



Comprehensive Plan Committee

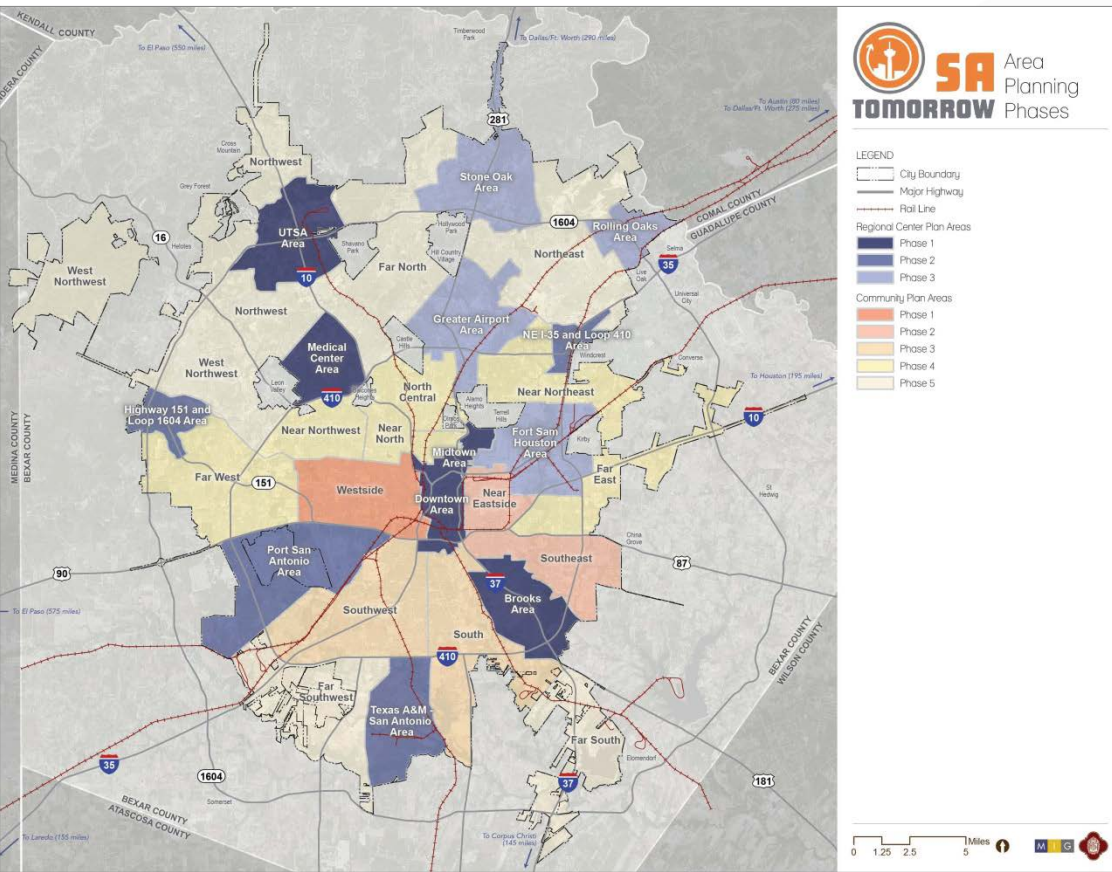
Proposed Land Use Categories
Wednesday, August 15, 2018

Rudy Nino, AICP, Assistant Director
Planning Department



Cambridge Systematics, Inc.
Bowtie
Economic & Planning Systems, Inc.
Auxiliary Marketing Services
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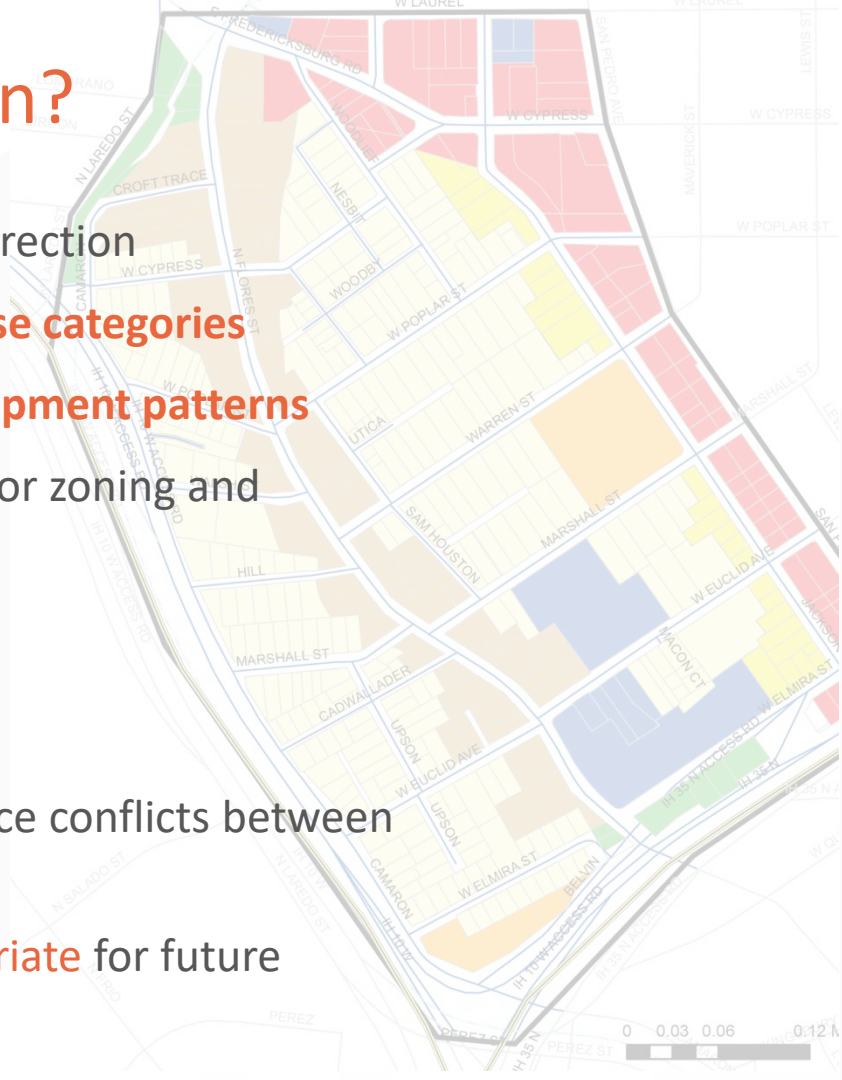
SA Tomorrow Comprehensive Planning



- City's adopted long-range policy plan
- Updated Comprehensive Planning Program (CPP) of 30 Sub-Area Plans:
 - **13 Regional Centers** – large employment and economic activity hubs
 - **17 Community Areas** – encompass all of the City not located within a Regional Center; identified based on community and neighborhood association input
- 3-phase work plan for the 13 Regional Centers
- 5-phase work plan for the 17 Community Area Plans

What is a Future Land Use Plan?

