

Regional Center (continued)



RELATED ZONING DISTRICTS:

MF-25, MF-33, O-1, O-1.5, O-2, C-2, C-2P, C-3, UD

LOCATION: Regional Centers accommodate the most intense commercial uses and should be located at the intersection of Expressways and Major Arterials. Serving a regional market, streets need to accommodate large volumes of automobile traffic traveling to, and within, the development. Internal access and circulation is important. Pedestrians and Bicycles should be able to travel safely within the development. Transit is encouraged.

Specialized Center



RESIDENTIAL: None

NON-RESIDENTIAL: Light Industrial, Heavy Industrial, Business / Office Park

Generally: Manufacturing, wholesaling, warehouses, office parks, laboratories, light industrial and regional retail/services

RELATED ZONING DISTRICTS:

o-1.5, o-2, BP, L, I-1, I-2, MI-1, MI-2, SGD, QD

LOCATION: Light Industrial and Heavy Industrial uses should be located near expressways, arterials, and railroad line. This use is not compatible with residential uses. Business/Office Park uses should take the form of a cohesive, campus setting with adequate open space and pedestrian walkways between or around buildings. Residential uses should be separated with landscape buffers.

Civic Center



RESIDENTIAL:

Generally: Dormitories and/or student housing

NON-RESIDENTIAL: Office, Educational, Governmental, Religious

Generally: Federal, state, county, or municipal governmental and quasi-governmental uses, public or private school or campus uses, retreat areas or campuses for religious organizations