

Table LU2—Land Use Designations in Areas Around Centers

Land Use Designation→ Primary & Secondary Uses ↓	Urban Mixed Use	Urban Density Residential	Neighborhood Density Residential	Commercial Mixed Use	Office/ R&D/Flex	Light Industrial	Heavy Industrial	Open Space
Residential	<ul style="list-style-type: none"> 3 – 34 units/acre in areas with this designation that are outside Centers Minimum 25 percent of urban mixed use development should be residential Residential may be mixed vertically or horizontally 	<ul style="list-style-type: none"> 6.01 – 34 units/acre Maximum building height 4 stories or 45 feet Two or more housing types preferred in each development 	<ul style="list-style-type: none"> 3 – 6 units/acre Maximum building height 3 stories or 35 feet Two or more housing types preferred in each development 	<ul style="list-style-type: none"> Multifamily is a secondary use in this designation Should be included in developments over 5 acres Locate residential above office or retail use 	<ul style="list-style-type: none"> Residential is a secondary land use type in this designation Residential should be located on upper floors of multistory buildings Maximum building height 4 stories or 45 feet 	Not Permitted	Not Permitted	Not Permitted
Neighborhood Retail Community & Regional Retail General Commercial Service Buildings of these uses should not be taller than 4 stories, unless by exception	<ul style="list-style-type: none"> Minimum 25 percent of urban mixed use should be retail Maximum single-building footprint: 15,000 SF Maximum size of a single business: 30,000 SF Maximum height of retail-only buildings: 2 stories 	<ul style="list-style-type: none"> A secondary land use in this designation Maximum single-building footprint: 5,000 SF These uses are encouraged to locate in Centers; may be in areas around Centers by exception 	<ul style="list-style-type: none"> A secondary land use in this designation Maximum single-building footprint: 5,000 SF These uses are encouraged to locate in Centers; may be in areas around Centers by exception 	<ul style="list-style-type: none"> Retail is primary land use type in this designation Maximum single-building footprint: 40,000 SF Maximum size of a single business: 80,000 SF Maximum building height: 3 stories or 35 feet 	<ul style="list-style-type: none"> Retail is a secondary land use in this designation; incidental to office use Maximum single-building footprint: 10,000 Maximum size of a single business: 20,000 SF 	<ul style="list-style-type: none"> Retail is a secondary land use type in this designation; incidental to industrial use 	<ul style="list-style-type: none"> Retail is a secondary land use type in this designation; incidental to industrial use 	Not Permitted
Auto Commercial Service Buildings of these uses should not be taller than 4 stories, unless by exception	<ul style="list-style-type: none"> All activities must be within a building, except for customer/employee parking, loading, and gas pumps Maximum size of building footprint: 7,500 SF Maximum size of a single business: 15,000 SF Evidence must be provided that noise, odors, and other potential nuisances do not affect surrounding properties 	Not Permitted	Not Permitted	<ul style="list-style-type: none"> Provide evidence that noise, odors, & other potential nuisances do not adversely affect surrounding uses 	Not Permitted	<ul style="list-style-type: none"> Services that may involve noise, odors, traffic & other potential nuisances do not adversely affect surrounding uses 	<ul style="list-style-type: none"> Services that may involve noise, odors, traffic, or other potential nuisances should locate in this land use designation 	Not Permitted

