14.</p> <p>The entryway districts could be eliminated by incorporating higher design requirements into the new districts.</p> <p>Create a heavy commercial district to allow for heavier uses, such as heavy automobile service, contractor shops and offices, and outdoor storage issues. Define specific locations for these types of businesses, buffered from neighborhoods, would lessen the need for lots of design standards other than screening. This will also allow the commercial corridors to serve daily consumer needs, consolidated into nodes for easier access.</p>	<p>Form-based code for new mix-use districts</p> <p>Apply Master Plan Dev. Overlay per page 61</p> <p>Standard for new heavy commercial district</p>	<p>CMU1, CMU2 with Master Plan Development Overlay, allowing NX1 and NX2</p> <p>CX: Heavy Commercial</p>
RESIDENTIAL NEIGHBORHOODS	R-50 (Residential 5000) R-60 and R-60R (Residential 6000 and 6000 Restricted) R-70 and R-70R (Residential 7000 and 7000 Restricted) R-80 (Residential 8000) R-96 (Residential 9600)	Single-family residential neighborhoods with a wide mix of houses, some with dominant garages on the front facade.	<p>Retain current zoning for these existing neighborhoods.</p> <p>Create accessory dwelling unit for potential use in these locations.</p> <p>Allow new neighborhoods to use this district only with a mix of others via Master Plan Development Overlay.</p> <p>Establish maximum lot size to differentiate these neighborhoods from rural developments.</p>	Standard	N3: Suburban Neighborhood (combine with N2)
MULTI-FAMILY COMPLEXES	RMF & RMFR (Residential Multi-Family & Multi-Family Restricted)	Same as Mid-Century	Same as Mid-Century. In green fields, larger quantities of apartments would be allowed only as part of the Master Plan Development Overlay.	Form-based code	NX3: Neighborhood Mix, more intense than NX1 and NX2

Character Area: RURAL AREAS

Refer to the color-coded Character Map on the first page of this Appendix for these general locations.

The Rural character area, shown in light green on the character area map, includes agricultural/undeveloped land, rural residential neighborhoods along with rural-oriented commercial and industrial commercial developments.

These areas tend to have un-curbed streets with no sidewalks or other infrastructure. Buildings, houses and commercial alike, are on large pieces of land. The buildings in these areas range widely in age, so the era of the buildings is not a determining factor.

Commercial building uses are often associated with farm or industry, with few consumer-related businesses. Closer to the interstate, commercial

uses are oriented to travelers and trucking.

Rural areas within the city are slated for infrastructure improvements as funding becomes available. Commercial buildings in these locations will need to be addressed by zoning (see table explanation).

Most rural areas are located outside the city limits. Those areas developing adjacent to the city will need zoning guidance to develop into walkable neighborhood blocks with commercial or mixed-use nodes and centers for easier access to everyone.

Other rural areas in the county may retain their existing character with agricultural and rural neighborhood zoning.

The table on the following pages explains each subarea defined within the Rural Areas.



