

# AC44 DRAFT Land Use Designations - Primarily Residential

	Neighborhood Residential (Low)	Neighborhood Residential	Missing Middle Residential	Urban Residential
<b>Intent</b>	Existing residential areas with lower density and areas for future low density development.	Low-density residential development patterns with neighborhood-scale commercial, retail, and institutional uses.	Low to mid-density residential and small-scale non-residential uses such as commercial and institutional uses; intended to encourage a variety of housing types, encourage smaller housing units that are naturally more affordable, and to promote housing choice and affordability.	Medium to high-density residential development supported by small to medium-scale commercial, retail, and institutional uses.
<b>Primary Uses</b>	Residential at a density of 1-3 units per acre	Residential at a density of 3-6 units per acre	Residential densities in the range of 6-12 units per acre are recommended. Residential density of up to 18 units per acre could be considered to accommodate additional affordable housing (beyond any baseline affordability requirements); or to allow for construction of small-scale housing types, such as: bungalow courts, small and medium multiplexes, accessory dwelling units, live/work units, small single family cottages, and tiny houses.	<ul style="list-style-type: none"> <li>Residential at a density of 12-34 units per acre</li> <li>Religious assembly uses</li> <li>Schools and child care</li> <li>Institutional</li> </ul>
<b>Secondary Uses</b>	<ul style="list-style-type: none"> <li>Religious assembly uses</li> <li>Schools and child care</li> <li>Institutional</li> </ul>	<ul style="list-style-type: none"> <li>Religious assembly uses</li> <li>Schools and child care</li> <li>Institutional</li> <li>Commercial/retail</li> </ul>	<ul style="list-style-type: none"> <li>Religious assembly uses</li> <li>Schools and child care</li> <li>Institutional</li> <li>Commercial/retail</li> </ul>	<ul style="list-style-type: none"> <li>Commercial/retail</li> <li>Offices</li> </ul>
<b>Building Type and Form Guidance</b>	Residential: single-family detached and accessory dwellings	Residential: townhomes, single-family attached, single-family detached, accessory dwellings.  Commercial/retail/office/institutional: uses should be located in small buildings or as part of mixed-use buildings with small shop-fronts along streets.	Residential forms including but not limited to: small and medium multiplexes, live/work units, bungalow courts, accessory dwellings, single family cottages and other similarly scaled residential development. Townhouses and single family detached units are allowable building forms, though smaller unit types on smaller lots are encouraged to increase affordability. Large multiplexes are not recommended within this land use.  A mix of housing types should be provided with developments over 20 units, though exceptions can be made for developments providing predominantly small-scale housing types referenced in Primary Uses.	Residential: multifamily, townhomes, single-family attached encouraged; single-family detached should be secondary.  Commercial/retail/office/institutional: uses should be located in small buildings or as part of mixed-use buildings, with small shop-fronts along streets.
<b>Height and Massing</b>	<ul style="list-style-type: none"> <li>Up to 3 stories</li> <li>Suggested maximum building footprints for nonresidential: 15,000 sq. ft.</li> </ul>	<ul style="list-style-type: none"> <li>Up to 3 stories</li> <li>Suggested maximum building footprints:</li> <li>Commercial/retail: 5,000 sq. ft.</li> <li>Office/Institutional: 20,000 sq. ft.</li> </ul>	<ul style="list-style-type: none"> <li>Up to 3 stories</li> <li>Suggested maximum building footprints:</li> <li>Commercial/retail: 5,000 sq. ft.</li> <li>Office/Institutional: 20,000 sq. ft.</li> <li>Residential single use building: 12,000 sq. ft.</li> </ul>	<ul style="list-style-type: none"> <li>Up to 4 stories</li> <li>Suggested maximum building footprints:</li> <li>Commercial/retail: 8,000 sq. ft.</li> <li>Office/Institutional: 25,000 sq. ft.</li> </ul>
<b>Prioritized Design Principles</b>	<ul style="list-style-type: none"> <li>Pedestrian &amp; bicycle connectivity.</li> <li>Access to parks, amenities, and green systems.</li> <li>Maintain clear boundaries with the Rural Area.</li> </ul>	<ul style="list-style-type: none"> <li>Pedestrian &amp; bicycle connectivity.</li> <li>Access to parks, amenities, and green systems.</li> <li>Maintain clear boundaries with the Rural Area.</li> </ul>	<ul style="list-style-type: none"> <li>Provide a mixture of housing types and affordability.</li> <li>Bicycle and pedestrian connectivity.</li> <li>Access to parks, amenities, and green systems.</li> </ul>	<ul style="list-style-type: none"> <li>Provide a mixture of housing types and affordability.</li> <li>Promote density of uses and compact development, including infill and redevelopment.</li> <li>Access to parks, amenities, and green systems.</li> </ul>

# AC44 DRAFT Land Use Designations - Mixed Use

	Neighborhood Mixed Use	Community Mixed Use	Commercial Mixed Use	Downtown Mixed Use	Urban Mixed Use
<b>Intent</b>	Mixed use development with neighborhood-serving retail and service uses for nearby residential areas. Residential development supported by small to medium scale commercial/retail uses.	Mixed use development with a mix of medium to high-density residential, commercial, retail, office, and other uses that serve the community, with a high intensity of uses expected in a walkable development pattern.	Commercial/retail, service, and automobile-oriented uses, with infill residential or employment-generating uses encouraged.	It is intended to be a mixed use area providing for employment, service, and residential uses.	Mixed-use development with a mix of higher-intensity residential, commercial, retail, office, employment-generating, and other uses with a walkable and urban form of development.
