

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 3 – 20 units/acre 3-story maximum height 	<ul style="list-style-type: none"> Single family attached, multifamily 6.01 – 34 units/acre 4-story maximum height 	<ul style="list-style-type: none"> Single family attached, multifamily 6.01 – 60 units/acre 5-story maximum height 	<ul style="list-style-type: none"> Single family attached, multifamily 6.01 – 80 units/acre 6-story maximum height
Neighborhood Retail Community & Regional Retail General Commercial Service	<ul style="list-style-type: none"> Single building footprint: 15,000 SF maximum 2-story maximum height for retail only building Up to 3 stories if, retail on ground floor only, may have two floors of office and/or residential above 	<ul style="list-style-type: none"> Single building footprint: 60,000 SF maximum 2-story maximum height for retail only building If retail on ground floor only, may have three floors of office and/or residential above 	<ul style="list-style-type: none"> Single building footprint: 50,000 SF maximum 2-story maximum height for retail only building; if retail on ground floor only, may have three floors of commercial and/or residential above 	<ul style="list-style-type: none"> Single building footprint: 25,000 SF maximum 6-story maximum height 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 Single building footprint maximum size: 5,000 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. Single building footprint maximum size: 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. Single building footprint maximum size: 7,500 SF 	Not permitted
Office Office/R&D/Flex	Not Permitted	<ul style="list-style-type: none"> Maximum single-building footprint: 20,000 SF 2-story maximum height 	<ul style="list-style-type: none"> Single building footprint: 20,000 SF maximum 4-story maximum height 	<ul style="list-style-type: none"> Maximum single-building footprint: 20,000 SF; may increase to 40,000 SF by exception 6-story maximum height
Light Manufacturing/ Storage/ Distribution	Not Permitted	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 (A minimum of 10 percent open space will be used as guideline, but the decision on the amount of open space will be made for each Center.)	<ul style="list-style-type: none"> Minimum of 1 green open space required in Center Minimum size of single space: 1/4 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, tot lot, or similar facility. 	<ul style="list-style-type: none"> Minimum of 1 green open space required in Center Minimum size of single space: ¼ 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, tot lot, or similar facility. 	<ul style="list-style-type: none"> Minimum of green 1 open space required in Center Minimum size of single space: 1/2 acre. Additional open space(s) are strongly encouraged: minimum size is ¼ acre, may be a plaza, tot lot, or other type of open space 	<ul style="list-style-type: none"> Minimum of 1 open space required in Center Minimum size of single space: 1/4 acre. Additional open space(s) are strongly encouraged. Amount of open space required will be determined during preparation of the Small Area Plan.