

# Noble County Zoning Districts

The following chart was taken from the Noble County Unified Development Ordinance, Article 1, Section 1.16, page 1-6—Establishment of Standard Zoning Districts.

The standard zoning districts in this Unified Development Ordinance stand alone and are not part of a hierarchy or pyramidal system of zoning. For example, what is permitted in the R2 zoning district is not necessarily permitted in the R3 zoning district. Only those users and development standards which are expressly permitted and noted for each zoning district apply to that zoning district.

For the purpose of this Unified Development Ordinance, Noble County has established the following zoning districts:

District Code	District Name	District Purpose
OS	Open Space and Conservation	This district is established for open spaces, conservation areas, and recreational areas.
A1	Conservation Agricultural	This district is established for the protection of agricultural areas and buildings associated with agricultural production.
A2	General Agricultural	This district is established for general agricultural areas and buildings associated with agricultural production.
A3	Agricultural Commercial	This district is established for commercial and industrial uses directly related to agriculture and uses that are compatible with rural/agricultural areas.
A4	Intense Agricultural	This district is established for high intensity agricultural operations or operations likely to have significant impact on surrounding non-agricultural uses.
RE	Rural Estate	This district is established for single-family detached dwellings in a rural or county setting.
R1	Low Density Single—family Residential	This district is established for single-family detached dwellings in the form of medium to large-sized home on medium to large-sized lots.
R2	Medium Density Single—family Residential	This district is established for single-family detached dwellings in the form of small to medium-sized homes on medium-sized lots.
R3	Village Residential	This district is established for existing residential uses in unincorporated towns and villages.
R4	Multiple—family Residential	This district is established for single-family attached dwellings in the form of duplexes and triplexes.
R5	High Density Multiple—family Residential	This district is established for multiple-family dwellings in the form of apartment buildings with four or more units or condominium complexes.
LR	Lake Residential	This district is established for single-family detached dwellings on a lake.
MH	Manufactured Home Residential	This district is established for lease lot developments (mobile or manufactured home parks) which typically lease dwelling sites for single-wide and/or double-wide manufactured homes.
IS	Institutional	This district is established for various institutional uses including governmental, hospital, educational, and religious institutions.
VM	Village Mixed Use	This district is established for existing mixed use development within unincorporated towns and villages to allow such areas to expand into rural town centers offering a variety of multiple-family residential opportunities and commercial and institutional establishments.
C1	Neighborhood Commercial	This district is established for the provision of small scale commercial uses required for regular or daily convenience of nearby neighborhoods and agricultural areas.
C2	General Commercial	This district is established for a wide variety of retail, commercial, service, entertainment, and eating establishments.
C3	Highway Commercial	This district is established for retail, commercial, service, entertainment, and eating establishments located along an interstate or other main highway.
I1	Low Intensity Industrial	This district is established for low intensity industrial uses and heavy manufacturing facilities.
I2	High Intensity Industrial	This district is established for high intensity industrial uses and heavy manufacturing facilities.
HI	High Impact	This district is established for specific uses that can have a particular high impact on adjacent areas.

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