



# City of Hayden | Zone Map



## Purpose of Each Zone District

Overlay District	Intent
Central Business District (CBD)	The Central Business District is intended to provide supplemental land use, development and design standards that promote a pedestrian oriented mix of commercial uses, including small scale retail, restaurants, and professional services with residential uses intermixed, within the community center in support of a sustainable "downtown" business core.
Neighborhood Commercial Node (NCN)	The Neighborhood Commercial Nodes are intended to be at street intersections that typically feature a handful of small- and medium-sized businesses; where the intersections primarily serve the needs of the immediate surrounding area. The character of the node is defined by the limited scale of businesses operating in these locations; and they maintain a building typology and pedestrian orientation that is appropriate for the surrounding residential neighborhoods.

Zone (abbreviation)	Description
Agriculture (A)	The Agriculture zone provides for activity which generally occurs on the outskirts of Hayden, where large, undeveloped lots are primarily used for farming and agricultural pursuits as defined herein.
Commercial (C)	The Commercial zone provides for most types of businesses, as well as, for retail and wholesale sales and service.
Light Industrial (LI)	The Light Industrial zone provides for light manufacturing, processing and distribution, and wholesale/retail sales in an environment that is clean, quiet and free of noise, odor, dust and smoke.
Mixed Residential (MR)	The Mixed Residential zone provides for a range of residential structures, including single family, two-family, and three-family dwelling units as well as accessory dwelling units on individual lots.
Mixed Use (MU)	The Mixed Use zone provides for both residential multi-family (four units or more per structure) and commercial land use types, creating a flexible environment for either one or the other or both.
Recreation	The Recreation zone provides for parks and open space that provide opportunities for public enjoyment of the outdoors.
Residential Suburban (RS)	The Residential Suburban zone provides for single family residential on larger lots and minimal agricultural uses.
Single Family Residential (R1)	The Single Family Residential zone provides for the classic Hayden neighborhood where single family homes on smaller lots are permitted. Accessory dwelling units are permitted, but two-family dwellings are not.