



Zoning districts in study area are shaded in colors below; balance of zoning shown with white background.



|                         |                     |                             |                                   |                            |                      |                              |
|-------------------------|---------------------|-----------------------------|-----------------------------------|----------------------------|----------------------|------------------------------|
| RL One-Family Large Lot | RT1 Two-Family      | T1 Traditional Neighborhood | OS Office-Service                 | IT Transitional Industrial | F1 River Residential | VP Vehicular Parking         |
| R1 One-Family           | RT2 Townhouse       | T2 Traditional Neighborhood | B1 Local Business                 | ITM IT with Master Plan    | F2 Residential Low   | PD Planned Development       |
| R2 One-Family           | RM1 Multiple-Family | T3 Traditional Neighborhood | BC Community Business (converted) | I1 Light Industrial        | F3 Residential Mid   | CA Capitol Area Jurisdiction |
| R3 One-Family           | RM2 Multiple-Family | T3M T3 with Master Plan     | B2 Community Business             | I2 General Industrial      | F4 Residential High  |                              |
| R4 One-Family           | RM3 Multiple-Family | T4 Traditional Neighborhood | B3 General Business               | I3 Restricted Industrial   | F5 Business          |                              |
|                         |                     | T4M T4 with Master Plan     | B4 Central Business               |                            | F6 Gateway           |                              |
|                         |                     |                             | B5 Central Business Service       |                            |                      |                              |



# Marshall Avenue: River to Wilder - Existing Zoning

## MAP 1

