



DRAFT SA Tomorrow Land Uses (as of December 22, 2017)

Definitions and Interpretations

Chapter 35: Unified Development Code – Land Use Categories Definitions

**Please note that associated zoning districts are currently being reviewed for alignment with the SA Tomorrow Comprehensive Plan Goals and Policies and the proposed future land use classifications. The associated zoning districts will be updated in a future revision in early January.*

Residential Estate ~~Low density residential estate~~ - includes large lot single-family detached houses on individual estate-sized lots or in conservation subdivisions. This form of development should be located away from major arterials, and can include certain nonresidential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access. ~~Permitted zoning districts: R-20, RE, RP and RD, as well as IDZ with uses and density permitted in R-20, RE, RP, and RD.~~

- Typical densities in this development pattern would range from 0.1 – 2 DU/Acre.

~~Low density residential~~ - includes single-family detached houses on individual lots at typical suburban densities. This form of development should ideally be buffered ~~be located away~~ from major arterials, and can include certain nonresidential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access. ~~Permitted zoning districts: R-5, R-6, NP-8, NP-10, NP-15, and UD, as well as IDZ with uses and density permitted in R-5, R-6, NP-8, NP-10, NP-15, and UD.~~

- Typical densities in this development pattern would range from 3-12 DU/Acre.

Urban Low Density Residential – This classification allows for a choice of housing types with related and accessory uses; maintains long-term community stability, especially for existing urban communities at the city's core; and to ensure that future housing developments may meet the necessary density ranges in support of the Comprehensive Plan.

- Typical densities in this development pattern would range from 7-18 DU/Acre.

~~Medium density residential~~ - accommodates a range of housing types including single-family attached and detached houses on individual lots, duplexes, triplexes, fourplexes, and low-rise, garden-style apartments with more than four (4) dwelling units per building. Cottage homes and very small lot single-family houses are also appropriate within this land use category. Detached and attached accessory dwelling units such as granny flats and garage apartments are allowed when located on the same lot as the principal residence. Higher density multi-family uses should be located in close proximity to transit services. Certain nonresidential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility. ~~Permitted zoning districts: R-3, R-4, RM-4, RM-5, RM-6, MF-18 and UD, as well as IDZ with uses and density permitted in R-3, R-4, RM-4, RM-5, RM-6, MF-18 and UD.~~

- Typical densities in this development pattern would range from 13-24 DU/Acre.

High density residential - includes low-rise to mid-rise apartments with more than four (4) dwelling units per building. High density residential provides for compact development including apartments, condominiums and assisted living facilities. This form of development is typically located along or near major arterials or collectors. Higher density multi-family uses should be located in close proximity to transit services. Certain nonresidential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility. This classification may be used as a transitional buffer between lower density residential uses and nonresidential uses. High density residential uses should be located in a manner that does not route traffic through other, lower-density residential uses.

~~Permitted zoning districts: MF-25, MF-33 and UD, as well as IDZ with density permitted in MF-25, MF-33, and UD.~~

- Typical densities in this development pattern would range from 25 –44 DU/Acre.

~~Very high density residential—includes mid-rise to high-rise apartments with more than four (4) dwelling units per building. Very high density residential provides for apartments, condominiums and assisted living facilities at urban densities. This form of development is typically located along or near high-capacity roadways including major arterials and collectors. Parking areas should be contained in structured parking garages beneath apartments, wrapped by apartments, or placed to the rear of the lot. Very high density residential development should be located in close proximity to compact, pedestrian-oriented retail and service uses. This classification may be used as a transitional buffer between lower density residential uses and nonresidential uses. Very high density residential uses should be located in a manner that does not route traffic through other, lower density residential uses.~~

~~Permitted zoning districts: MF-40, MF-50, and MF-65, as well as IDZ with density permitted in MF-40, MF-50 and MF-65.~~

~~Office—includes medium-intensity professional, personal, business, and non-profit uses that provide services to the local community, or house small to medium-sized administrative functions for local, regional, national, and international entities. Examples of office uses include attorney offices, dentist or physician offices, administrative offices of construction or engineering firms, computer training centers, and local non-profit housing provider headquarters. Office uses should be found on, or adjacent to, arterials. Permitted zoning districts: O-1, O-1.5 and O-2.~~

***The Commercial land use classifications are under review and may be proposed for incorporation into the draft Mixed-Use classifications.*

Neighborhood commercial** - includes smaller intensity commercial uses such as small-scale retail or offices, professional services, convenience retail, and shop front retail that are intended to support the adjacent residential uses. ~~serves a market equivalent to a neighborhood.~~ Neighborhood commercial uses should be located at the intersection of residential streets and arterials, and within walking distance of neighborhood residential areas, or along arterials where already established. Special consideration should be given to pedestrian and bicycle facilities and infrastructure. ~~Permitted zoning~~

districts: NC, C-1, and O-1.