<b>Primary Uses</b>	<ul style="list-style-type: none"> <li>Residential at a density of up to 18 units per acre</li> <li>Commercial/retail</li> <li>Offices</li> <li>Religious assembly uses</li> <li>Schools and child care</li> <li>Institutional</li> </ul>	<ul style="list-style-type: none"> <li>Commercial/retail</li> <li>Offices</li> <li>Residential at a density of 6-34 units per acre</li> <li>Religious assembly uses</li> <li>Schools and child care</li> <li>Institutional</li> <li>Hotels/conference facilities</li> </ul>	<ul style="list-style-type: none"> <li>Commercial/retail</li> <li>Wholesale businesses</li> <li>Hotels/conference facilities</li> <li>Auto-commercial sales &amp; services</li> <li>Religious assembly uses</li> <li>Schools and child care</li> </ul>	<ul style="list-style-type: none"> <li>Offices</li> <li>Commercial/retail</li> <li>Institutional</li> </ul>	<ul style="list-style-type: none"> <li>Commercial/retail</li> <li>Offices</li> <li>Residential at a density of up to 60 units/acre</li> <li>Religious assembly uses</li> <li>Schools and child care</li> <li>Institutional</li> <li>Hotels/conference facilities</li> </ul>
<b>Secondary Uses</b>	<ul style="list-style-type: none"> <li>Auto-commercial sales &amp; services within a building</li> <li>Office/R&amp;D/Flex/Light Industrial</li> </ul>	<ul style="list-style-type: none"> <li>Office/R&amp;D/Flex/Light Industrial</li> <li>Existing auto-commercial sales &amp; services</li> </ul>	<ul style="list-style-type: none"> <li>Office/R&amp;D/Flex/Light Industrial</li> <li>Residential at a density of 6-34 units per acre</li> <li>Institutional</li> </ul>	<ul style="list-style-type: none"> <li>Residential at a density of up to 36 units per acre</li> <li>Hotels/conference facilities</li> <li>R&amp;D/Flex/LI</li> <li>Religious assembly uses</li> <li>Schools and child care</li> </ul>	<ul style="list-style-type: none"> <li>Office/R&amp;D/Flex/LI</li> <li>Existing auto-commercial sales and services</li> </ul>
<b>Building Type and Form Guidance</b>	<p>Residential: multifamily, townhomes, single-family attached, live/work.</p> <p>Commercial/retail/office/institutional: uses should be located in small buildings or as part of mixed-use buildings, with small shop fronts along streets.</p> <p>Flex/Light Industrial activities and uses should be located inside of buildings.</p>	<p>Mixed use buildings with active ground-story uses along street fronts encouraged.</p> <p>Commercial/retail/office/institutional: large scale uses should locate in multi-story buildings with small shopfronts along streets. Single use buildings should be constructed to allow future conversion to active groundstory uses along main streets.</p> <p>Residential: multi-family encouraged; townhouses and single-family attached should be secondary.</p> <p>Flex/Light Industrial activities and uses should be located inside of buildings.</p>	<p>Mixed-use buildings and developments encouraged. Single-use commercial buildings acceptable, with future conversion to ground story active uses along main streets encouraged.</p> <p>Flex/Light Industrial activities and uses should be located inside of buildings.</p>	<p>Residential: multifamily, preferably within mixed use buildings and live/work units.</p> <p>Commercial/Office: Mixed-use buildings and developments encouraged. Single-use commercial or residential buildings acceptable, with future conversion to ground story active uses along main streets encouraged.</p> <p>Flex/Light Industrial activities and uses should be located inside of buildings.</p>	<p>Mixed use buildings with active ground-story uses along street fronts encouraged.</p> <p>Commercial/retail/office/institutional: large scale uses should locate in multi-story buildings with small shopfronts along streets. Single use buildings should be constructed to allow future conversion to active groundstory uses along main streets.</p> <p>Residential: multi-family, live-work units, single-family attached.</p> <p>Flex/Light Industrial activities and uses should be located inside of buildings.</p>