Land Use Designation→ Primary & Secondary Uses ↓	Urban Mixed Use	Urban Density Residential	Neighborhood Density Residential	Commercial Mixed Use	Office/ R&D/Flex	Light Industrial	Heavy Industrial	Open Space
Office Office/ R&D/Flex Buildings of these uses should not be taller than 4 stories, unless by exception	<ul style="list-style-type: none"> Minimum 20 percent of development in this designation should be office or office/R&D/Flex Maximum single-building footprint: 20,000 SF 	<ul style="list-style-type: none"> These uses are encouraged to locate in Centers; may be in areas around Centers by exception 	<ul style="list-style-type: none"> These uses are encouraged to locate in Centers; may be in areas around Centers by exception 	<ul style="list-style-type: none"> A secondary land use in this designation May be located above retail and other service uses Maximum single-building footprint: 20,000 SF 	<ul style="list-style-type: none"> Primary use in this designation Maximum single-building footprint: 25,000 SF 	<ul style="list-style-type: none"> Office is incidental—associated with primary industrial use Maximum single-building footprint: 25,000 SF 	<ul style="list-style-type: none"> Office is incidental—associated with primary industrial use Maximum single-building footprint: 25,000 SF 	Not Permitted
Light Manufacturing/ Storage/ Distribution Buildings of these uses should not be taller than 4 stories, unless by exception	<ul style="list-style-type: none"> All activities, except customer/employee parking and loading must be within a building Maximum size of building footprint: 10,000 SF Maximum size of a single business: 20,000 SF Evidence must be provided that noise, traffic, and other potential nuisances do not affect surrounding properties 	Not Permitted	Not Permitted	<ul style="list-style-type: none"> A secondary land use in this designation All activities, except customer/employee parking and loading must be within a building Maximum single-building footprint: 20,000 SF Evidence must be provided that noise, traffic, and other potential nuisances do not affect surrounding properties 	<ul style="list-style-type: none"> A secondary land use in this designation—incidental to office/R&D/flex use May not exceed 25 percent of development Maximum single-building footprint: 20,000 SF Maximum size of a single business: 40,000 SF 	<ul style="list-style-type: none"> A primary land use in this designation 	<ul style="list-style-type: none"> A primary land use in this designation 	Not Permitted
Heavy Manufacturing/ Storage/ Distribution	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	<ul style="list-style-type: none"> A primary land use type in this designation 	Not Permitted
Warehousing/ Distribution	Not Permitted	Not Permitted	Not Permitted	Not Permitted	<ul style="list-style-type: none"> A secondary land use in this designation—incidental to Office or Office/ R&D use 	<ul style="list-style-type: none"> A primary land use in this designation 	<ul style="list-style-type: none"> A primary land use in this designation 	Not Permitted
Institutional	<ul style="list-style-type: none"> A secondary land use in this designation Maximum building footprint: 20,000 SF 	<ul style="list-style-type: none"> A secondary land use in this designation Maximum single-building footprint: 20,000 SF 	<ul style="list-style-type: none"> A secondary land use in this designation Maximum single-building footprint: 20,000 SF 	<ul style="list-style-type: none"> A secondary land use in this designation 	<ul style="list-style-type: none"> A secondary land use type in this designation Maximum single-building footprint: 20,000 SF 	<ul style="list-style-type: none"> Not recommended in this land use designation 	<ul style="list-style-type: none"> Not recommended in this land use designation 	Permitted, if of a recreational nature
Open Space	<ul style="list-style-type: none"> Public parks to serve businesses, employees, and customers Nearest open space should be within ¼ mile of any business or residence 	<ul style="list-style-type: none"> Public parks to serve residents & visitors Nearest open space should be within ¼ mile of any residence Open space network should provide alternate travel modes 	<ul style="list-style-type: none"> Public parks to serve residents & visitors Nearest open space should be within ¼ mile of any residence Open space network should provide alternate travel modes 	<ul style="list-style-type: none"> Public parks to serve businesses, employees, and customers Nearest open space should be within ¼ mile of any business or residence 	<ul style="list-style-type: none"> Public parks to serve businesses, employees, and customers Nearest open space should be within ¼ mile of any business or residence 	<ul style="list-style-type: none"> Public parks to serve businesses, employees, and customers Nearest open space should be within 1/2 mile of any business 	<ul style="list-style-type: none"> Public parks to serve businesses, employees, and customers Nearest open space should be within 1/2 mile of any business 	