- Land Use **map + text** description and policy direction
- Utilizes **consistent and clearly defined land use categories**
- Communicates **orderly, desired future development patterns**
- A **regulatory guide and decision-making tool** for zoning and development used by:
 - City Staff
 - Planning Commission
 - Zoning Commission
 - City Council
- Facilitates **complementary transitions** to reduce conflicts between adjacent uses
- Determines **which zoning districts are appropriate** for future development in an area



Land Use Plan vs. Zoning

Land Use (Categories)	Zoning (Districts)
A land use plan is a set of broad policies and principles to guide the City's decision-making regarding growth and development patterns.	Zoning consists of specific regulations about how property owners may use and develop their land, consistent with the Future Land Use Plan.
It is a policy document that guides the physical development of a community.	The zoning ordinance is a law with penalties and consequences for not following it.
The focus of the land use plan is to articulate the City's vision for future growth patterns and community form.	The focus of the zoning code is compatibility of neighboring uses and transitions.

Adoption of land use categories does not change zoning of property



SA TOMORROW

Why were the Land Use
Categories revised?

Reasons to Revise Land Use Categories

1. Create, eliminate, or revise categories to allow successful implementation of San Antonio's Comprehensive Plan and the 30 sub area plans.
2. Create a consistent, predictable group of land use categories to be used in all areas of the City over the next five years and beyond.
3. Currently, there are over 40 adopted land use plans that collectively establish 52 varying land use categories, and do not establish a unified regulatory land use schema for the overall city.
4. Address known challenges of existing classification(s).



Myriad Land Use Categories from previous planning documents

Neighborhood & Community Plan Land Use Categories		
Agricultural	Commercial	Transit Oriented Development Node
Rural Living	Neighborhood Commercial	Business / Office Park
Residential	Community Commercial	Business Park
Low Density Residential Estate	General Commercial	Commercial / Warehousing
Low Density Residential	Retail / Commercial / Office	Industrial
Urban Single Family Residential	Office / Commercial / Mixed	Light Industrial
Urban Low Density Residential	Regional Commercial	Heavy Industrial
Urban Multifamily Residential	Low Density Mixed Use	Parks
Compact Multifamily Residential	Mixed Use	Open Space
Medium Density Residential	Mixed Use Nodes	Parks / Open Space
High Density Residential	Mixed Use – Residential / Office / Commercial	Public / Institutional
Urban Living	Medium Density Mixed Use	Government / Educational
Office	High Density Mixed Use	Airport

<u>Sector Plan Land Use Categories</u>
Natural Tier
Country Tier
Rural Estate Tier
Suburban Tier
General Urban Tier
Urban Core Tier
Agribusiness Tier
Agribusiness / Research, Industrial, Manufacturing, Sport, and Entertainment (RIMSE) Tier
Mixed Use Center
Regional Center
Specialized Center
Civic Center
Military Center

<u>SA Corridors Framework Plan Land Use Categories</u>	
Agricultural	Medium Density Mixed Use
Low Density Residential Estate	High Density Mixed Use
Low Density Residential	Business/Office Park
Medium Density Residential	Light Industrial
High Density Residential	Heavy Industrial
Office	Parks/Open Space
Community Commercial	Government/Institutional/Educational
Regional Commercial	Airport
Low Density Mixed Use	Military

Example of Inconsistency: Land Use Categories & Related Zoning Districts

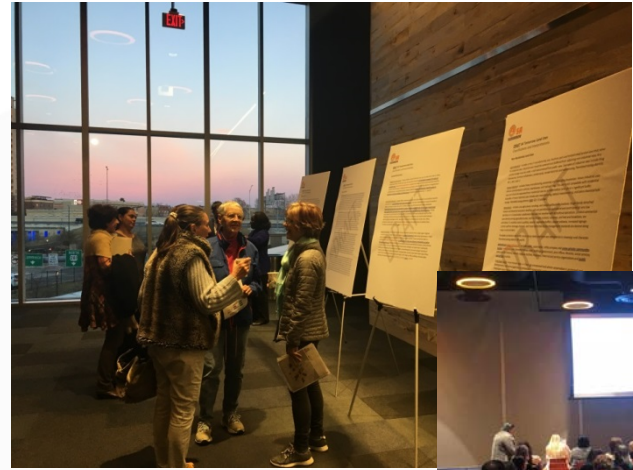
<u>Nogalitos / S. Zarzamora Community Plan (2004)</u>		<u>Lone Star Community Plan (2013)</u>	
Low Density Residential:	R-4, R-5, R-6, R-20	Low Density Residential:	R-3, R-4, R-5, R-6
Medium Density Residential:	R-4, R-5, R-6, RM-4, RM-5, RM-6	Medium Density Residential:	R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6, MF-18
High Density Residential	RM-4, RM-5, RM-6, MF-25, MF-33, MF-40		
		Low Density Mixed Use:	RM-4, MF-18, MF-25, MF-33, O-1, NC, C-1, C-2P, IDZ, TOD, MXD, FBZD, AE-2, AE-4
		High Density Mixed Use:	MF-18, MF-25, MF-33, MF-40, MF-50, MF-65, O-1.5, C-2, C-2P, D, IDZ, TOD, MXD, FBZD, AE-1, AE-3
Mixed Use (Residential / Office / Commercial)	RM-4, RM-5, RM-6, MF-25, MF-33, MF-40, NC, C-1, C-2P, C-2, O-1, O-2, MXD, TOD, IDZ		
Neighborhood Commercial:	NC, C-1, O-1	Neighborhood Commercial:	NC, C-1, O-1
		Community Commercial:	O-1, O-1.5, NC, C-1, C-2, C-2P
Regional Commercial:	NC, C-1, C-2P, C-2, C-3, O-1, O-2	Regional Commercial:	O-1, O-1.5, O-2, NC, C-1, C-2, C-2P, C-3
Industrial	C-3, O-1, O-2, BP, L, I-1		
		Business Park:	O-1, O-1.5, O-2, BP, L, I-1, AE-4
Public / Institutional	varies	Public / Institutional	varies
Parks / Open Space	varies	Parks / Open Space	varies

