

LAND USE CATEGORIES

This handout provides an example of possible land uses, as used in previous Plans. Start brainstorming ideas of the land use categories that might apply to the Eastern Triangle Community. Where would these uses be appropriate in the future? What is your vision for the future growth of your community?

<u>LAND USE CATEGORY</u>	<u>LAND USE DESCRIPTION</u>
<p>LOW DENSITY RESIDENTIAL</p> <p>Light Yellow</p>	<ul style="list-style-type: none"> ○ Single-family homes on individual lots, on streets with low traffic volumes ○ Ideally within walking distance of schools and neighborhood commercial uses. ○ Certain lower impact community oriented uses such as churches, parks and a community center may be encouraged near this category
<p>MEDIUM DENSITY RESIDENTIAL</p> <p>Bright Yellow</p>	<ul style="list-style-type: none"> ○ Duplexes, triplexes and fourplexes on single lots, and may also include cottage homes and townhouses ○ Generally placed at the perimeter of neighborhoods and on collector streets
<p>HIGH DENSITY RESIDENTIAL</p> <p>“Burnt” Orange or Brown</p>	<ul style="list-style-type: none"> ○ Uses with more than four units on individual lots including apartment complexes and condominiums ○ May serve as a transitional use between low/medium density residential and commercial uses ○ Generally located on arterials or higher order streets ○ Ideally developed to be in scale, height, and massing of existing high density residential uses in the area
<p>NEIGHBORHOOD COMMERCIAL</p> <p>Pink</p>	<ul style="list-style-type: none"> ○ Small scale retail or offices, professional services and convenience retail that serves neighborhood market ○ Pre-existing commercial buildings less than 3,000 square feet at the corners of residential streets ○ Located at intersection of residential streets and/or collectors, within walking distance of neighborhood residential areas, and preferably incorporates landscape buffer to residential uses ○ Examples include flower shops, small restaurants, lawyer’s offices, coffee shops, barbers shops, book stores, dry cleaning, or convenience stores without gasoline

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<p>COMMUNITY COMMERCIAL</p> <p>Orange Red or Light Red</p>	<ul style="list-style-type: none"> ○ Medium intensity commercial uses that serve two or more neighborhoods ○ Should be located along arterial roads near intersections ○ Examples include convenience stores with gasoline, car washes, minor auto repair & servicing, small grocery stores, medium sized restaurants, and community shopping centers
<p>REGIONAL COMMERCIAL</p> <p>Red or Dark Red</p>	<ul style="list-style-type: none"> ○ High intensity commercial uses that draw patrons from the community and beyond ○ Generally located at the intersection of major arterials and highways ○ Examples include “big box” retail, large shopping centers like malls, large hotels and motels, major employment centers, large or specialty grocery stores, and major automotive repair centers
<p>MIXED-USE</p> <p>Candy Cane (Red Striped)</p>	<ul style="list-style-type: none"> ○ Mix of residential and commercial uses (adjacent lots, or integrated in one structure) ○ Compatibility between commercial and residential uses ○ Examples include professional/personal services, shop front retail with restaurants, cafes and gift shops ○ Well planned and integrated blend residential with retail, office, entertainment, or other land uses ○ Integration of uses occurs within structures with commercial uses on the ground floor level and residential on upper levels ○ Preferred along arterial or collector roads, in nodes or clustered together with proximity to a major transit stop
<p>OFFICE</p> <p>Orange</p>	<ul style="list-style-type: none"> ○ Offices, professional services, and limited internalized retail. ○ Examples include mid to high rise buildings housing banks, financial institutions, real estates services or professional services that see limited use other than that by the employees of the business.

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<p style="text-align: center;">INDUSTRIAL</p> <p style="text-align: center;">Purple</p>	<ul style="list-style-type: none"> ○ Includes a mix of light manufacturing and limited ancillary retail ○ Should include proper screening and buffering, and be compatible with adjoining uses. ○ Examples include sporting goods manufacturing, machine shops, clothing manufacturers, sign manufacturers, auto paint and body shops and warehousing
<p style="text-align: center;">PUBLIC / INSTITUTIONAL</p> <p style="text-align: center;">Blue</p>	<ul style="list-style-type: none"> ○ Public, quasi-public, and institutional uses that deliver local, state, or national governmental or non-profit services ○ The location for these services is most appropriate where they best meet the future needs of the community ○ Examples include post offices, libraries, schools, fire stations, churches, community gathering facilities, etc.
<p style="text-align: center;">PARKS / OPEN SPACE</p> <p style="text-align: center;">Green</p>	<ul style="list-style-type: none"> ○ Parks: include public or private land uses that encourage passive or active outdoor recreation ○ Examples include public, regional, or linear parks, hike and bike trails, and private parks associated with subdivisions ○ Open space: includes land set aside for conservation, aesthetic, or functional purposes, but not necessarily recreational purposes ○ Examples include conservation easements, floodplains, or drainage rights of way
<p style="text-align: center;">AGRICULTURE</p> <p style="text-align: center;">Dark Green</p>	<ul style="list-style-type: none"> ○ Provide for the preservation of crop agriculture , ranching, and related agribusiness ○ May include some single-family residential on agricultural and ranch lands and may utilize a conservation subdivision design