Community commercial** - includes offices, professional services, and retail uses that are accessible to bicyclists and pedestrians **and well-linked to the local transit network**. This form of development should be located at nodes on arterials at major intersections or where an existing commercial area has been established. **Community commercial uses are intended to support multiple neighborhoods, have a larger market draw than neighborhood commercial uses, and attract patrons from the neighboring residential areas.** Parking areas should be located behind the building, with the exception of one row of parking facing the street. Additionally, all off-street parking and loading areas adjacent to residential uses should include landscape buffers, lighting and signage controls. Examples of community commercial uses include cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics. **Permitted zoning districts: O-1.5, C-1, C-2, C-2P and UD.**

Regional commercial** - includes high density land uses that draw customers from a larger region. Regional commercial uses are typically located at intersection nodes along expressways or major arterial roadways or adjacent to high-capacity mass transit system stations. These commercial nodes are typically twenty (20) acres or greater in area **and provide access to and serve adjacent communities as well as the larger regional area.** Regional Commercial uses should incorporate well-defined entrances, shared internal circulation, limited curb cuts to expressways and arterial streets, sidewalks and shade trees in parking lots, landscaped yards between the parking lot and street, and well-designed, monument signage. Examples of regional commercial uses include movie theaters, wholesale plant nurseries, automotive repair shops, fitness centers, home improvement centers, hotels and motels, mid to high rise office buildings, and automobile dealerships. **Permitted zoning districts: O-1.5, O-2, C-2, C-2P, C-3 and UD.**

Neighborhood Mixed-Use - Contains a mixture of residential, commercial and institutional uses at a neighborhood scale. Heights are limited to three stories, and the building footprints are generally smaller than the other Mixed Use categories. Residential units above first floor retail spaces are encouraged in this district. Buildings are pulled up close to the public right of way, and parking is encouraged behind buildings rather than in front. Pedestrian spaces are generous, with lighting, signage and streetscaping scaled for pedestrians as well as vehicles. Typical first floor uses would include smaller office spaces, professional services, small scale retail establishments and restaurants. Surface parking is typical. Parking requirements may be minimized through shared or cooperative parking agreements. Properties classified as Neighborhood Mixed Use should be located in proximity to transit facilities.

Urban Center Mixed-Use – Contains a mixture of residential, commercial and institutional uses at a medium level of intensity. These sites are more intense than Neighborhood Mixed Use, but not as intense as Regional Mixed-Use, although many of the approved uses could be the same. Properties classified as Urban Center Mixed-Use typically contain first floor non-residential uses, with up to 5 floors of condominiums or apartments above the first floor (in the same building). Building footprints are often block-scale, but could be smaller, depending

on block configuration and overall development density. Typical first floor uses include retail, professional services, institutional uses and restaurants. Pharmacies and grocery stores could also be viable first floor tenants. Structured parking is encouraged in Urban Center Mixed-Use classification, but is not required. Parking requirements may be satisfied through shared or cooperative parking agreements, which could include off-site garages or lots. The Urban Center Mixed-Use classification should be located in close proximity to transit facilities.

Regional Mixed-Use - May contain residential, commercial and institutional uses at very high densities at typically 45 DU/Acre and above. This land use expression would be found in regional centers or high-capacity transit stations, where mid-rise to high rise buildings would be appropriate. Regional Mixed Use consists of condominiums or apartments above commercial and institutional uses on the lower floors (the non-residential component may comprise more than the ground floor). Typical lower floor uses include retail, offices, professional services, institutional uses and restaurants. Pharmacies, grocery stores, shopping centers and shipping and storage facilities are appropriate lower floor uses. Projects are built at the block scale, with minimum building setbacks. Parking requirements may be satisfied through shared or cooperative parking agreements, which can include off-site garages or lots. If parking requirements are met on-site, structured parking is required for properties classified as Regional Mixed Use. Pedestrian spaces are generous in width, and lighting, streetscaping and signage accommodating pedestrians. Regional Mixed Use projects require either adjacency to or incorporation of transit facilities.