Rural Neighborhoods: Mix of Lot Sizes, Farms



Rural Neighborhoods: 3-5 acre Parcels



Rural Neighborhoods: 3-5 acre Parcels

RURAL AREAS CHARACTER AREAS SUMMARY

CHARACTER SUBAREAS	Existing Zoning Districts	SUBAREA DESCRIPTION & EXISTING ZONING COMMENTS	RECOMMENDATION	Type of Zoning Recommended	Proposed District(s)
COMMERCIAL BUILDINGS	HC (Highway Commercial) CC (Community Commercial)	Consumer-related, commercial areas mainly within the county. These zoning districts allow a very wide range of uses and do not differentiate between consumer-related and contractor-related (wholesale)/light industrial/warehouse uses. Issues with existing zoning districts discussed in Suburban character area table.	See Suburban Character Area description. The Master Plan Development Overlay would allow for development of a town center in Lockwood.	Form-based code for new mix-use districts Apply Master Plan Dev. Overlay per page 61 Standard for new heavy commercial district	CMU1, CMU2, Use Master Plan Development Overlay on larger parcels, allowing NX1 and NX2 CX: Heavy Commercial
MOBILE HOME PARKS	RMH (Residential Mobile Home)	Mobile home parks (exist in other character areas as well) with little infrastructure (streets with curbs, lighting, sidewalks).	Limited changes proposed to existing zoning, but require sidewalks and basic street organization.	Standard	RMH
RESIDENTIAL NEIGHBORHOODS WITH INFRASTRUCTURE	R-150 (Residential 15000)	Existing suburban-scale neighborhoods without curbs or sidewalks, where lots are smaller and houses are closer together. No farming or livestock. Existing zoning does not differentiate between suburban and rural versions of these neighborhoods.	Limit new versions of these neighborhoods. Potential application of Master Development Overlay to address new streets with sidewalks/trails, walkable blocks, usable open space (greens, squares, parks). Requiring a mix of zoning districts can ensure a variety of housing types. A series of acceptable development types can also be defined. Set maximum lot sizes and ranges.	Standard Apply Master Plan Dev. Overlay per page 61	N-4 needed for this lot size? Master Plan Development Overlay; utilize districts defined in other character areas
RURAL NEIGHBORHOODS	A-S (Agriculture Suburban)	Existing residential areas with little or no infrastructure (streets, lighting, sidewalks). Lots are large as to allow for small-scale farming, livestock, other uses. The landscape around the building defines the character of the area as opposed to the actual houses.	Zone rural areas for much larger lots, typical of rural locations, with rural roads. Encourage trail systems? Set new ranges of minimum and maximum lot sizes, 3 acre-5 acre	Standard	RR-1, RR-3, RR-5: Rural Residential
AGRICULTURAL LAND	A-O (Agriculture Open Space)	Existing farmland, not to be developed in the near future.	No changes	Standard	A

Character Area: INDUSTRIAL AREAS

The Industrial character areas, shown in light and darker gray on the character area map, are defined based upon the existing Controlled Industrial (CI), Light Industrial (LI), and Heavy Industrial (HI) zoning districts.

These areas are intended to remain as is, in terms of their character; however, improvements related

to landscaping and buffering are recommended in the new zoning. Areas currently zoned CI, but clearly developed for large scale commercial uses and not industrial use will be zoned with new commercial zoning districts.

The table on the following page explains this character area.



Example of Industrial Areas



In All Character Areas: PUBLIC SITES

The Public Sites subareas, shown in forest green on the character area map, are defined based upon the existing P zoning district and includes parks, schools, and other publicly owned sites.

These areas are intended to remain as is, in terms of their character; however, to improve the clarity of

the zoning map and predictability of zoning, parks and open space should be separated from public buildings, such as schools.

The table on the following page explains the Public Sites subarea.

INDUSTRIAL AREAS CHARACTER SUBAREAS SUMMARY

CHARACTER SUBAREAS	Existing Zoning Districts	SUBAREA DESCRIPTION & EXISTING ZONING COMMENTS	RECOMMENDATION	Type of Zoning Recommended	Proposed District(s)
INDUSTRIAL DISTRICTS	CI (Controlled Industrial), HI (Heavy Industrial), ELI (Entryway Light Industrial) & Shiloh Corridor Overlay	In most cases, these areas are clearly still being utilized for a range of industrial uses. A few of CI locations, including the much of the area within the Shiloh Corridor Overlay are included in the Suburban character area, since the uses more retail, service, or office.	For CI and HI, few, if any, changes proposed other than to redefine use categories. Landscape and sign regulations will apply to all districts, based upon location. The Shiloh Corridor Overlay and ELI district will folded into the new commercial districts defined for the Suburban character areas.	Standard	I1 and I2

PUBLIC SITES - ALL CHARACTER AREAS SUMMARY

CHARACTER SUBAREAS	Existing Zoning Districts	SUBAREA DESCRIPTION & EXISTING ZONING COMMENTS	RECOMMENDATION	Type of Zoning Recommended	Proposed District(s)
PUBLIC SITES	P (Public Districts)	These are parcels currently zoned as P districts, including parks and golf courses, schools, and other publicly owned buildings/sites.	Recommend separating parks, golf courses, and open space from parcels with buildings and public infrastructure, so it is more obvious on zoning map where open space exists.	Standard	P1: Parks and open space & P2: Buildings & Infrastructure