



IMAGINE FLINT

PROPOSED ZONING DISTRICTS QUICK REFERENCE GUIDE

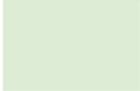
MAY 2016 • CITY OF FLINT



CITY OF FLINT PROPOSED ZONING DISTRICTS

LEGEND

Residential

-  GN-1 Green Neighborhood
-  GN-2 Green Neighborhood
-  TN-1 Traditional Neighborhood
-  TN-2 Traditional Neighborhood
-  MR-1 Mixed Residential
-  MR-2 Mixed Residential
-  MR-3 Mixed Residential

Institutional

-  IC Institutional Campus
-  UC University Core

Commercial

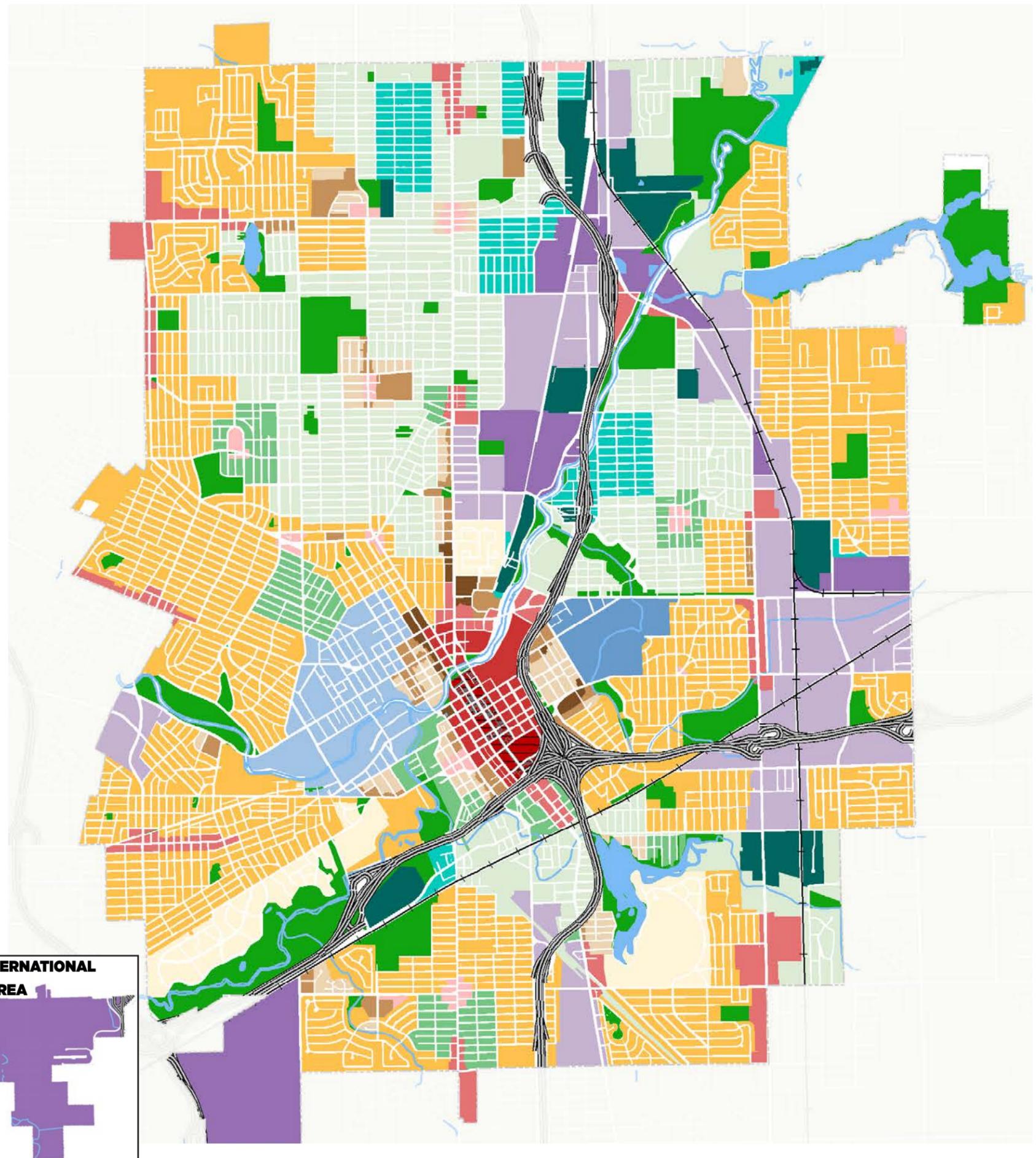
-  NC Neighborhood Center
-  CC City Corridor
-  DC Downtown Core
-  DE Downtown Edge

Employment

-  CE Commerce and Employment
-  PC Production Center
-  GI-1 Green Innovation
-  G2-1 Green Innovation

Open Space

-  OS Open Space
-  Lakes and Rivers (not a district)





CONCEPTUAL ZONING FRAMEWORK

PROPOSED DISTRICTS

This document presents an outline of the preliminary zoning districts and related standards currently being considered by the City. The Proposed Zoning Districts map identifies the following 18 new zoning districts that are proposed to achieve the desired type of development defined in the Master Plan's 12 Place Types.

