

# FUTURE LAND USE CATEGORIES

<u>LAND USE CATEGORY</u>	<u>LAND USE DESCRIPTION</u>
<p><b>LOW DENSITY RESIDENTIAL</b></p> <p><b>Pale Yellow</b></p>	<ul style="list-style-type: none"> <li>○ Single-family homes on individual lots, on streets with low traffic volumes</li> <li>○ Ideally within walking distance of schools and neighborhood commercial uses.</li> <li>○ Certain lower impact community oriented uses such as churches, parks and a community center may be encouraged near this category</li> </ul>
<p><b>MEDIUM DENSITY RESIDENTIAL</b></p> <p><b>Golden Yellow</b></p>	<ul style="list-style-type: none"> <li>○ Duplexes, triplexes and fourplexes on single lots, and may also include cottage homes and townhouses</li> <li>○ Generally placed at the perimeter of neighborhoods and on collector streets</li> </ul>
<p><b>HIGH DENSITY RESIDENTIAL</b></p> <p><b>“Burnt” Orange or Brown</b></p>	<ul style="list-style-type: none"> <li>○ Uses with more than four units on individual lots including apartment complexes and condominiums</li> <li>○ May serve as a transitional use between low/medium density residential and commercial uses</li> <li>○ Generally located on arterials or higher order streets</li> </ul>
<p><b>MIXED-USE</b></p> <p><b>Teal or Blue Green</b></p>	<ul style="list-style-type: none"> <li>○ Mix of residential and commercial uses (adjacent lots, or integrated in one structure)</li> <li>○ Examples include professional/personal services, shop front retail with restaurants, cafes and gift shops</li> <li>○ Integration of uses occurs within structures with commercial uses on the ground floor level and residential on upper levels</li> <li>○ Preferred along arterial or collector roads, in nodes or clustered together with proximity to a major transit stop</li> </ul>
<p><b>TRANSIT ORIENTED DEVELOPMENT</b></p> <p><b>Yellow Crosshatch</b></p>	<ul style="list-style-type: none"> <li>○ Mix of residential and commercial uses that rely on transit, centralized parking, pedestrian linkages</li> <li>○ Located within half mile of bus rapid transit or light rail corridor.</li> </ul>

<b><u>LAND USE CATEGORY</u></b>	<b><u>LAND USE DESCRIPTION</u></b>
<p style="text-align: center;"><b>URBAN LIVING</b></p> <p style="text-align: center;"><b>Peach</b></p>	<ul style="list-style-type: none"> <li>○ Compact neighborhoods and centralized commercial areas that are pedestrian and transit friendly.</li> <li>○ May provide a concentrated blend of residential, retail, services, office, entertainment, leisure and other related uses</li> <li>○ Adjacent to less dense neighborhood centers</li> <li>○ Emphasize urban design and form</li> </ul>
<p style="text-align: center;"><b>RURAL LIVING</b></p> <p style="text-align: center;"><b>Bright Yellow</b></p>	<ul style="list-style-type: none"> <li>○ Preserves rural residential character while retaining open space and scenic corridors.</li> <li>○ May provide a transition between more urbanized, denser development and rural, open and agricultural land uses.</li> <li>○ Residential uses include cluster developments, large estate lots, and conservation subdivisions.</li> <li>○ Non-residential uses may include schools, places of worship, and parks</li> <li>○ Neighborhood and community commercial uses should be centrally located and clustered around a plaza or civic space.</li> <li>○ Encouraged to maintain scenic qualities by natural vegetative buffers, deep setbacks, signage control, and access management standards along scenic corridors.</li> </ul>
<p style="text-align: center;"><b>NEIGHBORHOOD COMMERCIAL</b></p> <p style="text-align: center;"><b>Pink</b></p>	<ul style="list-style-type: none"> <li>○ Small scale retail or offices, professional services and convenience retail that serves neighborhood market</li> <li>○ Pre-existing commercial buildings less than 3,000 square feet at the corners of residential streets</li> <li>○ Located at the intersection of residential streets and/or collectors, within walking distance of neighborhood residential areas, and preferably incorporates landscape buffers to residential uses</li> <li>○ Examples include flower shops, small restaurants, lawyer's offices, coffee shops, barbers shops, book stores, dry cleaning, or convenience stores without gasoline</li> </ul>

<b><u>LAND USE CATEGORY</u></b>	<b><u>LAND USE DESCRIPTION</u></b>
<p><b>COMMUNITY COMMERCIAL</b></p> <p><b>Red</b></p>	<ul style="list-style-type: none"> <li>○ Medium intensity commercial uses that serve two or more neighborhoods</li> <li>○ Should be located along arterial roads near intersections</li> </ul> <p>Examples include convenience stores with gasoline, car washes, minor auto repair &amp; servicing, small grocery stores, medium sized restaurants, and community shopping centers</p>
<p><b>REGIONAL COMMERCIAL</b></p> <p><b>Dark Red</b></p>	<ul style="list-style-type: none"> <li>○ High intensity commercial uses that draw patrons from the community and beyond</li> <li>○ Generally located at the intersection of major arterials and highways</li> </ul> <p>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>
<p><b>OFFICE</b></p> <p><b>Dark Grey</b></p>	<ul style="list-style-type: none"> <li>○ Offices, professional services, and limited internalized retail.</li> </ul> <p>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.</p>
<p><b>LIGHT INDUSTRIAL</b></p> <p><b>Light Purple</b></p>	<ul style="list-style-type: none"> <li>○ Light manufacturing uses, office park, and limited retail/service uses that serve the industrial use.</li> <li>○ Examples include pharmaceutical laboratories, furniture wholesalers, lumberyards, tamale factories and warehousing.</li> </ul>
<p><b>INDUSTRIAL</b></p> <p><b>Purple</b></p>	<ul style="list-style-type: none"> <li>○ Includes a mix of manufacturing, general and heavy industrial, and limited ancillary retail</li> <li>○ Should include proper screening and buffering, and be compatible with adjoining uses.</li> <li>○ Examples include sporting goods manufacturing, machine shops, clothing manufacturers, sign manufacturers, auto paint and body shops and warehousing</li> </ul>

<b><u>LAND USE CATEGORY</u></b>	<b><u>LAND USE DESCRIPTION</u></b>
<p><b>PUBLIC / INSTITUTIONAL</b></p> <p><b>Blue</b></p>	<ul style="list-style-type: none"> <li>○ Public, quasi-public, and institutional uses that deliver local, state, or national governmental or non-profit services</li> <li>○ The location for these services is most appropriate where they best meet the future needs of the community</li> <li>○ Examples include post offices, libraries, schools, fire stations, churches, community gathering facilities, etc.</li> </ul>
<p><b>PARKS / OPEN SPACE</b></p> <p><b>Green</b></p>	<ul style="list-style-type: none"> <li>○ Parks: include public or private land uses that encourage passive or active outdoor recreation</li> <li>○ Examples include public, regional, or linear parks, hike and bike trails, and private parks associated with subdivisions</li> <li>○ Open space: includes land set aside for conservation, aesthetic, or functional purposes, but not necessarily recreational purposes</li> <li>○ Examples include conservation easements, floodplains, or drainage rights of way</li> </ul>
<p><b>AGRICULTURE</b></p> <p><b>Dark Green</b></p>	<ul style="list-style-type: none"> <li>○ Provide for the preservation of crop agriculture , ranching, and related agribusiness</li> <li>○ May include some single-family residential on agricultural and ranch lands which utilizes a conservation subdivision design</li> </ul>