










Pantops Master Plan - Proposed Land Use Descriptions for Map
(For Presentation at August 27, 2018 Open House Meeting)

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|  Neighborhood Density Residential <ul style="list-style-type: none"> • 3 – 6 units/acre. • Single-family detached, single-family attached, and townhouse units. • Secondary uses: places of worship, public and private schools, day care centers, preschools, public uses, and public institutional uses. • Secondary uses: neighborhood-serving retail/commercial /service uses of no>3000 sq. ft and offices of no >5000 sq. ft. |  Urban Density Residential <ul style="list-style-type: none"> • 6.01 – 34 units/acre. • All types of housing units • Places of worship, public and private schools, day care centers, preschools, public uses, and public institutional uses. • Secondary uses: neighborhood-serving retail/commercial /service uses of no >3 000 sq. ft. and offices of no > 5000 sq. ft. |
|  Parks and Green Systems <ul style="list-style-type: none"> • Environmentally sensitive areas (steep slopes, floodplain, streams, etc.) or other areas not intended for development other than private recreation |  Public Parks <ul style="list-style-type: none"> • Existing public parks. • Privately owned areas parks and green systems areas may be dedicated to the County in the future to become public amenities |
|  Community Mixed Use <ul style="list-style-type: none"> • Retail • Services • Office • Residential (6 – 34 units/acre) • Retail and service at the “community” level • Mixture of uses within buildings is encouraged with retail/office on ground floor and residential or office on upper floors. • Auto-commercial sales and service – secondary use • Institutional uses – secondary |  Commercial Mixed Use <ul style="list-style-type: none"> • Retail • Services • Auto-commercial sales and service • Hotel/motel/conference facilities • Wholesale uses at “neighborhood” or “community” level. • Employment uses – secondary • Residential uses (6 – 34 units/acre) – secondary • Institutional uses – secondary |
|  Office/R&D/Flex <ul style="list-style-type: none"> • Employment-generating uses with the lightest impacts in the industrial use category • May generate significant employee traffic, depending on the size and use of the facility <p>Any combination of</p> <ul style="list-style-type: none"> • Offices • Flexible spaces • Research and development • Retail and commercial uses, which are supportive of primary uses • Residential uses (6 – 34 units/acre) – secondary • Institutional uses – secondary |  Community Center <ul style="list-style-type: none"> • Most intensely developed area • Mixture of uses within buildings with retail/office on ground floor and residential or office on upper floors and • Multifamily buildings • Retail • Services • Office • Residential (6 – 34 units/acre or greater) • Serves public at the “regional” level • R&D/Flex/Light Industrial – secondary use |
|  Institutional <ul style="list-style-type: none"> • Schools; universities, colleges and ancillary facilities | |