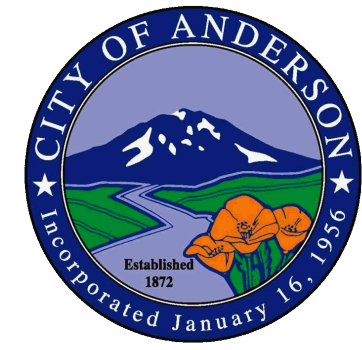


# City of Anderson ZONING



## Map Features

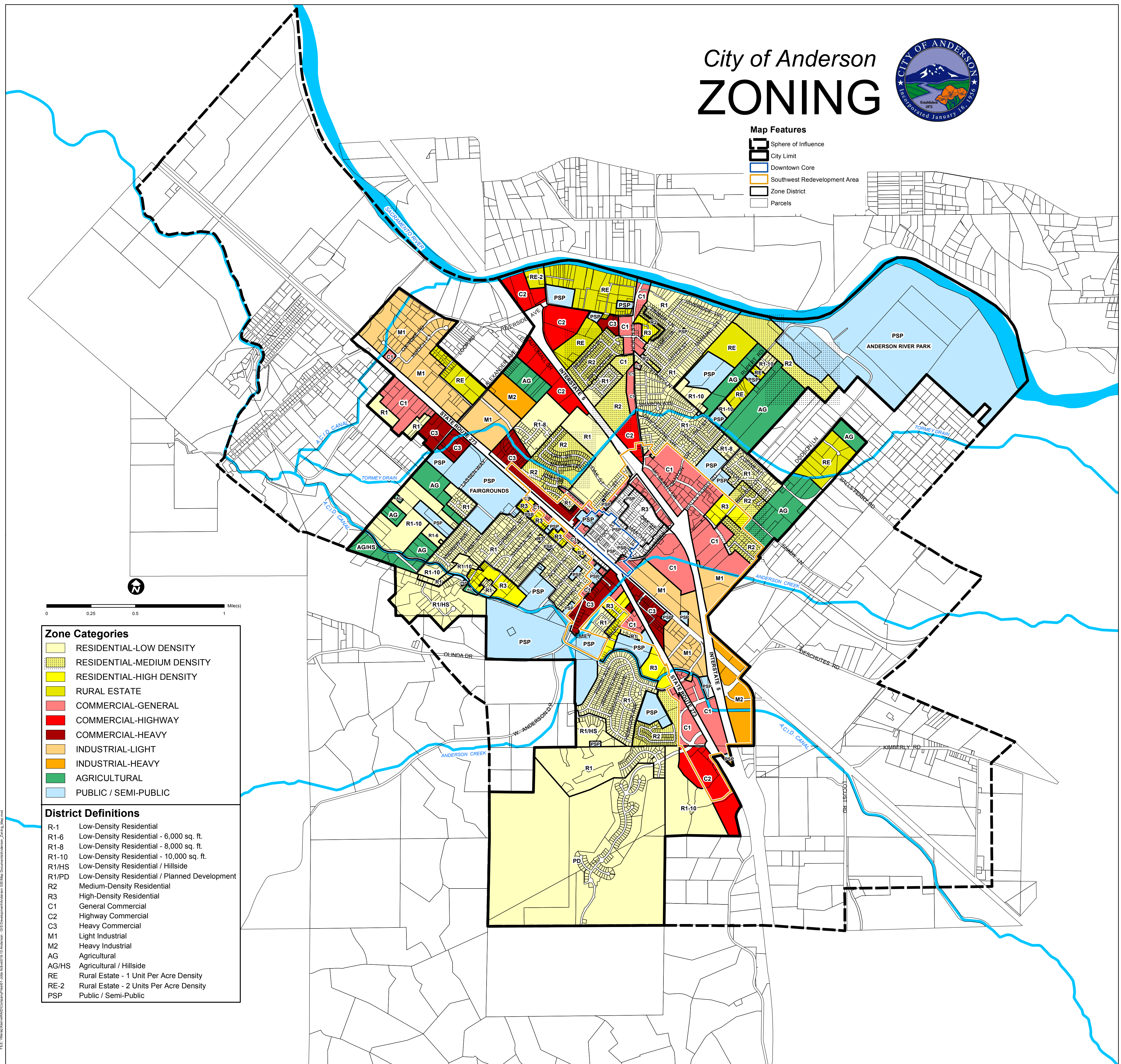
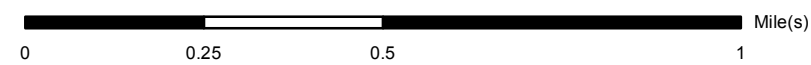
- Sphere of Influence
- City Limit
- Downtown Core
- Southwest Redevelopment Area
- Zone District
- Parcels

## Zone Categories

- RESIDENTIAL-LOW DENSITY
- RESIDENTIAL-MEDIUM DENSITY
- RESIDENTIAL-HIGH DENSITY
- RURAL ESTATE
- COMMERCIAL-GENERAL
- COMMERCIAL-HIGHWAY
- COMMERCIAL-HEAVY
- INDUSTRIAL-LIGHT
- INDUSTRIAL-HEAVY
- AGRICULTURAL
- PUBLIC / SEMI-PUBLIC

