

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 | Light Industrial | Heavy Industrial | Open Space |
|---|--|--|--|---|---|---|---|---------------|
| Residential For these uses, buildings should not be taller than 4 stories, unless by exception | <ul style="list-style-type: none"> Density: 3 – 34 units/acre in areas with this designation that are not in 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"> Density: 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"> Density: 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"> Residential is a secondary land use in this designation Residential should be included in developments over 5 acres Locate residential above office or retail | <ul style="list-style-type: none"> Residential is a secondary land use in this designation Residential should be located on upper floors of multistory buildings | Not Permitted | Not Permitted | Not Permitted |
| Neighborhood Retail Community & Regional Retail General Commercial Service Buildings should not be taller than 3 stories, unless by exception | <ul style="list-style-type: none"> Minimum 25 percent of urban mixed use should be retail Maximum retail-only single-building footprint: 15,000 SF | <ul style="list-style-type: none"> A secondary land use in this designation These uses are encouraged to locate in Centers; may be located in areas around Centers by exception Maximum retail-only single-building footprint: 5,000 SF | <ul style="list-style-type: none"> A secondary land use in this designation These uses are encouraged to locate in Centers; may be located in areas around Centers by exception Maximum retail-only single-building footprint: 5,000 SF | <ul style="list-style-type: none"> Retail is a primary land use in this designation Maximum single-building footprint: 80,000 SF | <ul style="list-style-type: none"> Retail is incidental to primary use in this designation Maximum single-building footprint for retail-only building: 10,000 SF Maximum single-building footprint for mixed use building: 20,000 SF | <ul style="list-style-type: none"> Retail is incidental to primary industrial use in this designation Retail uses encouraged to locate in Centers; may be located in areas around Centers by exception Maximum single-building footprint for retail-only building: 10,000 SF No maximum building footprint for retail showroom included in mixed use building | <ul style="list-style-type: none"> Retail is incidental to primary industrial use in this designation Retail uses encouraged to locate in Centers; may be located in areas around Centers by exception Maximum single-building footprint for retail-only building: 10,000 SF No maximum building footprint for retail showroom included in mixed use building | Not Permitted |
| Auto Commercial Sales & Service Buildings should not be taller than 2 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 single-building footprint: 7,500 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"> A primary land use in this designation Provide evidence that noise, odors, & other potential nuisances do not adversely affect surrounding uses | <ul style="list-style-type: none"> Services that may involve noise, odors, traffic & other potential nuisances may locate in this land use designation after providing evidence that these nuisances will not adversely affect surrounding uses | <ul style="list-style-type: none"> A secondary land use in this designation Services that may involve noise, odors, traffic & other potential nuisances should locate in this land use designation | <ul style="list-style-type: none"> A secondary land use in this designation Services that may involve noise, odors, traffic, or other potential nuisances should locate in this land use designation | Not Permitted |
| Office Research & Development (R&D)/Flex Buildings 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 located in areas around Centers by exception | <ul style="list-style-type: none"> These uses are encouraged to locate in Centers; may be located in areas around Centers by exception | <ul style="list-style-type: none"> A secondary land use in this designation May be located above retail or other service uses Maximum office-only single-building footprint: 20,000 SF | <ul style="list-style-type: none"> A primary use in this designation Maximum office-only single-building footprint: 40,000 SF | <ul style="list-style-type: none"> Office is incidental to primary industrial use in this designation Maximum office-only single-building footprint: 20,000 SF | <ul style="list-style-type: none"> Office is incidental in this designation associated with primary industrial use Maximum office-only single-building footprint: 20,000 SF | 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 | Light Industrial | Heavy Industrial | Open Space |
|---|--|---|--|---|---|---|---|--|
| Light Manufacturing/ Storage/ Distribution For these uses, buildings 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: 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 primary land use in this designation Maximum single-building footprint: 40,000 SF, unless by exception if consistent with surrounding uses and character of area | <ul style="list-style-type: none"> A primary land use in this designation No maximum single-building footprint | <ul style="list-style-type: none"> A primary land use in this designation No maximum single-building footprint | 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 No maximum single-building footprint | Not Permitted |
| Warehousing/ Distribution | Not Permitted | Not Permitted | Not Permitted | Not Permitted | <ul style="list-style-type: none"> Warehousing/Distribution is incidental to Office/ R&D/Flex in this designation Maximum single-building footprint: 40,000 SF | <ul style="list-style-type: none"> A primary land use in this designation No maximum single-building footprint | <ul style="list-style-type: none"> A primary land use in this designation No maximum single-building footprint | Not Permitted |
| Institutional | <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 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 Maximum single-building footprint: 20,000 SF | Not recommended in this land use designation | Not recommended in this land use designation | Permitted, if of a recreational nature |
| Open Space | <ul style="list-style-type: none"> Public/Private owned parks, greens, commons, plazas to serve businesses, employees, customers Nearest open space should be within ¼ mile of businesses or residences Tot lots or active recreation areas should be provided with residential use | <ul style="list-style-type: none"> Public/Private owned parks, greens, commons, plazas, and greenway trails to serve residents & visitors Areas of active recreation should be provided (may be indoors) Emphasis should be placed on central, useable open space Nearest open space should be within ¼ mile of residences Protected areas may have greenways/trails to provide alternate travel modes | <ul style="list-style-type: none"> Public/Private owned parks, greens, commons, and greenway trails to serve residents & visitors Areas of active recreation should be provided Emphasis should be placed on central, useable open space Nearest open space should be within ¼ mile of residences Protected areas may have greenways/trails to provide alternate travel modes | <ul style="list-style-type: none"> Public/Private owned parks, greens, commons, plazas to serve residents & visitors Nearest open space should be within ¼ mile or business or residence Tot lots or active recreation areas should be provided with residential use | <ul style="list-style-type: none"> Public/Private owned parks, greens, commons, plazas to serve businesses, employees, customers and residents Nearest open space should be within ¼ mile of businesses or residences Areas of active recreation should be provided with residential uses (may be indoors) | <ul style="list-style-type: none"> Public/Private owned parks, greens, commons, plazas to serve businesses, employees, and customers Nearest open space should be within 1/2 mile of businesses | <ul style="list-style-type: none"> Public/Private owned parks, greens, commons, plazas to serve businesses, employees, and customers Nearest open space should be within 1/2 mile of businesses | |