- GN-1 Green Neighborhood - Low Density
- GN-2 Green Neighborhood - Medium Density
- TN-1 Traditional Neighborhood - Low Density
- TN-2 Traditional Neighborhood - Medium Density
- MR-1 Mixed Residential - Low Density
- MR-2 Mixed Residential - Medium Density
- MR-3 Mixed Residential - High Density
- NC Neighborhood Center
- CC City Corridor
- D-E Downtown Edge
- D-C Downtown Core
- CE Commerce & Employment
- PC Production Center
- GI-1 Green Innovation - Medium Intensity
- GI-2 Green Innovation - High Intensity
- IC Institutional Campus
- UC University Core
- OS Open Space

Zoning District Summaries

The subsequent zoning district summaries include the following elements:

- **Purpose and Intent Statement** – Updated to reflect the goals and objectives of the Master Plan and desired Place Types.
- **Summary of Uses** – While a detailed use table has been completed, this provides a general overview of the permitted and special uses allowed in each district.
- **Bulk and Site Standards** – These preliminary standards will control the maximum size of buildings and structures on a lot or parcel and the buildable area within which the structure may be placed including lot coverage, height, setbacks and build-to zones, and yard area.

GN-1 GREEN NEIGHBORHOOD

LOW DENSITY

PURPOSE AND INTENT

The GN-1 Green Neighborhood-Low Density district is intended to establish dedicated areas for the development of green uses. Pockets of traditional single-family housing may exist throughout the district, including single-family homes and estates that sit on larger lots created by assembling typically sized residential lots in the district.

SUMMARY OF USES

- Single-family residential
- Neighborhood and community recreational facilities
- Medium impact urban agriculture (aquaculture, greenhouse, hydroponics, urban farm, garden, etc.)
- Religious, government, and elementary schools
- Produce Stand (Accessory)
- Small-scale Solar & Wind Systems (accessory)
- Accessory Dwelling Unit

BULK AND SITE STANDARDS

Residential

Lot Characteristics

Min. Lot Width: 120'

Min. Lot Area: 15,000 sq. ft.

Development Intensity

Max. Coverage: 20%

Max. Height: 2 1/2 stories or 35'

Min. Lot area per Dwelling Unit: 15,000 sq. ft.

Minimum Yards

Front Yard: 25', or consistent with the average front setback of residential structures on the same block

Corner Side Yard: 15'

Least Width of Side Yard: 15'

Sum of Yards: 50'

Rear Yard: 25'

Non-Residential

Lot Characteristics

Min. Lot Width: 80'

Min. Lot Area: 8,000 sq. ft.

Development Intensity

Max. Coverage: 80%

Max. Height: 2 1/2 stories or 35'

Minimum Yards

Front Yard: 25', or consistent with the average front setback of residential structures on the same block

Corner Side Yard: 15'

Least Width of Side Yard: 15'

Sum of Yards: 50'

Rear Yard: 25'



PLACE TYPE VISUAL DEFINITION



PLACE TYPE CHARACTER IMAGES



GN-2 GREEN NEIGHBORHOOD

MEDIUM DENSITY

PURPOSE AND INTENT

The GN-2 Green Neighborhood-Medium Density district is intended to accommodate existing residential development on existing typically sized lots, while also providing for the integration of green uses including community gardens, small-scale urban agriculture, and small open space areas. Individual residential lots can be consolidated to create larger lots, or redeveloped with housing that is appropriate for the surrounding context.

SUMMARY OF USES

- Single-family residential
- Medium impact urban agriculture (aquaculture, beekeeping, hoop house, greenhouse, hydroponics, garden, etc.)
- Religious
- Small-Scale Wind & Solar Systems (accessory)
- Live/Work Unit
- Produce Stand (Accessory)
- Accessory dwelling unit

BULK AND SITE STANDARDS

Residential

Lot Characteristics

Min. Lot Width: 40'

Min. Lot Area: 4,500 sq. ft.

Development Intensity

Max. Coverage: 50%

Max. Height: 2 1/2 stories or 35'

Min. Lot area per Dwelling Unit: 3,000 sq. ft.

Minimum Yards

Front Yard: 25', or consistent with the average front setback of residential structures on the same block

Corner Side Yard: 10'

Least Width of Side Yard: 5'

Sum of Yards: 15'

Rear Yard: 25', unless a non-residential use abutting another nonresidential use, then 10'

Non-Residential

Lot Characteristics

Min. Lot Width: 80'

Min. Lot Area: 8,000 sq. ft.

