

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)
Residential	<ul style="list-style-type: none"> Single family attached & detached, multifamily Density: 3 – 20 units/acre Maximum building height: 3 stories 	<ul style="list-style-type: none"> Single family attached, multifamily Density: 6.01 – 34 units/acre Maximum building height: 4 stories 	<ul style="list-style-type: none"> Single family attached, multifamily Density: 6.01 – 60 units/acre Maximum building height: 5 stories 	<ul style="list-style-type: none"> Single family attached, multifamily Density: 6.01 – 80 units/acre Maximum building height: 6 stories
Neighborhood Retail Community & Regional Retail General Commercial Service	<ul style="list-style-type: none"> Maximum single building footprint: 15,000 SF Maximum building height 3 stories; no more than 2 stories for retail-only buildings 	<ul style="list-style-type: none"> Maximum single building footprint: 60,000 SF Maximum building height 4 stories; no more than 2 stories for retail-only buildings 	<ul style="list-style-type: none"> Maximum single building footprint: 50,000 SF Maximum building height 5 stories, no more than 3 stories for retail-only buildings 	<ul style="list-style-type: none"> Maximum single building footprint: 25,000 SF Maximum building height: 6 stories First floor may be retail, commercial, or residential; upper floors may be office or residential
Auto Commercial Service	<ul style="list-style-type: none"> All activities must be within a building, except for customer/employee parking, loading, and gas pumps. Evidence must be provided that noise, odors, and other potential nuisances do not adversely affect surrounding uses Maximum single building footprint: 7,500 SF 	<ul style="list-style-type: none"> All activities must be within a building, except for customer/employee parking, loading, and gas pumps. Evidence must be provided that noise, odors, and other potential nuisances do not adversely affect surrounding uses. Maximum single building footprint: 7,500 SF 	<ul style="list-style-type: none"> All activities must be within a building, except for customer/employee parking, loading, and gas pumps. Evidence must be provided that noise, odors, and other potential nuisances do not adversely affect surrounding uses. Maximum single building footprint: 7,500 SF 	Not permitted
Office R&D/Flex	<ul style="list-style-type: none"> Maximum single building footprint: 15,000 SF Maximum building height for retail-only buildings: 2 stories Maximum building height if retail on ground floor only: 3 stories, with residential units or office uses above retail Maximum height of office only building: 2 stories, unless by exception where up to 4 stories may be allowed if consistent with surrounding uses 	<ul style="list-style-type: none"> Maximum single-building footprint: 20,000 SF Maximum building height for retail-only buildings: 2 stories Maximum building height if retail on ground floor only: 3 stories, with residential units or office/commercial uses above retail 	<ul style="list-style-type: none"> Maximum single building footprint: 20,000 SF Maximum building height for retail-only buildings: 3 stories Maximum building height if retail on ground floor only: 5 stories, with residential units or office/commercial uses above retail 	<ul style="list-style-type: none"> Maximum single-building footprint: 25,000 SF; may increase to 40,000 SF by exception Maximum building height for retail-only buildings: 3 stories Maximum building height if retail on ground floor only: 6 stories, with residential units or office/commercial uses above retail
Light Manufacturing/Storage/ Distribution	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
Heavy Manufacturing/ Storage/ Distribution	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Warehousing/ Distribution	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Institutional	<ul style="list-style-type: none"> Maximum single-building footprint: 15,000 SF 	<ul style="list-style-type: none"> Maximum single-building footprint: 20,000 SF 	<ul style="list-style-type: none"> Maximum single-building footprint: 20,000 SF; larger by exception 	<ul style="list-style-type: none"> Maximum single-building footprint: 20,000 SF
Open Space (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"> Minimum of 1 small green park conveniently located Park is intended to be a central, focal point of the Center Minimum size of park: 1/4 to 1/2 acre 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. 	<ul style="list-style-type: none"> Minimum of 1 green usable park, centrally located Park is intended to be a focal point of the Center Minimum size of park: 1/2 to 1 acre. 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.) 	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> Minimum of 1 usable park required Intended to be a central, focal point of Uptown Minimum size of single space: 1/4 acre. Playgrounds should be provided with residential Plazas and formal lawns: same as Community 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.