

**Table LU2—Land Use Designations in Areas Around Centers**

<b>Land Use Designation→</b> Primary & Secondary Uses ↓	<b>Urban Mixed Use</b>	<b>Urban Density Residential</b>	<b>Neighborhood Density Residential</b>	<b>Commercial Mixed Use</b>	<b>Office/ R&amp;D/ Flex/Light Industrial</b>	<b>Light Industrial</b>	<b>Heavy Industrial</b>	<b>Open Space</b>
<p><b>Residential</b></p> <p>For these uses, buildings should not be taller than 4 stories, unless by exception</p>	<ul style="list-style-type: none"> <li>Density: 3 – 34 units/acre in areas with this designation that are not in Centers</li> <li>Minimum 25 percent of urban mixed use development should be residential</li> <li>Residential may be mixed vertically or horizontally</li> </ul>	<ul style="list-style-type: none"> <li>Density: 6.01 – 34 units/acre</li> <li>Maximum building height: 4 stories or 45 feet</li> <li>Two or more housing types preferred in each development</li> </ul>	<ul style="list-style-type: none"> <li>Density: 3 – 6 units/acre</li> <li>Maximum building height: 3 stories or 35 feet</li> <li>Two or more housing types preferred in each development</li> </ul>	<ul style="list-style-type: none"> <li>Residential is a secondary land use in this designation</li> <li>Residential should be included in developments over 5 acres</li> <li>Locate residential above office or retail</li> </ul>	<ul style="list-style-type: none"> <li>Residential is a secondary land use in this designation</li> <li>Residential should be located on upper floors of multistory buildings</li> </ul>	Not Permitted	Not Permitted	Not Permitted
<p><b>Neighborhood Retail</b></p> <p><b>Community &amp; Regional Retail</b></p> <p><b>General Commercial Service</b></p> <p>Buildings should not be taller than 3 stories, unless by exception</p>	<ul style="list-style-type: none"> <li>Minimum 25 percent of urban mixed use should be retail</li> <li>Maximum retail-only single-building footprint: 15,000 SF</li> </ul>	<ul style="list-style-type: none"> <li>A secondary land use in this designation</li> <li>These uses are encouraged to locate in Centers; may be located in areas around Centers by exception</li> <li>Maximum retail-only single-building footprint: 5,000 SF</li> </ul>	<ul style="list-style-type: none"> <li>A secondary land use in this designation</li> <li>These uses are encouraged to locate in Centers; may be located in areas around Centers by exception</li> <li>Maximum retail-only single-building footprint: 5,000 SF</li> </ul>	<ul style="list-style-type: none"> <li>Retail is a primary land use in this designation</li> <li>Maximum single-building footprint: 80,000 SF</li> </ul>	<ul style="list-style-type: none"> <li>Retail is incidental to primary use in this designation</li> <li>Maximum single-building footprint for retail-only building: 10,000 SF</li> <li>Maximum single-building footprint for mixed use building: 20,000 SF</li> </ul>	<ul style="list-style-type: none"> <li>Retail is incidental to primary industrial use in this designation</li> <li>Retail uses are encouraged to locate in Centers; may be located in areas around Centers by exception</li> <li>Maximum single-building footprint for retail-only building: 10,000 SF</li> <li>No maximum building footprint for retail showroom included in mixed use building</li> </ul>	<ul style="list-style-type: none"> <li>Retail is incidental to primary industrial use in this designation</li> <li>Retail uses are encouraged to locate in Centers; may be located in areas around Centers by exception</li> <li>Maximum single-building footprint for retail-only building: 10,000 SF</li> <li>No maximum building footprint for retail showroom included in mixed use building</li> </ul>	Not Permitted
<p><b>Auto Commercial Service</b></p> <p>Buildings should not be taller than 2 stories, unless by exception</p>	<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>Maximum single-building footprint: 7,500 SF</li> <li>Evidence must be provided that noise, odors, and other potential nuisances do not affect surrounding properties</li> </ul>	Not Permitted	Not Permitted	<ul style="list-style-type: none"> <li>A primary land use in this designation</li> <li>Provide evidence that noise, odors, &amp; other potential nuisances do not adversely affect surrounding uses</li> </ul>	<ul style="list-style-type: none"> <li>Services that may involve noise, odors, traffic &amp; other potential nuisances may locate in this land use designation after providing evidence that these nuisances will not adversely affect surrounding uses</li> </ul>	<ul style="list-style-type: none"> <li>A secondary land use in this designation</li> <li>Services that may involve noise, odors, traffic &amp; other potential nuisances should locate in this land use designation</li> </ul>	<ul style="list-style-type: none"> <li>A secondary land use in this designation</li> <li>Services that may involve noise, odors, traffic, or other potential nuisances should locate in this land use designation</li> </ul>	Not Permitted

