

**Table LU 1: Land Uses in Centers and the Uptown**

Primary & Secondary Uses ↓	Neighborhood Service Center (NS)	Community Center (C)	Destination Center (D)	The Uptown (Up)
<b>Residential</b>	<ul style="list-style-type: none"> <li>Single family attached &amp; detached, multifamily</li> <li>Density: 3 – 20 units/acre</li> <li>Maximum building height: 3 stories</li> </ul>	<ul style="list-style-type: none"> <li>Single family attached, multifamily</li> <li>Density: 6.01 – 34 units/acre</li> <li>Maximum building height: 4 stories</li> </ul>	<ul style="list-style-type: none"> <li>Single family attached, multifamily</li> <li>Density: 6.01 – 60 units/acre</li> <li>Maximum building height: 5 stories</li> </ul>	<ul style="list-style-type: none"> <li>Single family attached, multifamily</li> <li>Density: 6.01 – 80 units/acre</li> <li>Maximum building height: 6 stories</li> </ul>
<b>Neighborhood Retail Community &amp; Regional Retail General Commercial Service</b>	<ul style="list-style-type: none"> <li>Maximum single building footprint: 15,000 SF</li> <li>Maximum building height 3 stories; no more than 2 stories for retail-only buildings</li> </ul>	<ul style="list-style-type: none"> <li>Maximum single building footprint: 60,000 SF</li> <li>Maximum building height 4 stories; no more than 2 stories for retail-only buildings</li> </ul>	<ul style="list-style-type: none"> <li>Maximum single building footprint: 50,000 SF</li> <li>Maximum building height 5 stories, no more than 3 stories for retail-only buildings</li> </ul>	<ul style="list-style-type: none"> <li>Maximum single building footprint: 25,000 SF</li> <li>Maximum building height: 6 stories</li> <li>First floor may be retail, commercial, or residential; upper floors may be office or residential</li> </ul>
<b>Auto Commercial Sales &amp; Service</b>	<ul style="list-style-type: none"> <li>All activities must be within a building, except for customer/employee parking, loading, and gas pumps.</li> <li>Evidence must be provided that noise, odors, and other potential nuisances do not adversely affect surrounding uses</li> <li>Maximum single building footprint: 7,500 SF</li> </ul>	<ul style="list-style-type: none"> <li>All activities must be within a building, except for customer/employee parking, loading, and gas pumps.</li> <li>Evidence must be provided that noise, odors, and other potential nuisances do not adversely affect surrounding uses.</li> <li>Maximum single building footprint: 7,500 SF</li> </ul>	<ul style="list-style-type: none"> <li>All activities must be within a building, except for customer/employee parking, loading, and gas pumps.</li> <li>Evidence must be provided that noise, odors, and other potential nuisances do not adversely affect surrounding uses.</li> <li>Maximum single building footprint: 7,500 SF</li> </ul>	Not permitted
<b>Office R&amp;D/Flex</b>	<ul style="list-style-type: none"> <li>Maximum single building footprint: 15,000 SF</li> <li>Maximum building height for retail-only buildings: 2 stories</li> <li>Maximum building height if retail on ground floor only: 3 stories, with residential units or office uses above retail</li> <li>Maximum height of office only building: 2 stories, unless by exception where up to 4 stories may be allowed if consistent with surrounding uses</li> </ul>	<ul style="list-style-type: none"> <li>Maximum single-building footprint: 20,000 SF</li> <li>Maximum building height for retail-only buildings: 2 stories</li> <li>Maximum building height if retail on ground floor only: 3 stories, with residential units or office/commercial uses above retail</li> </ul>	<ul style="list-style-type: none"> <li>Maximum single building footprint: 20,000 SF</li> <li>Maximum building height for retail-only buildings: 3 stories</li> <li>Maximum building height if retail on ground floor only: 5 stories, with residential units or office/commercial uses above retail</li> </ul>	<ul style="list-style-type: none"> <li>Maximum single-building footprint: 25,000 SF; may increase to 40,000 SF by exception</li> <li>Maximum building height for retail-only buildings: 3 stories</li> <li>Maximum building height if retail on ground floor only: 6 stories, with residential units or office/commercial uses above retail</li> </ul>
<b>Light Manufacturing/Storage/ Distribution</b>	Not Permitted, unless by exception where there are no impacts on surrounding uses and where consistent with the character of surrounding uses.	Not Permitted	Not Permitted	Not Permitted
<b>Heavy Manufacturing/ Storage/ Distribution</b>	Not Permitted	Not Permitted	Not Permitted	Not Permitted
<b>Warehousing/ Distribution</b>	Not Permitted	Not Permitted	Not Permitted	Not Permitted
<b>Institutional</b>	<ul style="list-style-type: none"> <li>Maximum single-building footprint: 15,000 SF</li> </ul>	<ul style="list-style-type: none"> <li>Maximum single-building footprint: 20,000 SF</li> </ul>	<ul style="list-style-type: none"> <li>Maximum single-building footprint: 20,000 SF; larger by exception</li> </ul>	<ul style="list-style-type: none"> <li>Maximum single-building footprint: 20,000 SF</li> </ul>
<b>Open Space</b> (Each Center needs a minimum of 10 percent usable open space. Each development needs to provide at least 10% or show where the equivalent area is already provided on another property.)	<ul style="list-style-type: none"> <li>Minimum of 1 small green park conveniently located</li> <li>Park is intended to be a central, focal point of the Center</li> <li>Minimum size of park: 1/4 to 1/2 acre</li> <li>Additional open space may be necessary, depending on the intensity and mix of uses. This additional open space may be in the form of a plaza, minimum size: 2,500 SF.</li> </ul>	<ul style="list-style-type: none"> <li>Minimum of 1 green usable park, centrally located</li> <li>Park is intended to be a focal point of the Center</li> <li>Minimum size of park: 1/4 to 1 acre.</li> <li>Additional open space may be necessary, depending on the intensity and mix of uses. This additional open space may be a: plaza (5,000 SF min.), greenway, formal lawns in front of public buildings (1/4 acre min.), or a playground (1/4 acre min.)</li> </ul>	<ul style="list-style-type: none"> <li>Same as Community Center, although minimum size of single park may be ¼ acre if at least two parks are provided. Allows for two focal points, if design of Destination Center permits.</li> </ul>	<ul style="list-style-type: none"> <li>Minimum of 1 usable park required</li> <li>Intended to be a central, focal point of Uptown</li> <li>Minimum size of single space: 1/4 acre.</li> <li>Playgrounds should be provided with residential</li> <li>Plazas and formal lawns: same as Community</li> <li>Additional open space(s) are strongly encouraged. Amount of open space required will be determined during preparation of the Small Area Plan for Airport Road Corridor Area.</li> </ul>