

2017 Draft Generalized Future Land Use District Descriptions

Low Residential (LR) - Predominantly single-family and two-unit housing types (1-2 stories; 0-15 du/acre)

Low-Medium Residential (LMR) - Mix of single-family homes, two, three and four-unit buildings, row/townhouses, and small apartment buildings (1-3 stories; 7-30 du/acre)

Medium Residential (MR) - Generally larger multifamily buildings or multifamily complexes, sometimes interspersed with other smaller housing types (2-5 stories; 20-90 du/acre)

High Residential (HR) - Predominantly larger and taller multifamily buildings (4-12 stories; 70+ du/acre)

Neighborhood Mixed-Use (NMU) - Node or corridor containing housing, shopping, and services that generally serves surrounding neighborhoods (2-4 stories; up to 70 du/acre)

Community Mixed-Use (CMU) - Relatively high-intensity mix of residential, retail, office, institutional, and civic uses, generally located adjacent to a major transportation corridor (2-6 stories; up to 130 du/acre)

Regional Mixed-Use (RMU) - Intensive mix of region-serving retail, office, service, entertainment, civic, institutional, and high density residential uses (4-12 stories)

Downtown Mixed-Use (DMU) - see Downtown Plan

Downtown Core (DC) - see Downtown Plan

General Commercial (GC) - Predominantly retail and service businesses selling a wide range of goods and services

Employment (E) - Predominantly office, research and development, medical, and specialized employment, with some low-impact manufacturing

Industrial (I) - Industrial, manufacturing, storage, distribution, and warehousing uses

Park and Open Space (P) - Parks, recreational facilities, conservation areas, stormwater management facilities, cemeteries, and other open space

Special Institutional (SI) - College campuses, schools, and larger places of assembly and worship

Airport (A) - Airport

Neighborhood Planning Areas (NPA) – Potential, but currently unplanned future neighborhood growth areas that are generally expected to develop beyond 2040

Residential Land Use Categories

Residential Building Form	Low Residential (LR)	Low-Medium Residential (LMR)	Medium Residential (MR)	High Residential (HR)
Single-Family Detached Building				
Civic/Institutional Building				
Two-Family, Two-Unit				
Two-Family – Twin				
Three-Unit Building	*			
Single-Family Attached	*			
Small Multi-Family Building	*	**		
Large Multi-family Building		**		
Courtyard Multi-Family Building		**		
Podium Building				
Number of Stories	1-2	1-3	2-5	4-12
General Density Range (DU/acre)	≤15	7-30	20-90	70+

* Permitted in select conditions at up to 30 DU/ac and three stories, generally along arterial roads.

** Permitted in select conditions at up to 70 DU/ac and four stories, generally along arterial roads.

Mixed-Use Land Use Categories

Mixed-Use and Commercial Building Form	Neighborhood Mixed Use (NMU)	Community Mixed Use (CMU)	Regional Mixed Use (RMU)
Commercial Block Building			
Civic or Institutional Building			
Residential - Commercial Conversion			
Live-Work Building			
Single-Family Attached Building			
Small Multi-Family Building			
Courtyard Multi-Family Building			
Large Multi-Family Building			
Parking / Liner Buildings			
Free-Standing Commercial Building			
Podium Building			
Flex Building			
Number of Stories	2-4	2-6	4-12*
General Residential Density Range (DU/acre)	≤70	≤130	--

* Or taller, based on approved plan or PD/MXD zoning approval. One-story anchor retail is allowed as part of a larger, comprehensively planned project or as part of a project transitioning from a suburban car-oriented layout to a more urban, pedestrian-oriented layout.

Notes: Building forms were drawn from the zoning code. All development will be subject to having an appropriate transition to surrounding areas.