<b>Land Use Designation</b> → Primary & Secondary Uses ↓	<b>Urban Mixed Use</b>	<b>Urban Density Residential</b>	<b>Neighborhood Density Residential</b>	<b>Commercial Mixed Use</b>	<b>Office/ R&amp;D/ Flex/Light Industrial</b>	<b>Light Industrial</b>	<b>Heavy Industrial</b>	<b>Open Space</b>
<b>Office Research &amp; Development (R&amp;D)/Flex</b> Buildings should not be taller than 4 stories, unless by exception	<ul style="list-style-type: none"> <li>Minimum 20 percent of development in this designation should be office or office/R&amp;D/ Flex</li> <li>Maximum single-building footprint: 20,000 SF</li> </ul>	<ul style="list-style-type: none"> <li>These uses are encouraged to locate in Centers; may be located in areas around Centers by exception</li> </ul>	<ul style="list-style-type: none"> <li>These uses are encouraged to locate in Centers; may be located in areas around Centers by exception</li> </ul>	<ul style="list-style-type: none"> <li>A secondary land use in this designation</li> <li>May be located above retail and other service uses</li> <li>Maximum office-only single-building footprint: 20,000 SF</li> </ul>	<ul style="list-style-type: none"> <li>A primary use in this designation</li> <li>Maximum office-only single-building footprint: 40,000 SF</li> </ul>	<ul style="list-style-type: none"> <li>Office is incidental to primary industrial use in this designation</li> <li>Maximum office-only single-building footprint: 20,000 SF</li> </ul>	<ul style="list-style-type: none"> <li>Office is incidental in this designation associated with primary industrial use</li> <li>Maximum office-only single-building footprint: 20,000 SF</li> </ul>	Not Permitted
<b>Light Manufacturing/ Storage/ Distribution</b> For these uses, buildings should not be taller than 4 stories, unless by exception	<ul style="list-style-type: none"> <li>All activities, except customer/employee parking and loading must be within a building</li> <li>Maximum size of building footprint: 20,000 SF</li> <li>Evidence must be provided that noise, traffic, and other potential nuisances do not affect surrounding properties</li> </ul>	Not Permitted	Not Permitted	<ul style="list-style-type: none"> <li>A secondary land use in this designation</li> <li>All activities, except customer/employee parking and loading must be within a building</li> <li>Maximum single-building footprint: 20,000 SF</li> <li>Evidence must be provided that noise, traffic, and other potential nuisances do not affect surrounding properties</li> </ul>	<ul style="list-style-type: none"> <li>A primary land use in this designation</li> <li>Maximum single-building footprint: 40,000 SF, unless by exception if consistent with surrounding uses and character of area</li> </ul>	<ul style="list-style-type: none"> <li>A primary land use in this designation</li> <li>No maximum single-building footprint</li> </ul>	<ul style="list-style-type: none"> <li>A primary land use in this designation</li> <li>No maximum single-building footprint</li> </ul>	Not Permitted
<b>Heavy Manufacturing/ Storage/ Distribution</b>	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	<ul style="list-style-type: none"> <li>A primary land use type in this designation</li> <li>No maximum single-building footprint</li> </ul>	Not Permitted
<b>Warehousing/ Distribution</b>	Not Permitted	Not Permitted	Not Permitted	Not Permitted	<ul style="list-style-type: none"> <li>Warehousing/Distribution is incidental to Office/ R&amp;D/Flex in this designation</li> <li>Maximum single-building footprint: 40,000 SF</li> </ul>	<ul style="list-style-type: none"> <li>A primary land use in this designation</li> <li>No maximum single-building footprint</li> </ul>	<ul style="list-style-type: none"> <li>A primary land use in this designation</li> <li>No maximum single-building footprint</li> </ul>	Not Permitted
<b>Institutional</b>	<ul style="list-style-type: none"> <li>A secondary land use in this designation</li> <li>Maximum single-building footprint: 20,000 SF</li> </ul>	<ul style="list-style-type: none"> <li>A secondary land use in this designation</li> <li>Maximum single-building footprint: 20,000 SF</li> </ul>	<ul style="list-style-type: none"> <li>A secondary land use in this designation</li> <li>Maximum single-building footprint: 20,000 SF</li> </ul>	<ul style="list-style-type: none"> <li>A secondary land use in this designation</li> <li>Maximum single-building footprint: 20,000 SF</li> </ul>	<ul style="list-style-type: none"> <li>A secondary land use in this designation</li> <li>Maximum single-building footprint: 20,000 SF</li> </ul>	Not recommended in this land use designation	Not recommended in this land use designation	Permitted, if of a recreational nature