UDC - Current Adopted Land Use Classifications

<u>Comprehensive land use category</u>	Land use categories designated in the comprehensive/master planning process. The following shall be the designated comprehensive land use categories for neighborhood, community, sector, perimeter plans and any other element of the comprehensive plan:
<u>Low density residential estate</u>	Permitted zoning districts: R-20, RE, RP and RD, as well as IDZ with uses and density permitted in R-20, RE, RP, and RD.
<u>Low density residential</u>	Permitted zoning districts: R-5, R-6, NP-8, NP-10, NP-15, and UD, as well as IDZ with uses and density permitted in R-5, R-6, NP-8, NP-10, NP-15, and UD.
<u>Medium density residential</u>	Permitted zoning districts: R-3, R-4, RM-4, RM-5, RM-6, MF-18 and UD, as well as IDZ with uses and density permitted in R-3, R-4, RM-4, RM-5, RM-6, MF-18 and UD.
<u>High density residential</u>	Permitted zoning districts: MF-25, MF-33 and UD, as well as IDZ with density permitted in MF-25, MF-33, and UD.
<u>Very high density residential</u>	Permitted zoning districts: MF-40, MF-50, and MF-65, as well as IDZ with density permitted in MF-40, MF-50 and MF-65.
<u>Office</u>	Permitted zoning districts: O-1, O-1.5 and O-2.
<u>Neighborhood commercial</u>	Permitted zoning districts: NC, C-1, and O-1.
<u>Community commercial</u>	Permitted zoning districts: O-1.5, C-1, C-2, C-2P and UD.
<u>Regional commercial</u>	Permitted zoning districts: O-1.5, O-2, C-2, C-2P, C-3 and UD.
<u>Mixed use</u>	Permitted zoning districts: IDZ, MXD, MPCD, TOD and FBZD.
<u>Business/office park</u>	Permitted zoning districts: BP, L, O-1.5 and O-2.
<u>Light industrial</u>	Permitted zoning districts: BP, L, MI-1 and I-1.
<u>Heavy industrial</u>	Permitted zoning districts: I-2 and MI-2.
<u>Agricultural</u>	Permitted zoning districts: RP and FR.
<u>Public/institutional</u>	Includes public, quasi-public, utility company and institutional uses. Examples include public buildings (government, post offices, libraries, social services, police and fire stations), schools, religious facilities, museums, fraternal and service organizations and hospitals.
<u>Parks/open space</u>	Includes large, or linear, unimproved land where conservation is promoted and development is not encouraged due to presence of topographic constraints or institutional uses on the site. Parks/open space include floodplains, utility corridors, public and private land uses that encourage outdoor passive or active recreation. Examples include city pocket, regional, or linear parks, as well as private parks associated with subdivisions and neighborhood associations.

Process

- Started with adopted UDC Land Use categories
- Series of Focus Group meetings (November 2017)
 - Community groups (including not-for-profit organizations);
 - Neighborhood coalitions;
 - External governmental stakeholders;
 - Development industry representatives; and,
 - Affected City departments
- Citywide Land Use Meeting (January 30, 2018)
- Met with the City Council Offices
- Future land use specific webpage launched



Process

- Planning Commission Briefing – January 24, 2018
- Planning Commission Technical Advisory Committee (PCTAC) Briefing – March 2, 2018
- PCTAC Consideration – May 11, 2018 (Recommendation for Approval)
- Zoning Commission Briefing – May 15, 2018
- Planning Commission Consideration – May 23, 2018 (Recommendation for Approval)
- Zoning Commission Consideration – June 5, 2018 (Recommendation for Approval)
- City Council – June 21, 2018 (Request for additional community outreach)
- Community meetings
 - July 26, 2018
 - July 28, 2018
 - July 31, 2018
 - August 2, 2018
- Comprehensive Planning Committee Briefing – August 15, 2018
- City Council Consideration – Tentative August 30, 2018



Existing vs Proposed Land Uses

<u>Adopted UDC Land Use Categories</u>	<u>PROPOSED Comprehensive Land Use Categories</u>
Low density residential estate	<u>Residential Estate</u>
<u>Low density residential</u>	<u>Low Density Residential</u>
	<u>Urban Low Density Residential</u>
<u>Medium density residential</u>	<u>Medium Density Residential</u>
<u>High density residential</u>	<u>High Density Residential</u>
Very high density residential	
Office	
<u>Neighborhood commercial</u>	<u>Neighborhood Commercial</u>
<u>Community commercial</u>	<u>Community Commercial</u>
<u>Regional commercial</u>	<u>Regional Commercial</u>
Mixed use	<u>Neighborhood Mixed-Use</u>
	<u>Urban Mixed-Use</u>
	<u>Regional Mixed-Use</u>
	<u>Employment/Flex Mixed-Use</u>
Business/office park	<u>Business/Innovation Mixed-Use</u>
<u>Light industrial</u>	<u>Light Industrial</u>
<u>Heavy industrial</u>	<u>Heavy Industrial</u>
<u>Agricultural</u>	<u>Agricultural</u>
Public/institutional	<u>City/State/Federal Government</u>
<u>Parks/open space</u>	<u>Parks/Open Space</u>

Categories to be Replaced

- Very high density residential
- Office
- Mixed use
- Business/office park
- Public/institutional

New Categories

- Urban Low Density Residential
- Neighborhood Mixed-Use
- Urban Mixed-Use
- Regional Mixed-Use
- Employment/Flex Mixed-Use
- Business/Innovation Mixed-Use
- City/State/Federal Government