Business/Innovation Mixed-Use – This category is intended to foster flexible districts that can accommodate light or small scale industrial uses with office and commercial uses, all within a campus-like setting. Industrial arts workshops, high tech fabrication, processing and assembly, and other identified industrial uses are permitted, in addition to commercial uses, provided that the site is storefront in size. Vocational training and technological learning centers are appropriate for these spaces as well. Additional environmental performance standards should be employed for properties designated as Business/Innovation Mixed-Use, such as hours of activity, loading, noise levels and lighting, to ensure that the intensity of the industrially oriented uses is comparable to that of the other non-residential uses. Standard parking requirements would apply for this land use category, and the mixture of uses may be either vertically or horizontally distributed. Residential uses in these areas are not supported, with some exceptions to accommodate innovative housing solutions; thus, access to housing options and services within close proximity of business innovation areas can play an important role in supporting live-work opportunities for the local-workforce.

Mixed use—includes a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at urban densities to create a pedestrian-oriented environment. Mixed use incorporates high quality architecture and urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. Parking areas should be located behind buildings. This classification requires a mix of uses in the same building. Examples of mixed use uses include small offices (dentists, insurance professionals, non-profits, etc.), small retail establishments (cafes, shoe repair shops, gift shops, antique stores, hair salons, drug stores, etc.) and high density

residential uses. Permitted zoning districts: IDZ, MXD, MPCD, TOD and FBZD.

Business/office park— includes medium to large sized buildings that house professional, administrative, light manufacturing, and/or warehousing functions for local, regional, national, and international entities. Development in this category should take the form of a cohesive, campus setting where buildings are interspersed with open space and connected with pedestrian walkways. Uses in this category should be separated from residential areas with landscape buffers and feature monument signs and lighting that is oriented away from adjacent sites. Permitted zoning districts: BP, L, O-1.5 and O-2.

Light industrial - includes a mix of manufacturing uses, business park and limited retail/service uses that serve the industrial uses. Industrial uses should be screened and buffered from adjoining non-industrial uses. Any outside storage must be under a roof and screened from public view. Examples of industrial uses include drug laboratories, furniture wholesalers, lumberyards, tamale factories and warehousing. Permitted zoning districts: BP, L, MI-1 and I-1.

Heavy industrial - includes heavy manufacturing, processing and fabricating businesses. Heavy industrial uses shall be concentrated at arterials, expressways, and railroad lines. This use is not compatible with residential uses and should be separated from residential uses by an intermediate land use or a significant buffer. Examples of heavy industrial uses include auto manufacturing, battery manufacturing, and petro chemical bulk storage. Permitted zoning districts: I-2 and MI-2.

Agricultural - includes crop agriculture, ranching, and related agribusiness practices. Single-family detached houses and detached accessory dwelling units are permitted on agricultural and ranch lands at very low densities or in conservation subdivisions that will not interfere with agricultural operations. Limited commercial uses directly serving agricultural uses, such as farmers markets, nurseries, and bed and breakfasts, are permitted. To maintain scenic qualities, natural vegetative buffers, deeper setbacks, increased signage control, earthen drainage channels, and more restrictive access management standards are desired along major scenic corridors.

Floodplain protection and buffer zones along creeks and rivers are instrumental in retaining rural character. Permitted zoning districts: RP and FR.

Institutional Public/institutional - includes public, quasi-public, utility company and some private community-serving institutional uses. Examples include public buildings (government, post offices, libraries, social services, police and fire stations), schools, religious facilities, museums, fraternal and service organizations and hospitals.

Parks/open space - includes large, or linear, unimproved land where conservation is promoted and development is not encouraged due to presence of topographic constraints or institutional uses on the site. Parks/open space include floodplains, utility corridors, public and private land uses that encourage outdoor passive or active recreation. Examples include city pocket, regional, or linear



parks, ~~as well as private parks associated with subdivisions and neighborhood associations.~~

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