

## Leavenworth County Zoning Districts within County Road One Corridor

The following is a list and brief description of the adopted zoning districts within the County Road One Corridor. Each district is considered a “Planned” district and therefore requires site plan approval.

<b>Proposed Zoning District</b>	<b>Zoning Characteristics</b>
Planned Low Density Residential (PR-1)	A residential zoning district for single-family homes located on parcels which are 10,000 square feet in size. Generally, four units per acre.
Planned Medium Density Residential (PR-2)	A residential zoning district for single-family and two-family homes located on parcels which are 6,000 square feet (3,000 SqFt/two-family unit). Generally, seven units per acre.
Planned High Density Residential (PR-3)	A residential zoning district primarily zoned for apartment and multi-family units which are compatible with the high-density residential character of the district. Generally, 11 units per acre.
Planned Mixed Use (MXD)	A zoning district which combines a mixture of residential, retail, office, cultural uses and light industrial in a single structure or multiple structures. Each development shall require a minimum of two or more uses.
Planned Commercial (PC)	A zoning district primarily for the development of commercial uses such as retail, entertainment, restaurants, etc.
Planned Industrial (PI)	A zoning district primarily for the development of industrial uses.