Proposed Land Uses

* IDZ and PUD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

** IDZ, PUD, MXD, TOD and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

*** IDZ, TOD, and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above

PROPOSED Comprehensive Land Use Category	Permitted zoning districts or description of land use category
<u>Residential Estate</u>	FR, R-20, RE, and RP
<u>Low Density Residential</u>	R-4, R-5, R-6, NP-8, NP-10, and NP-15 *
<u>Urban Low Density Residential</u>	R-3, R-4, R-5, R-6, RM-4 , RM-5, RM-6, MF-18, MH, MHC, MHP, and NC **
<u>Medium Density Residential</u>	R-3, R-4, RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MH, MHC, and MHP **
<u>High Density Residential</u>	RM-4, MF-25, MF-33, MF-40, MF-50, MF-65, MH, MHC, and MHP **
<u>Neighborhood Commercial</u>	O-1, NC, and C-1 **
<u>Community Commercial</u>	O-1.5, NC, C-1, and C-2 **
<u>Regional Commercial</u>	O-1.5, O-2, C-2, C-3, L, and BP **
<u>Neighborhood Mixed-Use</u>	RM-4, RM-5, RM-6, MF-18, O-1, NC, C-1, MH, MHC, MHP, FBZD, AE-1, and AE-2 **
<u>Urban Mixed-Use</u>	RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MF-40, O-1, O-1.5, C-1, C-2, MH, MHP, MHC, FBZD, AE-1, AE-2, AE-3, and AE-4 **
<u>Regional Mixed-Use</u>	MF-33, MF-40, MF-50, MF-65, O-1.5, O-2, C-2, C-3, D, ED, FBZD, AE-1, AE-2, AE-3, and AE-4 **
<u>Employment/Flex Mixed-Use</u>	RM-4, MF-18, MF-25, MF-33, O-1, O-1.5, C-1, C-2, L, AE-1, AE-2, AE-3, and AE-4 **
<u>Business/Innovation Mixed-Use</u>	RM-4, MF-18, MF-25, O-1.5, O-2, C-2, C-3, L, I-1, MI-1, BP, AE-1, AE-2, AE-3, and AE-4 **
<u>Light Industrial</u>	L, I-1, MI-1, and BP ***
<u>Heavy Industrial</u>	I-1, I-2, MI-1, MI-2, QD, and SGD
<u>Agricultural</u>	RP and FR
<u>Parks/Open Space</u>	May include, but is not limited to, large, linear, or unimproved land where conservation is promoted and development is not encouraged due to the presence of topographic constraints or institutional uses on the site. Parks/Open Space may include utility corridors and public or private land uses that encourage outdoor passive or active recreation. Examples include city owned and/or operated pocket, regional, or linear parks, as well as private parks associated with subdivisions and neighborhood associations.
<u>City/State/Federal Government</u>	Includes areas owned and operated by a federal, state, or city agency. Examples may include government offices, public service facilities such as libraries and police stations, military bases, state colleges, and federal courts. This category does not apply to properties owned by a public agency but leased to and operated by another party.

Based on input from the public and City Council staff, the Planning Department has modified the recommendation , removing the “RM-4” Residential Mixed District from the Urban Low Density Residential land use category.



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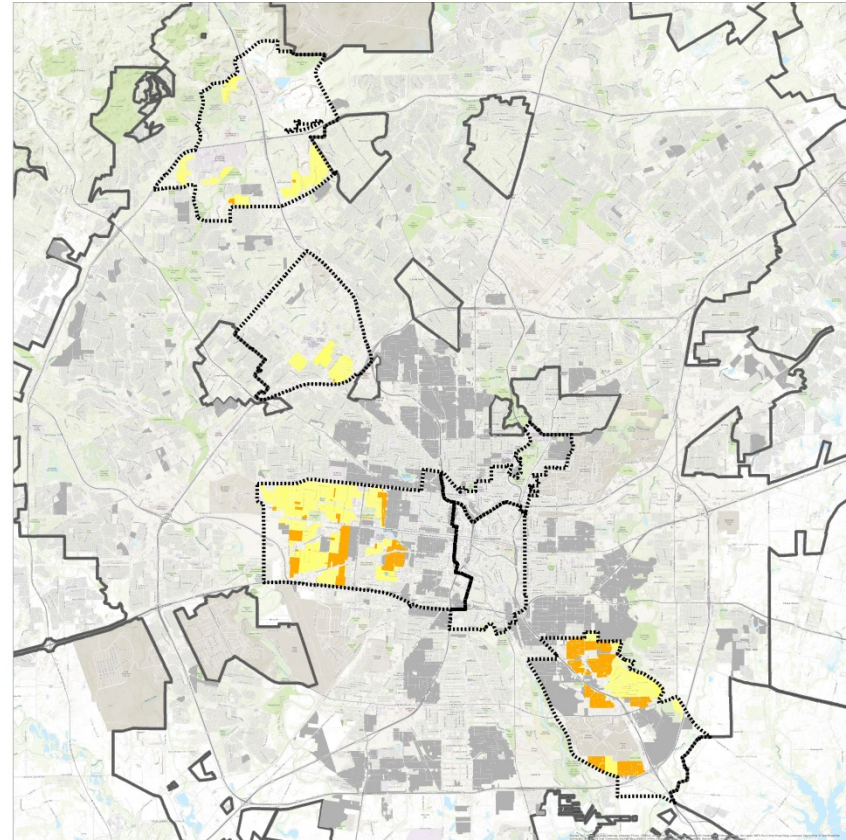
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“R-4” Residential Single Family in Low Density Residential

- Not permitting “R-4” in the Low Density Residential land use category would then require any property with that zoning to have, at minimum, Urban Low Density Residential or Medium Density Residential. Both Urban permit densities higher than single dwelling uses.
- Within the Phase I sub-area plans, out of 33,704 properties proposed for Low Density Residential, 9,796 would need to be explored for the Urban Low Density or Medium Density to have compatible zoning and land use.
- In nearly all existing adopted land use plans where Low Density Residential is identified as a land use, “R-4” Single-Family Residential is included as a permitted zoning district in that category, the exception being Oakland Estates Neighborhood Plan.

Legend

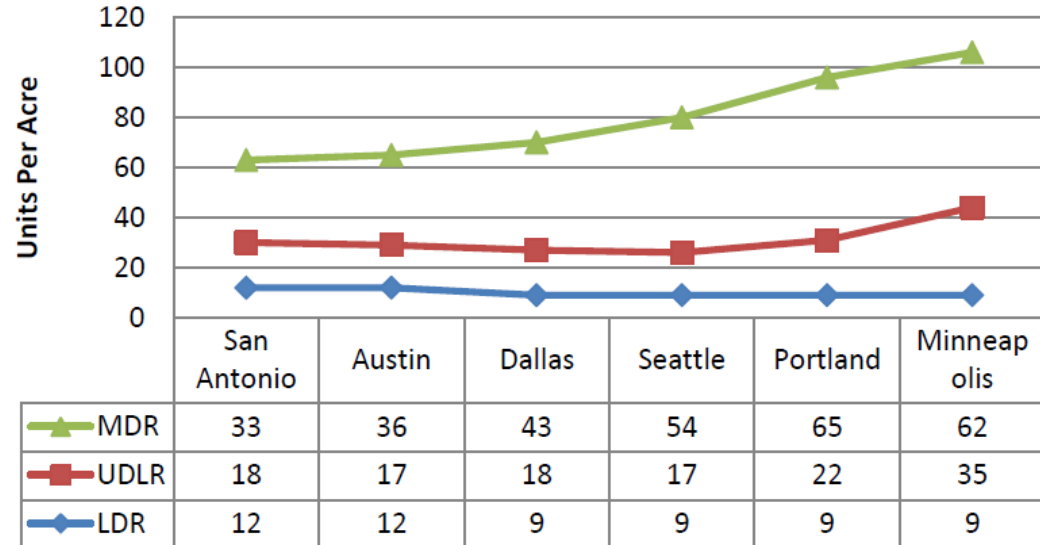
- Phase 1 Plan Areas
- Parcels with R4 Zoning and Proposed Low Density Residential in Phase 1 Plans (9,796)
- Existing R4 Zoning Citywide (86,329)
- Proposed Low Density Residential in Phase 1 Plans (33,704)
- CoSA Boundary