## District Definitions

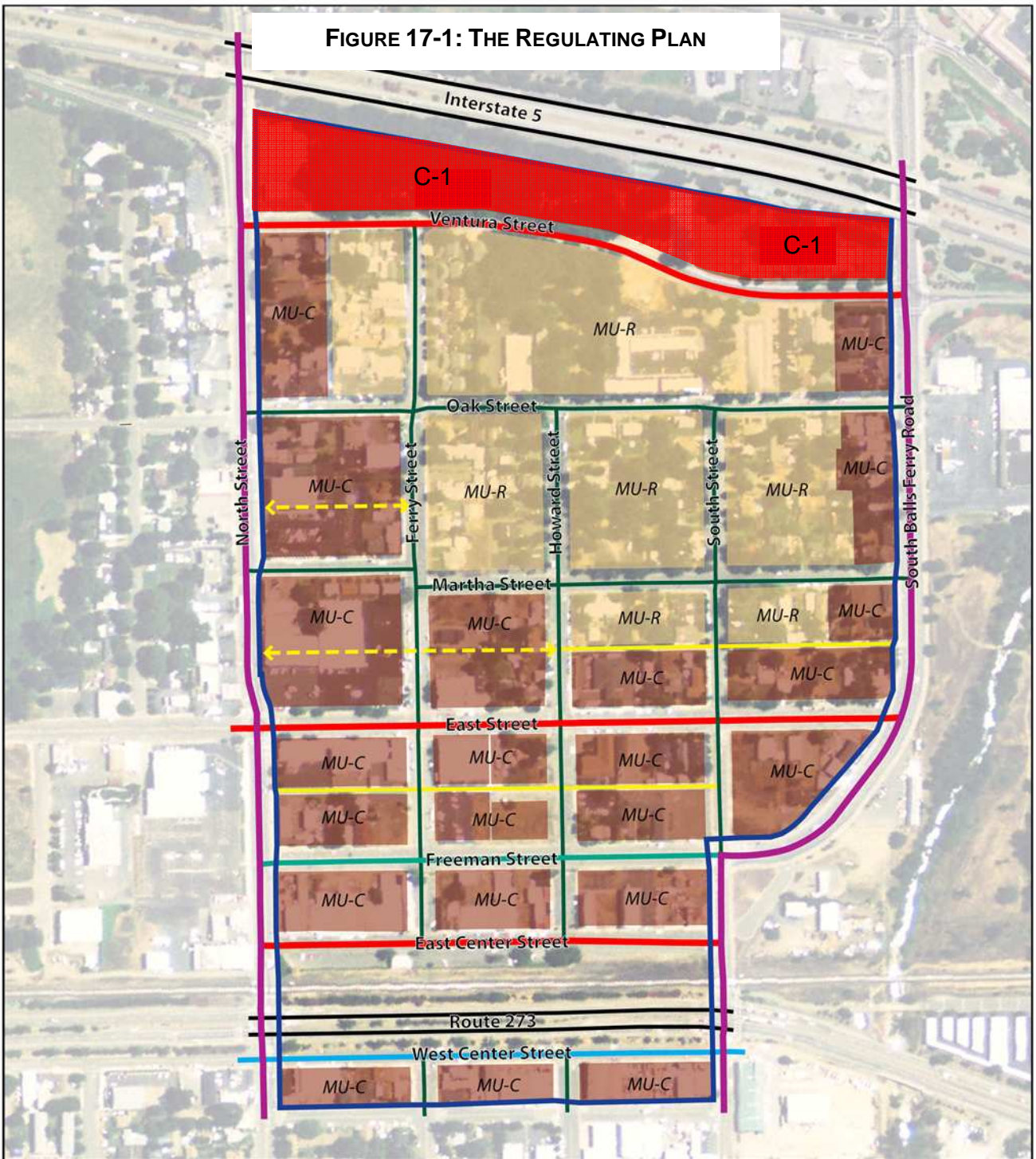
- R-1 Low-Density Residential
- R1-6 Low-Density Residential - 6,000 sq. ft.
- R1-8 Low-Density Residential - 8,000 sq. ft.
- R1-10 Low-Density Residential - 10,000 sq. ft.
- R1/HS Low-Density Residential / Hillside
- R1/PD Low-Density Residential / Planned Development
- R2 Medium-Density Residential
- R3 High-Density Residential
- C1 General Commercial
- C2 Highway Commercial
- C3 Heavy Commercial
- M1 Light Industrial
- M2 Heavy Industrial
- AG Agricultural
- AG/HS Agricultural / Hillside
- RE Rural Estate - 1 Unit Per Acre Density
- RE-2 Rural Estate - 2 Units Per Acre Density
- PSP Public / Semi-Public



Source: City of Anderson Parcel lines and features are schematic only. This is not a survey product. Zoning classifications are subject to change without notice.



**FIGURE 17-1: THE REGULATING PLAN**



## Regulating Plan

City of Anderson - Mixed Use Ordinance

### Zoning Districts:

- MU-C Mixed Use Commercial
- MU-R Mixed Use Residential
- Downtown Boundary

### Street Typologies:

- Avenue
- Main Street
- Service Street (Freeman Street)
- Service Street (West Center Street)
- Neighborhood Street
- Alley
- Highway
- Dashed infrastructure are proposed to continue the grid pattern

### Street Hierarchy:

- Highest (Primary) ↑ Avenue
- Main Street
- Service Street
- Neighborhood Street
- Lowest (Secondary) ↓ Alley

*\*Wherever a building is located at the intersection of two street types, the building should follow the higher type's requirements.*

