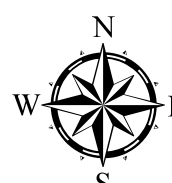


NORTHSIDE COMMUNITY

Proposed Zoning

February 5, 2026

1 inch = 500 feet



Proposed Zones

- AG - Agricultural District; AG (A1)
- C1 - Neighborhood Business District; C1 (B1)
- C2 - General Business District; C2 (B2)
- D1 - Single Family District; D1 (R1)
- D2 - Single Family District; D2 (R2)
- D3 - Single Family District; D3 (R3)
- D4 - Two Family District; D4 (R4)
- D5 - Multiple Family District; D5 (R5)
- HID - Health and Institutional District; HID (OI; B6)
- HZD - Holding Zone District; HZD
- I1 - Light Manufacturing District; I1 (M1)
- I2 - Heavy Industrial District; I2 (M2)
- I3 - Planned Industrial District; I3 (M3)
- I4 - Special Mining & Lumbering District; I4 (M4)
- MUD - Mixed Use Development District; MUD
- MUH - Mixed Use High Density District; MUH
- MUL - Mixed Use Low Density District; MUL
- MUM - Mixed Use Medium Density District; MUM
- MXD - Mixed Development District; MXD
- NA - Newly Annexed
- UN - Urban Neighborhood District; UN

Planimetrics

- Community
- Inside City - Outside Framework
- New Zones
- Out Of City
- Parcels

Street Centerlines

- Limited Access
- Ramp
- Highway
- Arterial
- Local
- Railroad

Northside Community Rezoning Plan

When reading this rezoning plan for Northside Community, understand that those areas that are bound by a red border and have a number assigned to them signifying property where the zoning district is changing such that new uses may be allowed or uses previously allowed are now restricted. All other zoning district changes on this map are in name only. Meaning that if a use is currently allowed in the current zoning district, it will be allowed in the new zoning district, with few exceptions.

- 1) Rezoning from R-6 Multiple Family District to MU-H Mixed Use - High to MU-D Mixed Use - Downtown
- 2) Rezoning from M-1 Light Manufacturing District to MU-M Mixed Use - Medium to MU-D Mixed Use - Downtown
- 3) Rezoning from R-6 Multiple Family District to MU-M Mixed Use - Medium to MU-D Mixed Use - Downtown
- 4) Rezoning from B-4 Central Business District to MU-M Mixed Use - Medium to MU-D Mixed Use - Downtown
- 5) Rezoning from M-1 Light Manufacturing District to MU-H Mixed Use - High
- 6) Rezoning from M-1 Light Manufacturing District to C-2 General Commercial
- 7) Rezoning from B-1 Neighborhood Business District, B-2 General Commercial District R-5 Multiple Family District, R-6 Planned Residential District, M-1 Light Manufacturing District to MU-H Mixed Use - High to MU-D Mixed Use - Downtown
- 8) Rezoning from CM-1 Contingency Light Manufacturing District, M-1 Light Manufacturing District, B-2 General Business District, CB-2 Contingency General Business District, QB-2 Qualified General Business District, B-3 Community Business District, CB-3 Contingency Community Business District, B-4 Central Business District, CB-4 Contingency Central Business District, CR-5 Contingency Multiple Family District and R-6 Planned Residential District to MU-H Mixed Use - High to MU-D Mixed Use - Downtown
- 9) Rezoning from CO&I Office and Institutional District, B-1 Neighborhood Business District and B-2 General Commercial District to MU-M Mixed Use - Medium
- 10) Rezoning from CM-2 Contingency Heavy Industrial District and M-2 Heavy Industrial District to I-1 Light Manufacturing
- 11) Rezoning from CR-5 Contingency Multiple Family District to D-4 Medium Density Residential
- 12) Rezoning from M-1 Light Manufacturing District to D-4 Medium Density Residential
- 13) Rezoning from CR-4-A Contingency Medium Density Residential District and R-6 Planned Residential District to D-4 Medium Density Residential
- 14) Rezoning from M-2 Heavy Industrial District to D-4 Medium Density Residential
- 15) Rezoning from CR-5 Contingency Multiple Family and D-4 Medium Density Residential to UN Urban Neighborhood
- 16) Rezoning from M-2 Heavy Industrial District to I-1 Light Manufacturing
- 17) Rezoning from CO&I Contingency Office and Institutional District and CR-5 Contingency Multiple Family District to MU-M Mixed Use - Medium
- 18) Rezoning from CB-1 Contingency Neighborhood Business District and CR-5 Contingency Multiple Dwelling District to C-1 Neighborhood Business
- 19) Rezoning from R-4A Medium Density Residential District and R-8 Planned Residential District to UN Urban Neighborhood
- 20) Rezoning from CO&I Contingency Office and Institutional District, MU-L Mixed Use - Low, CR-5 Contingency Multiple Dwelling, R-3 Single Family, R-4A Medium Density, M-1 Light Manufacturing to Urban Neighborhood - UN
- 21) Rezoning from CB-1 Contingency Neighborhood Business District and CR-5 Contingency Multiple Dwelling District to MU-L Mixed Use - Low
- 22) Rezone from R-3 Single Family District and CR-4-A Contingency Medium Dwelling District, CR-6 Contingency Multiple Dwelling District to Urban Neighborhood - UN
- 23) Rezone from R-3 Single Family District and CR-6 Contingency Multiple Dwelling District to D-5 Multiple Dwelling District
- 24) Rezone from CR-6 Contingency Multiple Dwelling District, R-3 Single Family, R-4 Medium Density to D-4 Medium Density Dwelling
- 25) Rezone from CR-5 Contingency Multiple Dwelling District to D-4 Medium Density Dwelling
- 26) Rezone from CR-5 Contingency Multiple Dwelling District to D-4 Medium Density Dwelling
- 27) Rezone from CR-5 Contingency Multiple Dwelling District to D-3 Single Family District
- 28) Rezone from CR-5 Contingency Multiple Dwelling District to MU-L Mixed Use - Low
- 29) Rezone CO&I Contingency Office and Institutional District, MU-M Mixed Use - Medium District, CR-5 Contingency Multiple Dwelling District, QB-1 Qualified Neighborhood Business District, CB-2 Contingency General Business District, QB-2 Qualified General Business District, CB-3 Contingency Community Business District to MU-M Mixed Use - Medium
- 30) Rezone from R-5 Multiple Dwelling District and QM-1 Qualified Light Manufacturing District to I-1 Light Manufacturing
- 31) Rezone from R-3 Multiple Dwelling District to D-4 Medium Density Dwelling
- 32) Rezone from R-3 Single Family District to UN Urban Neighborhood
- 33) Rezone from QMUD Qualified Mixed Use Downtown and QD4 Qualified Medium Dwelling District to QD5 Qualified Multiple Dwelling District.