

**Preferred Alternative**  
**LAND USE CATEGORY DEFINITIONS**  
 Revised: February 15, 2007

<b>FRAMEWORK LAND USE CATEGORIES</b>	
<b>Land Use Category Definitions</b>	<b>Comments/Issues/Questions</b>
<b>Mixed Use Framework Categories</b>	
<p>The following two land use categories make up the Neighborhood Centers within the Northern Development Areas for both new development and redevelopment. They have been applied to larger areas on the Framework Map so that a Neighborhood with a Center can be developed and/or redeveloped in that area. Each Center will include a mix of uses that create a dynamic environment. The primary distinction between the Urban and Employment mixed use categories is that the Employment category includes a higher percentage of office, office/R&amp;D flex, and other employment uses while the urban mixed use centers include a more balanced mix of retail, housing, and office uses.</p>	
<p><b>URBAN MIXED USE:</b>  <u>Primary uses:</u> retail, commercial, office, and a mix of residential types (depending upon the center type could include single-family residential in addition to multi-family), with at least two different types of dwelling unit.  <u>Secondary uses:</u> open space and institutional uses are typically secondary in terms of land area, but key in terms of place-making. Auto commercial uses may be allowed if they meet a set of conditions to avoid impacts on other uses.</p>	<ul style="list-style-type: none"> <li>• Need to ensure we get a true mixed use area</li> <li>• Residential uses in keeping with a Center will be multifamily.</li> </ul>
<p><b>EMPLOYMENT MIXED USE:</b>  <u>Primary uses:</u> employment generators, including office, research &amp; development (R&amp;D), and light industrial (where appropriate); and retail and commercial that complement the employment uses.  <u>Secondary uses:</u> residential, and open space and institutional uses are typically secondary in terms of land area, but key in terms of place-making.</p>	<ul style="list-style-type: none"> <li>• Need to ensure we get a true mixed use area</li> <li>• Make sure we define "support commercial."</li> </ul>
<p><b>COMMERCIAL MIXED USE:</b>                      This mixed use category is used in the neighborhood areas around centers. It consists of both new development in mixed use centers and existing retail commercial centers that have the potential to integrate</p>	

<p>some non-retail uses.  <u>Primary uses:</u> commercial, retail, office.  <u>Secondary uses:</u> employment, residential and open space.</p>	
<b>Residential Framework Categories</b>	
<p><b>NEIGHBORHOOD DENSITY RESIDENTIAL</b>          – 3 – 6 units per acre; this category is to be applied to areas where single-family detached and attached housing are desired, and existing residential areas with unit densities within this range.</p>	<ul style="list-style-type: none"> <li>• How to encourage a mix of housing types?</li> </ul>
<p><b>URBAN DENSITY RESIDENTIAL</b> – 6.01 – 34 units per acre; this category is to be applied where multifamily housing is desired, and existing residential areas with unit densities within this range.</p>	<ul style="list-style-type: none"> <li>• How to encourage a mix of housing types?</li> </ul>
<b>Commercial &amp; Employment Framework Categories</b>	
<p>These categories will be applied to areas surrounding the urban or employment mixed use centers. The criteria used to define these categories reflect the impacts of uses on surrounding area: traffic, noise, walkability, and aesthetics/appearance, as well as requirements for building size/floor load/floor levelness, truck access, customer/client access, and any special utility/power/high-tech connection needs.          NOTE: there is no exclusive “retail” framework category. Retail will either be the primary use in the “Commercial Mixed Use” category or a support or secondary use in other categories.</p>	
<p><b>OFFICE/R&amp;D FLEX</b> – range of office types, including professional/medical, business park, call centers; also office showroom, research &amp; development, laboratory, and professional service uses.</p>	<ul style="list-style-type: none"> <li>• This is the category where many of the new types of industrial use, such as “flex-tech,” will occur.</li> <li>• These uses often have a high degree of “curb appeal”; they are attractive and mix well with support retail and residential.</li> <li>• This category will be the major component of “Employment Mixed Use.”</li> <li>• With proper design and site layout, uses in this category will mix with retail and residential uses.</li> </ul>
<p><b>LIGHT INDUSTRIAL</b> – light industry, research and development, research laboratories, warehousing, contractor storage yards, and auto service commercial.</p>	<ul style="list-style-type: none"> <li>• This is the category where the uses have greater traffic impacts and are more “aesthetically challenged” due to the presence of parked equipment and stored materials.</li> </ul>

<p>Support uses include incidental related offices, wholesale warehouses,</p>	<ul style="list-style-type: none"> <li>• Site plans may need to show separate internal circulation routes for truck and vehicle movement to avoid conflicts between delivery trucks and customer/client/employee auto traffic.</li> </ul>
<p><b>HEAVY INDUSTRIAL</b> – heavy industry, heavy manufacturing, regional warehouse, bulk warehouse, wholesale, distribution, and truck terminal.</p>	<ul style="list-style-type: none"> <li>• These uses have significant truck traffic and are likely to be compatible only with other Heavy Industrial uses.</li> </ul>
<p><b>Institutional &amp; Open Space Categories</b></p>	
<p><b>INSTITUTIONAL</b> – civic uses, such as fire stations and libraries, urban gyms,</p>	<ul style="list-style-type: none"> <li>• These uses may be site-specific or indicated by a circle (i.e., a fire station needs to be located in this general area).</li> <li>• Private schools and places of worship will not be designated as “Institutional” on the Framework Map. They will be allowed in residential categories and certain others by special use permit. Thus, a change in the facility will require a new special use permit—and give the County the opportunity to regulate these uses.</li> <li>• Size will be the major criterion; if the facility is larger than the threshold, it will not be considered a neighborhood facility and will not be able to locate in a residential area. These mega-institutions [to be defined] will have to locate in an area not considered pedestrian-oriented.</li> </ul>
<p><b>PUBLIC PARK</b> – includes parks, greenways, trails, and other public open spaces.</p>	
<p><b>SEMI-PUBLIC OPEN SPACE/ FLOODPLAIN/STREAM BUFFERS</b> – includes those open space areas that are owned and managed by homeowners associations, as well as floodplains, steep slopes, wetlands, and other areas with environmental constraints.</p>	