

Zoning Plan

Relationship between Future Land Use and Zoning Categories

The following table shows the Hastings Zoning Districts that would appropriately implement the vision of the Future Land Use Categories. Rezoning requests should be reviewed against this table to determine whether the requested district is supported by this Plan. In some cases, a new zoning district may be the most effective way to implement the vision of the Future Land Use Plan.

The recommended changes to the Zoning Ordinance in the Housing Section should be pursued in order to implement this Plan, in addition to the changes recommended in this section.

Planned Unit Developments (PUD) may be approved in any Future Land Use category provided that the proposal fits the vision of the Future Land Use category and the requirements of the Zoning Ordinance.

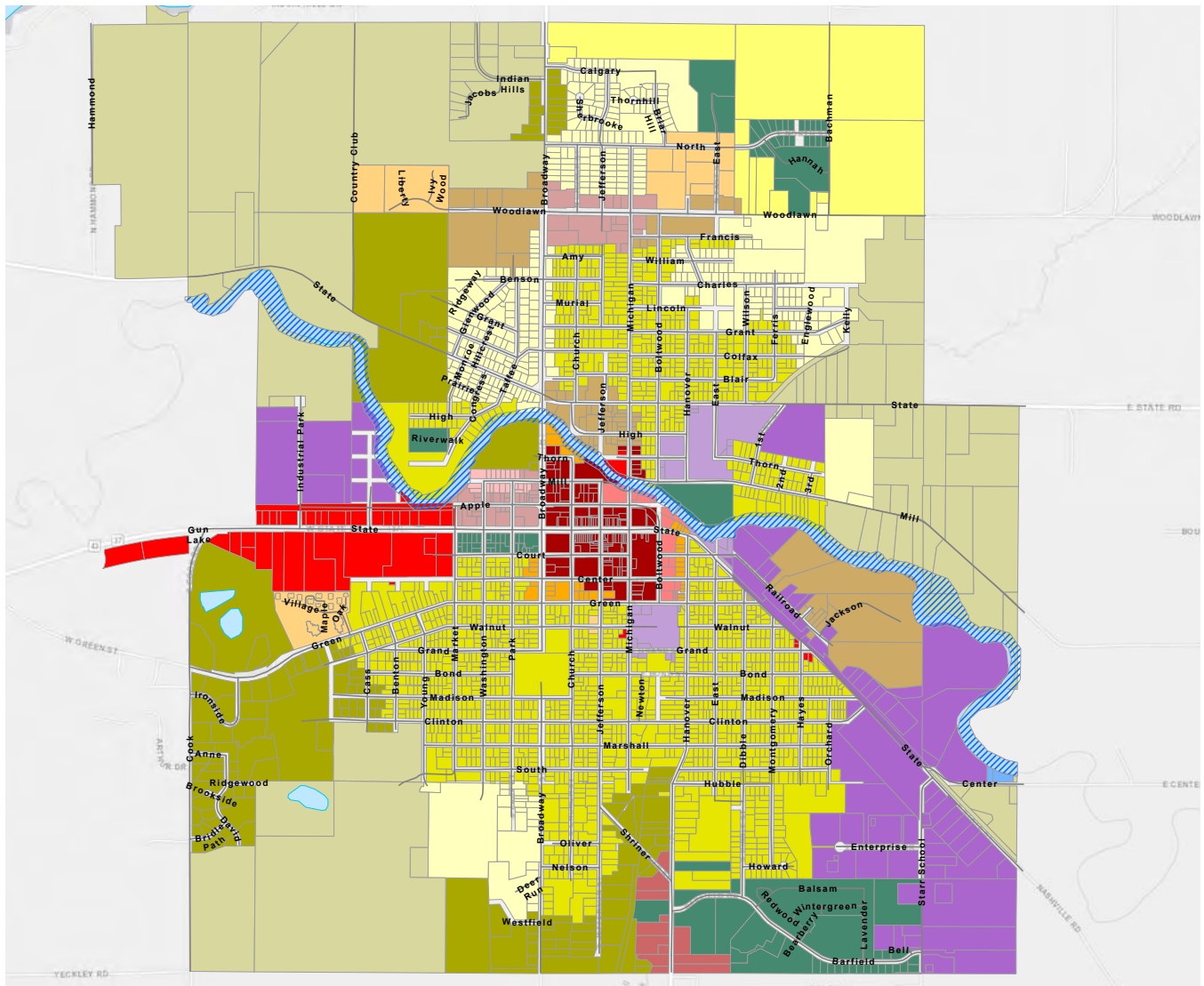


Table 15: Relationship Between Future Land Use and Zoning Categories

FUTURE LAND USE CATEGORIES	ZONING DISTRICTS
Residential Growth A – 15,000 sf Lots	R-S Suburban Residential ¹
Residential Growth B – 9,000 sf Lots	R-1 One-Family Residential ¹ R-1A Single-Family Residential ²
Residential Growth C – Multiple-Family	A-1 Apartments A-2 Apartments Edge R-D Duplex Apartment District
Core Neighborhood	R-2 One-Family Residential ³ A-1 Apartments ⁴
Modern Neighborhood	R-1 One-Family Residential R-M Mobile Home Park ⁶
Neighborhood Center	B-5 Mixed-Use A-O Apartments and Office Buildings O Office
Downtown Edge	B-3 Downtown Edge B-5 Mixed-Use A-O Apartments and Office Buildings O Office
Downtown Core	B-1 Central Business District
Gateway Commercial	B-2 General Business District B-4 West Business District B-6 South Business District O Office
Business and Industry	D-1 Industrial D-2 Industrial O Office
Conservation/Preservation	R-P Thornapple River Protection Overlay Zone
No FLU Category	R-R Rural Residential ⁵

Footnotes:

1. The minimum lot size in the R-S district should be revised to match the 15,000 square feet envisioned in the Residential Growth A Future Land Use category.
2. The minimum lot size in the R-1 and R-1A districts should be revised to match the 9,000 square feet envisioned in the Residential Growth B Future Land Use category. The R-1 and R-1A districts could also be consolidated into a single district.
3. The R-2 district could be expanded to allow "gentle density" and "missing middle" housing types, such as townhouses, duplexes, and small apartment buildings (four units or fewer).
4. Rezoning to A-1 within the Core Neighborhood Future Land Use Category should only be approved if one of the following is true of the site in question:
 - a) The site is adjacent to a site zoned B-1, B-2, B-3, B-4, B-5, B-6, A-1, A-O, D-1, or D-2.
 - b) The site is adjacent to a site in the Downtown Core, Downtown Edge, or Neighborhood Center Future Land Use categories.
5. The R-R Rural Residential District should be slowly eliminated over time. This plan does not support any additional land being rezoned to R-R. Land currently zoned R-R should be rezoned to other categories (or to a PUD) as development occurs, consistent with the vision of this plan.
6. Rezoning to the R-M District is discouraged, except for lots planned for "Modern Neighborhood" and immediately adjacent to an existing Mobile Home Park.