<b>Height and Massing</b>	<ul style="list-style-type: none"> <li>1-3 stories, with 2-3 stories encouraged</li> <li>Suggested maximum single use building footprints:</li> <li>Commercial/retail: 15,000 sq. ft.</li> <li>Office/R&amp;D/Flex/LI/Institutional: 25,000 sq. ft.</li> </ul>	<ul style="list-style-type: none"> <li>2-4 stories (up to 5 by additional consideration)</li> <li>Blocks should be designed to be walkable and pedestrian-oriented, with an approximate length of 300-500 feet.</li> <li>Stepback/facade breaks should be incorporated to protect areas identified for viewshed protection and for pedestrian-oriented development.</li> </ul>	<ul style="list-style-type: none"> <li>Up to 4 stories (up to 5 by additional consideration)</li> <li>Blocks should be designed to be walkable and pedestrian-oriented, with an approximate length of 300-500 feet.</li> </ul>	<ul style="list-style-type: none"> <li>2-4 stories (up to 6 by additional consideration)</li> <li>Blocks should be designed to be walkable and pedestrian-oriented, with an approximate length of 200-400 feet.</li> </ul>	<ul style="list-style-type: none"> <li>Up to 6 stories</li> <li>Blocks should be designed to be walkable and pedestrian-oriented, with an approximate length of 200-400 feet.</li> <li>Higher density encouraged for infill sites paired with quality public open/green space.</li> <li>Stepback/facade breaks should be incorporated to protect areas identified for viewshed protection and for pedestrian-oriented development.</li> </ul>
<b>Prioritized Design Principles</b>	<ul style="list-style-type: none"> <li>Human-scaled development.</li> <li>Block-scale development within centers and interconnected streets.</li> <li>Pedestrian &amp; bicycle connectivity.</li> <li>Access to parks, amenities, and green systems.</li> </ul>	<ul style="list-style-type: none"> <li>Block-scale development within centers and interconnected streets.</li> <li>Promote density of uses and compact development, including infill and redevelopment.</li> <li>Human-scaled development.</li> <li>Access to parks, amenities, and green systems.</li> </ul>	<ul style="list-style-type: none"> <li>Relegate parking to the side and rear of buildings.</li> <li>Promote appropriate scale, massing and enclosure.</li> <li>Block-scale development and interconnected streets.</li> </ul>	<ul style="list-style-type: none"> <li>Promote density of uses and compact delvelopment, including infill and redevelopment.</li> <li>Block-scale development and interconnected streets.</li> <li>Human-scaled development.</li> </ul>	<ul style="list-style-type: none"> <li>Block-scale development within centers and interconnected streets.</li> <li>Promote density of uses and compact development, including infill and redevelopment.</li> <li>Human-scaled development.</li> <li>Access to parks, amenities, and green systems.</li> </ul>



# AC44 DRAFT Land Use Designations - Employment, Industrial, Institutional, and Parks/Open Space

	Office/Research & Development/Flex- /Light Industrial	Industrial	Institutional	Public Land	Green Systems
<b>Intent</b>	Employment-generating uses and basic industries meant to bolster economic development goals, supported by secondary commercial/retail, and residential uses to serve employees.	Uses that involve manufacturing and may include processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of these products. It allows for a range of employment uses that may have impacts that would not be suitable within or adjacent to residential uses.	Development consisting primarily of government buildings, schools, public safety facilities, public utilities, and major healthcare facilities, or unprogrammed government property.	Existing and proposed publicly-owned or publicly accessible parks and greenway systems and recreational and natural areas for active, passive, or social recreational use.	Areas providing ecosystem and cultural services (including recreation), critical environmental areas, and areas held in common ownership in existing developments.