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<b>Open Space</b>	<ul style="list-style-type: none"> <li>▪ Public/semi-public parks, greens, commons, plazas to serve businesses, employees, customers</li> <li>▪ Nearest open space should be within ¼ mile of businesses or residences</li> <li>▪ Tot lots or active recreation areas should be provided with residential use</li> </ul>	<ul style="list-style-type: none"> <li>▪ Public/semi-public parks, greens, commons, plazas, and greenway trails to serve residents &amp; visitors</li> <li>▪ Areas of active recreation should be provided (may be indoors)</li> <li>▪ Emphasis should be placed on central, useable open space</li> <li>▪ Nearest open space should be within ¼ mile of residences</li> <li>▪ Protected areas may have greenways/trails to provide alternate travel modes</li> </ul>	<ul style="list-style-type: none"> <li>▪ Public/semi-public parks, greens, commons, and greenway trails to serve residents &amp; visitors</li> <li>▪ Areas of active recreation should be provided</li> <li>▪ Emphasis should be placed on central, useable open space</li> <li>▪ Nearest open space should be within ¼ mile of residences</li> <li>▪ Protected areas may have greenways/trails to provide alternate travel modes</li> </ul>	<ul style="list-style-type: none"> <li>▪ Public/semi-public parks, greens, commons, plazas to serve residents &amp; visitors</li> <li>▪ Nearest open space should be within ¼ mile or business or residence</li> <li>▪ Tot lots or active recreation areas should be provided with residential use</li> </ul>	<ul style="list-style-type: none"> <li>▪ Public/semi-public parks, greens, commons, plazas to serve businesses, employees, customers and residents</li> <li>▪ Nearest open space should be within ¼ mile of businesses or residences</li> <li>▪ Areas of active recreation should be provided with residential uses (may be indoors)</li> </ul>	<ul style="list-style-type: none"> <li>▪ Public semi-public parks, greens, commons, plazas to serve businesses, employees, and customers</li> <li>▪ Nearest open space should be within 1/2 mile of businesses</li> </ul>	<ul style="list-style-type: none"> <li>▪ Public/semi-public parks, greens, commons, plazas to serve businesses, employees, and customers</li> <li>▪ Nearest open space should be within 1/2 mile of businesses</li> </ul>	

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