

Summary of Zoning Districts within Medina

Uptown Hamel 1 (UH-1) and Uptown Hamel 2 (UH-2) – The Uptown Hamel districts allow for a mix of uses including retail, office, service, and high-density residential. The primary difference between the two districts is that UH-1 requires each new development to include 10 residential units per acre.

Commercial-Highway (CH) and Commercial Highway-Railroad (CH-RR) – The CH district is intended to apply to development along Highway 55 for predominantly retail, service, and office uses. The CH-RR district is essentially the same as the CH district, except for it allows reduced setbacks because it is meant to apply to property which is fronted by Highway 55 on one side, and the railroad on the opposite side.

Commercial-General (CG) – The CG district allows for a wider variety of uses including warehouse and limited industrial uses. This district will be applied mainly to existing developed areas without direct frontage on Highway 55.

Rural Commercial Holding (RCH) – The RCH district is intended to apply to property which is planned for commercial development at some time in the future (2016-2025), but which is not currently served by urban services.

Business (B) and Rural Business Holding (RBH) – The B district is intended to apply to property near Highway 55 and allows for primarily office and high quality light industrial uses. The RBH district is intended to apply to property which is planned for business development at some time in the future (2016-2025), but which is not currently served by urban services.

Industrial Park (IP) – The IP district is intended to apply to property identified for Industrial Business uses in the City's Comprehensive Plan.

Mixed Use (MU) – The MU district allows for a mix of commercial and residential uses within a larger property. The district is meant to serve as a transition between highway-oriented uses and lower density residential uses. Half of the buildable land in the district is required to accommodate residential uses at a net density between 3.5 and 7.0 units per acre.

Rural Residential-Urban Reserve (RR-UR) – The RR-UR district is intended to apply to property which is planned for sewered residential development at some time in the future, but which is currently not served by urban services.

Rural Residential (RR) – The RR district is the largest portion of the City in terms of area. The district allows rural development in the areas of the City which are not planned for urban services in the City's Comprehensive Plan and requires 5-acre of contiguous suitable soils for each newly created lot.