<b>Primary Uses</b>	<ul style="list-style-type: none"> <li>• Offices</li> <li>• Research and development</li> <li>• Flex spaces</li> <li>• Light industrial</li> </ul> <p>It should be noted that heavy industrial and heavy manufacturing uses are not permitted under the Office/R&amp;D/Flex/Light Industrial future land use classification. Light manufacturing, warehousing, and distribution activities are acceptable uses provided they are combined with office, research and development, or flex space. Light industrial uses must demonstrate that noise, light, and other impacts to surrounding properties will be minimized.</p>	<ul style="list-style-type: none"> <li>• Manufacturing, storage, distribution, warehousing</li> <li>• Processing, assembly, fabrication, recycling</li> <li>• Commercial activities related to industrial uses</li> <li>• Office activities related to industrial uses</li> <li>• Research and development</li> </ul>	<ul style="list-style-type: none"> <li>• Schools, colleges, universities, and ancillary facilities</li> <li>• Fire stations, hospitals, libraries</li> <li>• Public facilities and major utilities</li> <li>• Research and development</li> </ul>	<ul style="list-style-type: none"> <li>• Parks and greenway systems that are accessible to the public</li> <li>• Recreational and natural areas that are publicly-owned or publicly-accessible</li> </ul>	<ul style="list-style-type: none"> <li>• Sensitive environmental features including stream buffers, floodplains, and steep slopes</li> <li>• Privately-owned open space with passive and/or active recreation amenities, parks, playgrounds, outdoor sitting areas, plazas, etc.</li> <li>• Natural areas</li> </ul>
<b>Secondary Uses</b>	<ul style="list-style-type: none"> <li>• Commercial/retail</li> <li>• Residential at a density of 6-34 units per acre</li> <li>• Institutional</li> </ul>	<ul style="list-style-type: none"> <li>• Institutional</li> <li>• Larger auto commercial service uses</li> <li>• Wholesale</li> <li>• Flex and Light Industrial</li> </ul>	<ul style="list-style-type: none"> <li>• Offices supporting primary uses</li> <li>• Nursing homes, assisted living facilities, convalescent homes</li> </ul>		
<b>Building Type and Form Guidance</b>	<p>Mixed-use buildings and developments encouraged with active ground-story uses along main streets.</p> <p>Single-use office/R&amp;D/Flex buildings acceptable.</p> <p>Light Industrial uses and activities should be located inside of buildings.</p>	<p>The layout of buildings, parking areas, and open spaces should recognize the unique needs of industrial users.</p> <p>Single-use industrial (and related uses) buildings acceptable.</p> <p>Industrial uses should be buffered from any nearby residential uses and the public realm.</p>	<p>Building types dependent on use, mixed use encouraged in public facilities where appropriate.</p>	<p>Few buildings expected, although community serving uses such as public recreational amenities can be considered.</p>	<p>Few buildings expected, although community-serving uses such as neighborhood recreational amenities can be considered.</p>
<b>Height and Massing</b>	<ul style="list-style-type: none"> <li>• Up to 4 stories (up to 5 by additional consideration)</li> <li>• Blocks should be designed to be walkable and pedestrian-oriented, with an approximate length of 300-500 feet.</li> <li>• Stepback/facade breaks should be incorporated to protect areas identified for viewshed protection and for pedestrian-oriented development.</li> </ul>	<ul style="list-style-type: none"> <li>• Up to 3 stories (up to 4 by additional consideration)</li> <li>• Larger block lengths are expected, with relegated parking where feasible.</li> </ul>	<ul style="list-style-type: none"> <li>• Up to 4 stories (up to 5 by additional consideration)</li> <li>• Building height and massing should be respectful of adjacent neighborhoods and areas identified for viewshed protection.</li> </ul>	<ul style="list-style-type: none"> <li>• Building design guidance should be vetted through a park master planning process</li> <li>• Buildings and amenity areas should avoid critical environmental features</li> </ul>	<ul style="list-style-type: none"> <li>• 1-2 stories</li> <li>• Buildings and amenity areas should avoid critical environmental features</li> </ul>
<b>Prioritized Design Principles</b>	<ul style="list-style-type: none"> <li>• Promote density of uses and compact development, including infill and redevelopment.</li> <li>• Access to parks, amenities, and green systems.</li> <li>• Site design accommodates multi-modal transportation infrastructure.</li> </ul>	<ul style="list-style-type: none"> <li>• While blocks are typically larger, a safe internal pedestrian network is expected to navigate parking areas and internal streets.</li> <li>• Site design should accommodate multi-modal transportation infrastructure. All modes are supported, but priority for larger/delivery vehicles.</li> <li>• Open space areas typically designed to be used by employees.</li> </ul>	<ul style="list-style-type: none"> <li>• Connections to open space, parks, greenways, and recreational amenities.</li> <li>• Site design accommodates multi-modal transportation infrastructure.</li> <li>• Promote density of uses and infill redevelopment.</li> </ul>	<ul style="list-style-type: none"> <li>• Interconnectivity to other areas of open space, parks, greenways, and recreational amenities.</li> <li>• Connections to nearby and adjacent Activity Centers and neighborhoods.</li> <li>• Respecting existing terrain and careful grading/regrading of terrain.</li> <li>• Preserve natural systems including but not limited to preserved steep slopes, stream buffers, floodplain, and important sites/forest blocks in the BAP.</li> </ul>	<ul style="list-style-type: none"> <li>• Interconnectivity to other areas of open space, parks, greenways, and recreational amenities.</li> <li>• Connections to nearby and adjacent Activity Centers and neighborhoods.</li> <li>• Respecting existing terrain and careful grading/regrading of terrain.</li> <li>• Preserve natural systems including but not limited to preserved steep slopes, stream buffers, floodplain, and important sites/forest blocks in the BAP.</li> </ul>