

TOWN OF PALISADE ZONING DISTRICTS

AFT – AGRICULTURAL AND FORESTRY TRANSITIONAL

Provides for wineries, vineyards and related lodging and commercial activity compatible with Town's rural and agricultural character.

LDR – LOW DENSITY RESIDENTIAL

Provides for orderly residential development, intended to maintain and protect residential areas at moderate densities, characterized predominantly by single-family detached units.

MDR – MEDIUM DENSITY RESIDENTIAL

To maintain and protect residential areas of higher density which include a variety of small lot residential development options – proximity to public parks and open space is an asset.

HDR – HIGH DENSITY RESIDENTIAL

Provides for orderly high density residential areas which include multifamily dwellings mixed with other housing types – appropriate as a transitional district between low density residential and MU, TC and CB districts.

MU – MIXED USE

Facilitates adaptive re-use and preservation of older residential structures and compatible new nonresidential uses, which are encouraged to occupy existing structures without changing the residential character and to emphasize pedestrian rather than vehicular access.

TC – TOWN CENTER

Provides for business and civic functions that make up the Town core – has a strong pedestrian character and provides buildings that cover the entire street frontage.

CB – COMMERCIAL BUSINESS

Provides for commercial uses such as offices, services, and retail for the community as a whole – provides for auto-oriented uses with site design standards to mitigate impacts on adjacent residential neighborhoods.

LI – LIGHT INDUSTRIAL

Promotes the retention and growth of employment opportunities in areas with industrial uses that are relatively clean and quiet.

HR – HOSPITALITY RETAIL

Provides for hospitality and retail along I-70 and in pedestrian-oriented village or mall environments that are complementary to the historic Town and existing wineries and agricultural uses.

CP – COMMUNITY PUBLIC

Designates areas for public uses, including recreation, within the Town.

PD – PLANNED DEVELOPMENT

A development option to encourage and incorporate innovations in residential, commercial and industrial development that represent a more efficient use of land and relate to the site's natural characteristics.

Source: Article 5 – Zoning (Land Development Code – LDC)