“MF-33” Multi-family Residential in Medium Density Residential

- Compared to other cities with similar policies related in their comprehensive plans; recommended development patterns; and emphasis on leveraging public investments, even at 33 units per acre, San Antonio ranks lower than most in permitted dwelling units in the medium density residential land use category.

Residential Zoning Density



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Draft General Land Use Categories: Detailed



Residential Land Uses

Residential Estate	Low Density Residential	Urban Low Density Residential	Medium Density Residential	High Density Residential
Includes large lot single-family detached houses on individual estate-sized lots or in conservation subdivisions. This form of development should be located away from major arterials, and can include certain nonresidential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access. Typical densities in this land use category would be up to 2 dwelling units per acre.	Includes single-family detached houses on individual lots, including manufactured and modular homes. This form of development should not typically be located adjacent to major arterials. This land use category can include certain nonresidential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access. Typical densities in this land use category would range from 3 to 12 dwelling units per acre.	Accommodates a range of housing types including single-family attached and detached houses on individual lots, small lot residences, duplexes, triplexes, fourplexes, cottage homes, manufactured apartments, and manufactured home parks. This land use category may also accommodate small scale retail and service uses that are intended to support the adjacent residential uses. Other nonresidential uses, including, but not limited to, schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy accessibility. Typical densities in this land use category would range from 7 to 18 dwelling units per acre.	Accommodates a range of housing types including single-family attached and detached houses on individual lots, manufactured and modular homes, duplexes, triplexes, fourplexes, and low-rise, garden-style apartments with more than four (4) dwelling units per building. Cottage homes and very small lot single-family houses are also appropriate within this land use category. Higher density multi-family uses, where practical, should be located in proximity to transit facilities. Certain nonresidential uses, including, but not limited to, schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy accessibility. Typical densities in this land use category would range from 13 to 33 dwelling units per acre.	Includes low-rise to mid-rise buildings with four (4) or more dwelling units in each. High density residential provides for compact development including apartments, condominiums, and assisted living facilities. This form of development is typically located along or near major arterials or collectors. High density multi-family uses should be located in close proximity to transit facilities. Certain nonresidential uses including, but not limited to schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy accessibility. This classification may be used as a transitional buffer between lower density residential uses and nonresidential uses. High density residential uses should be located in a manner that does not route traffic through lower-density residential uses. Typical densities in this land use category would range from 25 to 65 dwelling units per acre.

Commercial Land Uses

Neighborhood Commercial	Community Commercial	Regional Commercial
<p>Includes smaller intensity commercial uses such as small-scale retail or offices, professional services, and convenience retail and services that are intended to support the adjacent residential uses. Neighborhood commercial uses should be located within walking distance of neighborhood residential areas. Special consideration should be given to pedestrian and bicycle facilities that connect neighborhoods to commercial nodes.</p>	<p>Includes offices, professional services, and retail uses that are accessible to bicyclists and pedestrians and linked to transit facilities. This form of development should be located in proximity to major intersections or where an existing commercial area has been established. Community commercial uses are intended to support multiple neighborhoods, have a larger market draw than neighborhood commercial uses, and attract patrons from the neighboring residential areas. All off-street parking and loading areas adjacent to residential uses should include landscape buffers, lighting and signage controls. Examples of community commercial uses include, but are not limited to, cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics.</p>	<p>Includes high intensity uses that draw customers from a both adjacent communities as well as the larger metropolitan region. Regional commercial uses are typically located in general proximity to nodes along expressways or major arterial roadways and incorporate high-capacity transit facilities. Regional Commercial uses should incorporate well-defined entrances, shared internal circulation, limited curb cuts to expressways and arterial streets, sidewalks and shade trees in parking lots, landscaping between the parking lots and roadways, and well-designed monument signage. Examples of regional commercial uses include, but are not limited to, movie theaters, plant nurseries, automotive repair shops, fitness centers, home improvement centers, hotels and motels, mid- to high-rise office buildings, and automobile dealerships.</p>

Mixed-Use Land Uses

Neighborhood Mixed-Use	Urban Mixed-Use	Regional Mixed-Use
Contains a mix of residential, commercial, and institutional uses at a neighborhood scale. Within mixed-use buildings, residential units located above first floor are encouraged. Typical first floor uses include, but are not limited to, small office spaces, professional services, and small scale retail establishments and restaurants. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one use. Live/work housing options are permissible in Neighborhood Mixed-Use area to ensure access to housing options and services within close proximity for the local workforce. Where practical, buildings are situated close to the public right-of-way, and parking is located behind buildings. Parking requirements may be minimized using a variety of creative methods, such as shared or cooperative parking agreements, to maximize land available for housing and community services. Pedestrian spaces are encouraged to include lighting and signage, and streetscaping should be scaled for pedestrians, cyclists, and vehicles. Properties classified as Neighborhood Mixed-Use should be located in close proximity to transit facilities.	Contains a mix of residential, commercial, and institutional uses at a medium level of intensity. Urban Mixed Use development is typically larger-scale than Neighborhood Mixed-Use and smaller-scale than Regional Mixed-Use, although many of the allowable uses could be the same in all three categories. Building footprints may be block-scale, but could be smaller depending on block configuration and overall development density. Typical first floor uses include, but are not limited to, professional services, offices, institutional uses, restaurants, and retail including grocery stores. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one use. Live/work housing options are permissible in Urban Mixed-Use areas to ensure access to housing options and services within close proximity for the local workforce. Structured parking is encouraged in Urban Mixed-Use category, but is not required. Parking requirements may be satisfied through shared or cooperative parking agreements, which could include off-site garages or lots. The Urban Mixed-Use category should be located in proximity to transit facilities.	Contains residential, commercial and institutional uses at high densities. Regional Mixed-Use developments are typically located within regional centers and in close proximity to transit facilities, where mid-rise to high-rise buildings would be appropriate. Typical lower floor uses include, but are not limited to, offices, professional services, institutional uses, restaurants, and retail including grocery stores. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one use. Live/work housing options are permissible in Regional Mixed-Use areas to ensure access to housing options and services within close proximity for the local workforce. Where feasible, development is ideally built at the block scale, with minimum building setbacks. Parking requirements may be satisfied through shared or cooperative parking agreements, which can include off-site garages or lots. If parking requirements are satisfied on-site, structured parking is encouraged. Pedestrian spaces are encouraged to be generous in width and lighting, with streetscaping and signage scaled to pedestrians. Regional Mixed Use projects encourage incorporation of transit facilities into development.

