

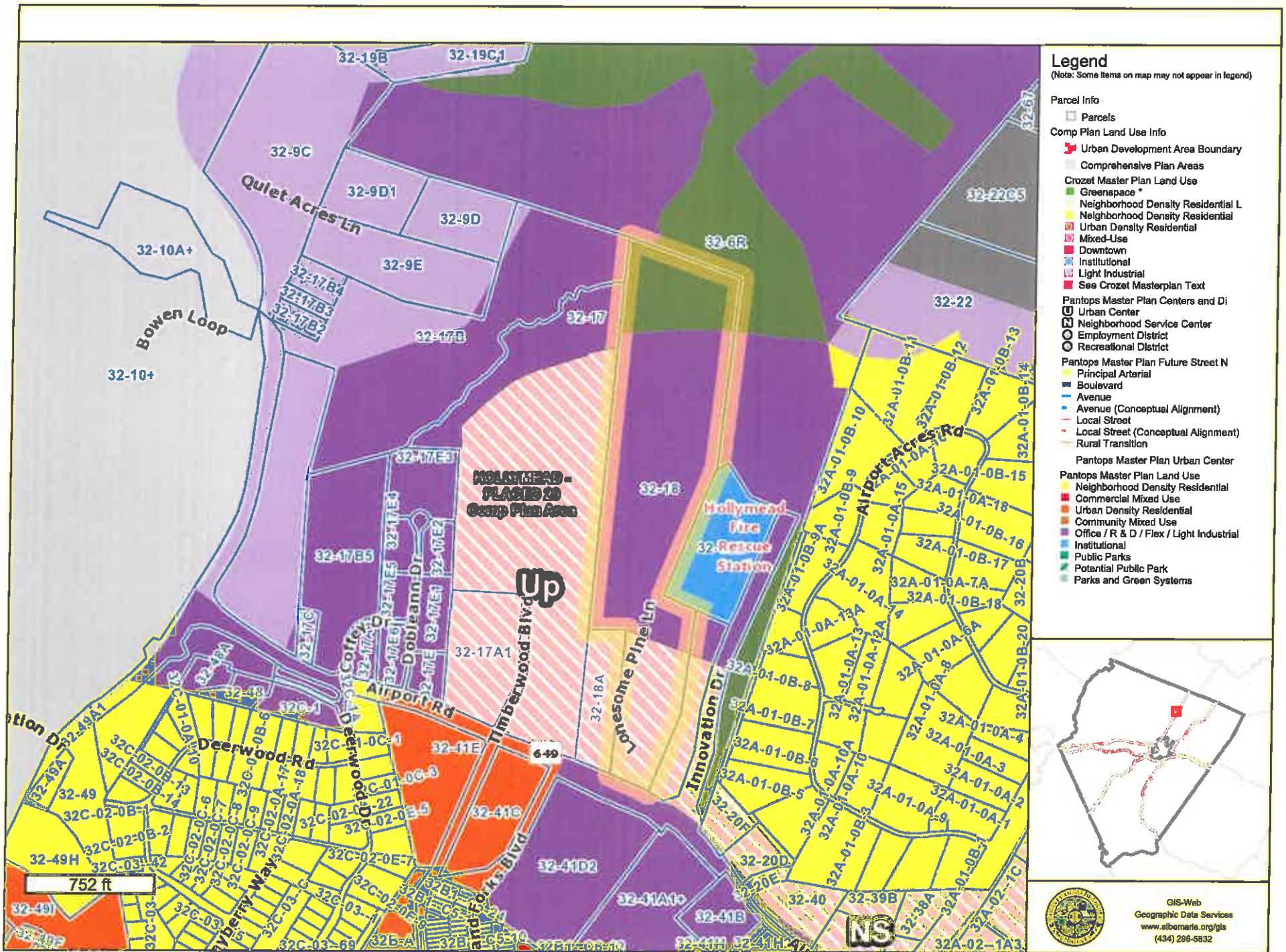


Table LU2—Land Use Designations in Areas Around Centers

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	- 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	- Density: 6.01 – 34 units/acre - Maximum building height: 4 stories or 45 feet - Two or more housing types preferred in each development	- Density: 3 – 6 units/acre - Maximum building height: 3 stories or 35 feet - Two or more housing types preferred in each development	- Residential is a secondary land use in this designation - Residential should be included in developments over 5 acres - Locate residential above office or retail	- 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 Services Buildings should not be taller than 3 stories, unless by exception	- Minimum 25 percent of urban mixed use should be retail - Maximum retail-only single-building footprint: 15,000 SF	- 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	- 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	- Retail is a primary land use in this designation - Maximum single-building footprint: 80,000 SF	- 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	- 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	- 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	- 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	- A primary land use in this designation - Provide evidence that noise, odors, & other potential nuisances do not adversely affect surrounding uses	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	- A secondary land use in this designation - Services that may involve noise, odors, traffic & other potential nuisances should locate in this land use designation	- 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	- Minimum 20 percent of development in this designation should be office or office/R&D/ Flex - Maximum single-building footprint: 20,000 SF	These uses are encouraged to locate in Centers; may be located in areas around Centers by exception	These uses are encouraged to locate in Centers; may be located in areas around Centers by exception	- 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	- A primary use in this designation - Maximum office-only single-building footprint: 40,000 SF	- Office is incidental to primary industrial use in this designation - Maximum office-only single-building footprint: 20,000 SF	- 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	- 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	- 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	- 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	- A primary land use in this designation - No maximum single-building footprint	- 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	- 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	- Warehousing/Distribution is incidental to Office/ R&D/Flex in this designation - Maximum single-building footprint: 40,000 SF	- A primary land use in this designation - No maximum single-building footprint	- A primary land use in this designation - No maximum single-building footprint	Not Permitted
Institutional	- A secondary land use in this designation - Maximum single-building footprint: 20,000 SF	- A secondary land use in this designation - Maximum single-building footprint: 20,000 SF	- A secondary land use in this designation - Maximum single-building footprint: 20,000 SF	- A secondary land use in this designation - Maximum single-building footprint: 20,000 SF	- 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	- 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	- 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	- 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	- 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	- 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)	- Public/Private owned parks, greens, commons, plazas to serve businesses, employees, and customers - Nearest open space should be within 1/2 mile of businesses	- Public/Private owned parks, greens, commons, plazas to serve businesses, employees, and customers - Nearest open space should be within 1/2 mile of businesses	