Mixed-Use Land Uses

Employment/Flex Mixed-Use

Provides a flexible live/work environment with an urban mix of residential and light service industrial uses. Uses include smaller-scale office, retail, art studio warehouses, art-oriented fabrication, creative businesses and work spaces, and cottage industrial and fabrication uses. Adaptive uses of vacant or underutilized structures are encouraged to provide residential urban infill and appropriate employment opportunities within or in close proximity to neighborhoods. Buildings have a smaller footprint and can closely resemble campus-like development across multiple sites or with several multi-functioning buildings on one site.

Business/Innovation Mixed-Use

Accommodates industrial uses with office, commercial, and residential uses, all within a cohesive setting, on a larger scale and within larger footprints than the Employment/Flex Mixed-Use category. Industrial arts workshops, high tech fabrication, processing and assembly, and other industrial uses are permitted, in addition to commercial uses. Vocational training, technological learning centers, medical campuses, and research/development institutions are also appropriate for these spaces. Additional environmental performance standards should be employed for properties designated as Business/Innovation Mixed-Use, such as hours of activity, loading, noise levels and lighting, to ensure that the intensity of the industrially oriented uses is comparable to that of the other non-residential uses. The mix of uses may be either vertically or horizontally distributed. Live/work housing options are permissible in Business/Innovation Mixed Use areas to ensure access to housing options and services within close proximity of business innovation areas for the local-workforce. Business/Innovation mixed use should incorporate transit and bicycle facilities to serve the training and employment base.

Industrial Land Uses

Light Industrial

Includes a mix of manufacturing uses, business park, and limited retail/service uses that serve the industrial uses. Industrial uses should be screened and buffered from adjoining non-industrial uses. Any outside storage should be under a roof and screened from public view. Examples of light industrial uses include drug laboratories, furniture wholesalers, lumberyards, food production, and warehousing.

Heavy Industrial

Includes heavy manufacturing, processing and fabricating businesses. Heavy industrial uses shall be concentrated at arterials, expressways, and railroad lines. This category is not compatible with neighborhood-scaled categories or those that permit residential zoning. Heavy Industrial should be separated from non-industrial uses by an allowable land use or a significant buffer. Examples of heavy industrial uses include auto manufacturing, battery manufacturing, and petro chemical bulk storage.

Non-residential Land Uses

Agricultural	Parks/Open Space	City/State/Federal Government
<p>Includes crop agriculture, ranching, and related agribusiness practices. Single-family detached houses and detached accessory dwelling units are permitted on agricultural and ranch lands at very low densities or in conservation subdivisions that will not interfere with agricultural operations. Limited commercial uses directly serving agricultural and ranching uses, such as farmers markets, nurseries, stables, bed and breakfasts are permitted. To maintain scenic qualities, natural vegetative buffers, deeper setbacks, increased signage control, earthen drainage channels, and more restrictive access management standards are desired along major scenic corridors. Floodplain protection and buffer zones along creeks and rivers are instrumental in retaining rural character.</p>	<p>May include, but is not limited to, large, linear, or unimproved land where conservation is promoted and development is not encouraged due to the presence of topographic constraints or institutional uses on the site. Parks/Open Space may include utility corridors and public or private land uses that encourage outdoor passive or active recreation. Examples include city owned and/or operated pocket, regional, or linear parks, as well as private parks associated with subdivisions and neighborhood associations.</p>	<p>Includes areas owned and operated by a federal, state, or city agency. Examples may include government offices, public service facilities such as libraries and police stations, military bases, state colleges, and federal courts. This category does not apply to properties owned by a public agency but leased to and operated by another party.</p>

Residential Land Uses

~~Low density residential estate~~ **Residential Estate** – includes large lot ~~singe~~**single**-family detached houses on individual estate-sized lots or in conservation subdivisions. This form of development should be located away from major arterials, and can include certain nonresidential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access. Permitted zoning districts: **FR**, R-20, RE, **and RP** ~~and RD, as well as IDZ with uses and density permitted in R-20, RE, RP, and RD.~~

- **Typical densities in this land use category would be up to 2 dwelling units per acre.**



Residential Land Uses

Low density Residential – includes single-family detached houses on individual lots, **including manufactured and modular homes at typical suburban densities**. This form of development should **not typically be located adjacent to** ~~be located away from~~ major arterials, **and** **This land use category** can include certain nonresidential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access. Permitted zoning districts: **R-4**, R-5, R-6, NP-8, NP-10, **and** NP-15, ~~and UD, as well as IDZ with uses and density permitted in R-5, R-6, NP-8, NP-10, NP-15, and UD.~~

- **Typical densities in this land use category would range from 3 to 12 dwelling units per acre.**
- **IDZ and PUD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.**



Residential Land Uses

Urban Low Density Residential – accommodates a range of housing types including single-family attached and detached houses on individual lots, small lot residences, duplexes, triplexes, fourplexes, cottage homes, manufactured homes, low-rise garden-style apartments, and manufactured home parks. This land use category may also accommodate small scale retail and service uses that are intended to support the adjacent residential uses. Other nonresidential uses, including, but not limited to, schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy accessibility. Permitted zoning districts: R-3, R-4, R-5, R-6, RM-5, RM-6, MF-18, MH, MHC, MHP, and NC.

- Typical densities in this land use category would range from 7 to 18 dwelling units per acre.
- IDZ, PUD, MXD, and TOD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.



Residential Land Uses

~~Medium density~~ Density residential ~~Residential~~ – accommodates a range of housing types including single-family attached and detached houses on individual lots, duplexes, triplexes, fourplexes, and low-rise, garden-style apartments with more than four (4) dwelling units per building. Cottage homes and very small lot single-family houses are also appropriate within this land use category. ~~Detached and attached accessory dwelling units such as granny flats and garage apartments are allowed when located on the same lot as the principal residence.~~ Higher density multi-family uses should be located in proximity to transit facilities. Certain nonresidential uses, ~~such as including, but not limited to,~~ schools, places of worship, and parks, are appropriate within these areas and should be centrally located to provide easy accessibility. Permitted zoning districts: R-3, R-4, RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MH, MHC, and MHP ~~and UD, as well as IDZ with uses and density permitted in R-3, R-4, RM-4, RM-5, RM-6, MF-18 and UD.~~

- Typical densities in this land use category would range from 13 to 33 dwelling units per acre.
- IDZ, PUD, MXD, and TOD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.



Residential Land Uses

High density-Density residential-Residential – includes low-rise to mid-rise apartments buildings with more than four (4) dwelling units per building in each. High density residential provides for compact development including apartments, condominiums, and assisted living facilities. This form of development is typically located along or near major arterials or collectors. High density multi-family uses should be located in close proximity to transit facilities. Certain nonresidential uses, such as schools, places of worship, and parks, are appropriate within these areas and should be centrally located to provide easy accessibility. This classification may be used as a transitional buffer between lower density residential uses and nonresidential uses. High density residential uses should be located in a manner that does not route traffic through other, lower-density residential uses. Permitted zoning districts: RM-4, MF-25, MF-33, MF-40, MF-50, MF-65, MH, MHC, and MHP and UD, as well as IDZ with density permitted in MF-25, MF-33, and UD.

- Typical densities in this land use category would range from 25 to 50 dwelling units per acre.
- IDZ, PUD, MXD, and TOD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.



Commercial Land Uses

Neighborhood ~~commercial~~ Commercial – includes smaller intensity commercial uses such as small-scale retail or offices, professional services, and convenience retail and services, ~~and shop front retail~~ that are intended to support the adjacent residential uses. ~~serves a market equivalent to a neighborhood.~~ Neighborhood commercial uses should be located ~~at the intersection of residential streets and arterials, and~~ within walking distance of neighborhood residential areas, ~~or along arterials where already established.~~ Special consideration should be given to pedestrian and bicycle facilities that connect neighborhoods to commercial nodes. Permitted zoning districts: O-1, NC, and C-1, ~~and O-1.~~

- IDZ, PUD, MXD, TOD, and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.



Commercial Land Uses

Community commercial – includes offices, professional services, and retail uses that are accessible to bicyclists and pedestrians **and linked to transit facilities**. This form of development should be located ~~at nodes on arterials at~~ **in proximity to** major intersections or where an existing commercial area has been established. **Community commercial uses are intended to support multiple neighborhoods, have a larger market draw than neighborhood commercial uses, and attract patrons from the neighboring residential areas.** ~~Parking areas should be located behind the building, with the exception of one row of parking facing the street. Additionally, a~~ All off-street parking and loading areas adjacent to residential uses should include landscape buffers, lighting and signage controls. Examples of community commercial uses **include, but are not limited to,** cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics. Permitted zoning districts: O-1.5, **NC**, C-1, **and** C-2, ~~C-2P and UD.~~

- **IDZ, PUD, MXD, TOD, and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.**



Commercial Land Uses

Regional ~~commercial~~ Commercial – includes high ~~density land~~ **intensity** uses that draw customers from a ~~larger~~ **both adjacent communities as well as the larger metropolitan** region. Regional commercial uses are typically located ~~at intersection in general~~ **proximity to** nodes along expressways or major arterial roadways ~~and incorporate or adjacent to~~ high-capacity ~~mass transit system stations facilities~~. ~~These commercial nodes are typically twenty (20) acres or greater in area.~~ Regional Commercial uses should incorporate well-defined entrances, shared internal circulation, limited curb cuts to expressways and arterial streets, sidewalks and shade trees in parking lots, ~~landscaped yards~~ **landscaping** between the parking lots and ~~street roadways~~, and well-designed, monument signage. Examples of regional commercial uses include, ~~but are not limited to~~, movie theaters, ~~wholesale~~ plant nurseries, automotive repair shops, fitness centers, home improvement centers, hotels and motels, mid- to ~~high~~ **high-rise** office buildings, and automobile dealerships. Permitted zoning districts: O-1.5, O-2, C-2, ~~C-2P~~, C-3, **L, and BP** ~~and UD~~.

- **IDZ, PUD, MXD, TOD and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.**



Mixed-Use Land Uses

Neighborhood Mixed-Use – contains a mix of residential, commercial, and institutional uses at a neighborhood scale. Within mixed-use buildings, residential units located above first floor are encouraged. Typical first floor uses include, but are not limited to, small office spaces, professional services, and small scale retail establishments and restaurants. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one use. Live/work housing options are permissible in Neighborhood Mixed-Use area to ensure access to housing options and services within close proximity for the local workforce. Where practical, buildings are situated close to the public right-of-way, and parking is located behind buildings. Parking requirements may be minimized using a variety of creative methods, such as shared or cooperative parking agreements, to maximize land available for housing and community services. Pedestrian spaces are encouraged to include lighting and signage, and streetscaping should be scaled for pedestrians, cyclists, and vehicles. Properties classified as Neighborhood Mixed-Use should be located in close proximity to transit facilities. Permitted zoning districts: RM-4, RM-5, RM-6, MF-18, O-1, NC, C-1, MH, MHC, MHP, FBZD, AE-1, and AE-2.

- IDZ, PUD, MXD, TOD and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.



Mixed-Use Land Uses

Urban Mixed-Use – contains a mix of residential, commercial, and institutional uses at a medium level of intensity. Urban Mixed Use development is typically larger-scale than Neighborhood Mixed-Use and smaller-scale than Regional Mixed-Use, although many of the allowable uses could be the same in all three categories. Building footprints may be block-scale, but could be smaller depending on block configuration and overall development density. Typical first floor uses include, but are not limited to, professional services, offices, institutional uses, restaurants, and retail including grocery stores. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one use. Live/work housing options are permissible in Urban Mixed-Use areas to ensure access to housing options and services within close proximity for the local workforce. Structured parking is encouraged in Urban Mixed-Use category, but is not required. Parking requirements may be satisfied through shared or cooperative parking agreements, which could include off-site garages or lots. The Urban Mixed-Use category should be located in proximity to transit facilities. Permitted zoning districts: RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MF-40, O-1, O-1.5, C-1, C-2, MH, MHP, MHC, FBZD, AE-1, AE-2, AE-3, and AE-4.

- IDZ, PUD, MXD, TOD and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.



Mixed-Use Land Uses

Regional Mixed-Use – contains residential, commercial and institutional uses at high densities. Regional Mixed-Use developments are typically located within regional centers and in close proximity to transit facilities, where mid-rise to high-rise buildings would be appropriate. Typical lower floor uses include, but are not limited to, offices, professional services, institutional uses, restaurants, and retail including grocery stores. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one use. Live/work housing options are permissible in Regional Mixed-Use areas to ensure access to housing options and services within close proximity for the local workforce. Where feasible, development is ideally built at the block scale, with minimum building setbacks. Parking requirements may be satisfied through shared or cooperative parking agreements, which can include off-site garages or lots. If parking requirements are satisfied on-site, structured parking is encouraged. Pedestrian spaces are encouraged to be generous in width and lighting, with streetscaping and signage scaled to pedestrians. Regional Mixed Use projects encourage incorporation of transit facilities into development. Permitted zoning districts: MF-33, MF-40, MF-50, MF-65, O-1.5, O-2, C-2, C-3, D, ED, FBZD, AE-1, AE-2, AE-3, and AE-4.

- IDZ, PUD, MXD, TOD and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.



Mixed-Use Land Uses

Employment/Flex Mixed-Use – provides a flexible live/work environment with an urban mix of residential and light service industrial uses. Uses include smaller-scale office, retail, art studio warehouses, art-oriented fabrication, creative businesses and work spaces, and cottage industrial and fabrication uses. Adaptive uses of vacant or underutilized structures are encouraged to provide residential urban infill and appropriate employment opportunities within or in close proximity to neighborhoods. Buildings have a smaller footprint and can closely resemble campus-like development across multiple sites or with several multi-functioning buildings on one site. Permitted zoning districts: RM-4, MF-18, MF-25, MF-33, O-1, O-1.5, C-1, C-2, L, TOD, IDZ, AE-1, AE-2, AE-3, and AE-4.

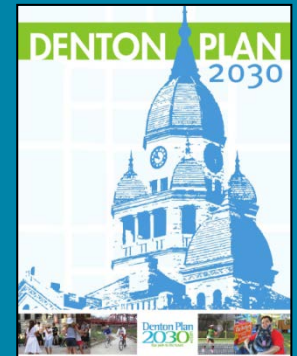
- IDZ, PUD, MXD, TOD and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.



Mixed-Use Land Uses

Business/Innovation Mixed-Use – accommodates industrial uses with office, commercial, and residential uses, all within a cohesive setting, on a larger scale and within larger footprints than the Employment/Flex Mixed-Use category. Industrial arts workshops, high tech fabrication, processing and assembly, and other industrial uses are permitted, in addition to commercial uses. Vocational training, technological learning centers, medical campuses, and research/development institutions are also appropriate for these spaces. Additional environmental performance standards should be employed for properties designated as Business/Innovation Mixed-Use, such as hours of activity, loading, noise levels and lighting, to ensure that the intensity of the industrially oriented uses is comparable to that of the other non-residential uses. The mix of uses may be either vertically or horizontally distributed. Live/work housing options are permissible in Business/Innovation Mixed Use areas to ensure access to housing options and services within close proximity of business innovation areas for the local-workforce. Business/Innovation mixed use should incorporate transit and bicycle facilities to serve the training and employment base. Permitted zoning districts: RM-4, MF-18, MF-25, O-1.5, O-2, C-2, C-3, L, I-1, MI-1, BP, AE-1, AE-2, AE-3, and AE-4.

- IDZ, PUD, MXD, TOD and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.



Industrial Land Uses

Light ~~industrial~~ Industrial – includes a mix of manufacturing uses, business park, and limited retail/service uses that serve the industrial uses. Industrial uses should be screened and buffered from adjoining non-industrial uses. Any outside storage ~~must~~ should be under a roof and screened from public view. Examples of light industrial uses include drug laboratories, furniture wholesalers, lumberyards, ~~tamale factories~~ food production, and warehousing. Permitted zoning districts: L, I-1, MI-1, and BP.



Industrial Land Uses

Heavy ~~industrial~~ Industrial – includes heavy manufacturing, processing and fabricating businesses. Heavy industrial uses shall be concentrated at arterials, expressways, and railroad lines. This ~~use~~ **category** is not compatible with ~~residential uses and~~ **neighborhood-scaled categories or those that permit residential zoning. Heavy Industrial** should be separated from ~~residential~~ **non-industrial** uses by an ~~intermediate~~ **allowable** land use or a significant buffer. Examples of heavy industrial uses include auto manufacturing, battery manufacturing, and petro chemical bulk storage. Permitted zoning districts: **I-1, I-2, MI-1, and MI-2, QD, and SGD**



Non-Residential Land Uses

Parks/~~open~~ Open space-Space – may includes, but is not limited to, large, ~~or~~ linear, or unimproved land where conservation is promoted and development is not encouraged due to the presence of topographic constraints or institutional uses on the site.

Parks/~~open~~ Open space-Space may include ~~floodplains~~, utility corridors, and public ~~and~~ or private land uses that encourage outdoor passive or active recreation. Examples include city owned and/or operated pocket, regional, or linear parks, as well as private parks associated with subdivisions and neighborhood associations.



Non-residential Land Uses

Agricultural – includes crop agriculture, ranching, and related agribusiness practices. Single-family detached houses and detached accessory dwelling units are permitted on agricultural and ranch lands at very low densities or in conservation subdivisions that will not interfere with agricultural operations. Limited commercial uses directly serving agricultural and ranching uses, such as farmers markets, nurseries, stables, ~~and~~ bed and breakfasts, are permitted. To maintain scenic qualities, natural vegetative buffers, deeper setbacks, increased signage control, earthen drainage channels, and more restrictive access management standards are desired along major scenic corridors. Floodplain protection and buffer zones along creeks and rivers are instrumental in retaining rural character. Permitted zoning districts: RP and FR.



Non-residential Land Uses

City/State/Federal Government – includes areas owned and operated by a federal, state, or city agency. Examples may include government offices, public service facilities such as libraries and police stations, military bases, state colleges, and federal courts. This category does not apply to properties owned by a public agency but leased to and operated by another party.