Development Intensity

Max. Coverage: 80%

Max. Height: 2 1/2 stories or 35'

Minimum Yards

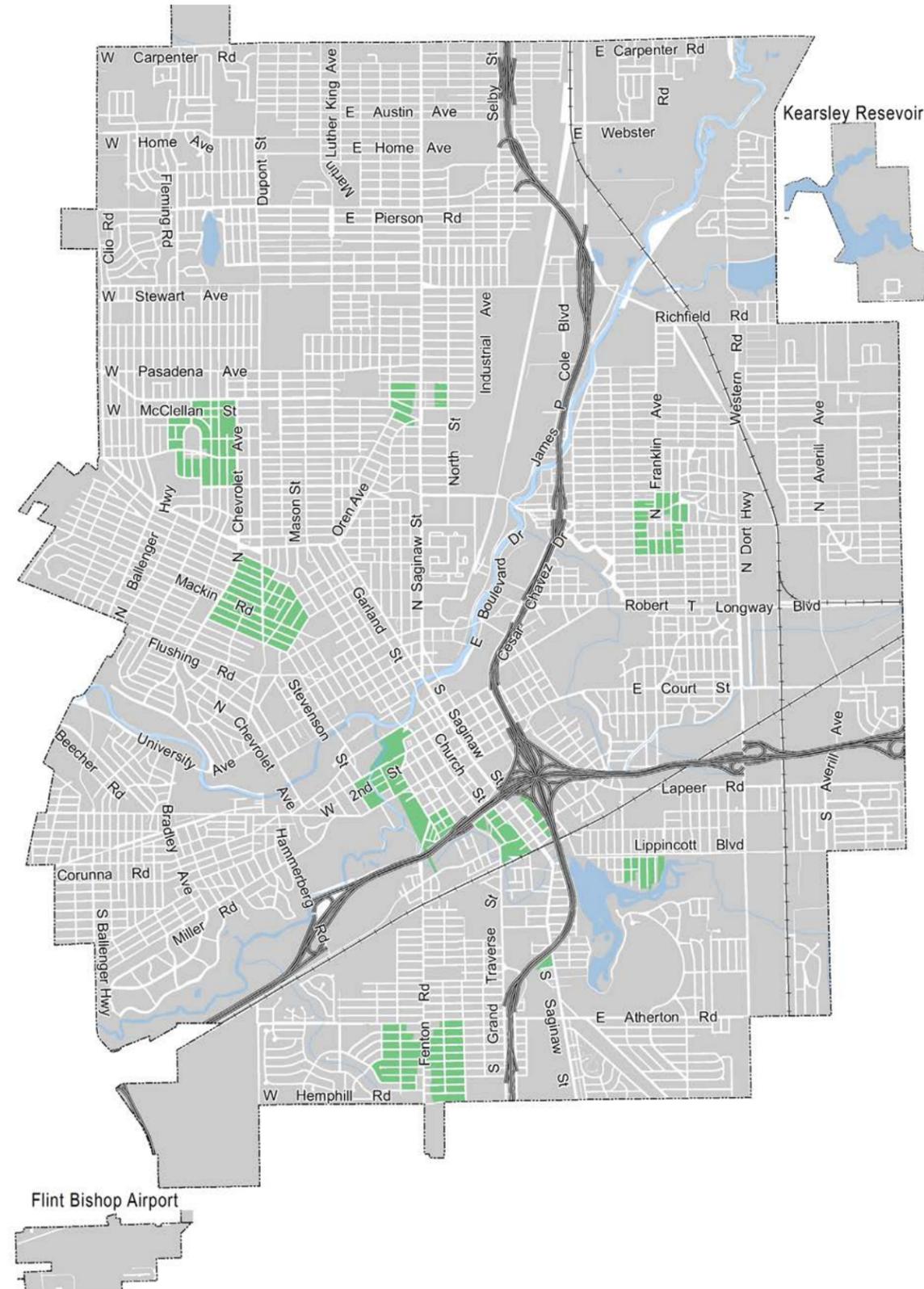
Front Yard: 25', or consistent with the average front setback of residential structures on the same block

Corner Side Yard: 15'

Least Width of Side Yard: 10'

Sum of Yards: 25'

Rear Yard: 25', unless a non-residential use abutting another nonresidential use, then 10'



PLACE TYPE VISUAL DEFINITION



PLACE TYPE CHARACTER IMAGES



TN-2 TRADITIONAL NEIGHBORHOOD

MEDIUM DENSITY

PURPOSE AND INTENT

The TN-2 Traditional Neighborhood district is intended to accommodate neighborhoods of moderate density, where single-family homes are located upon lots comparable in dimension to those typically found in the community's older established neighborhoods. Single-family homes are the predominant use, but two-family and single-family attached development is also permitted. Various non-residential uses that complement the traditional neighborhood including schools, community centers, religious institutions, and parks are permitted on a limited scale.

SUMMARY OF USES

- Single-family residential
- Duplex, townhouse, mobile home (special)
- Accessory dwelling units
- Group living facilities
- Community center
- Religious, government, and elementary schools
- High school (special)
- Low impact urban agriculture: greenhouse, beekeeping, hydroponics, garden (accessory)
- Library
- Bed and breakfast (special)
- Small-scale Solar & Wind systems (accessory)

BULK AND SITE STANDARDS

Lot Characteristics

Min. Lot Width: 40'

Min. Lot Area: 4,500 sq. ft.

Development Intensity

Max. Coverage: 50%

Max. Height: 2 1/2 stories or 35'

Min. Lot area per Dwelling Unit: 2,250 sq. ft.

Minimum Yards

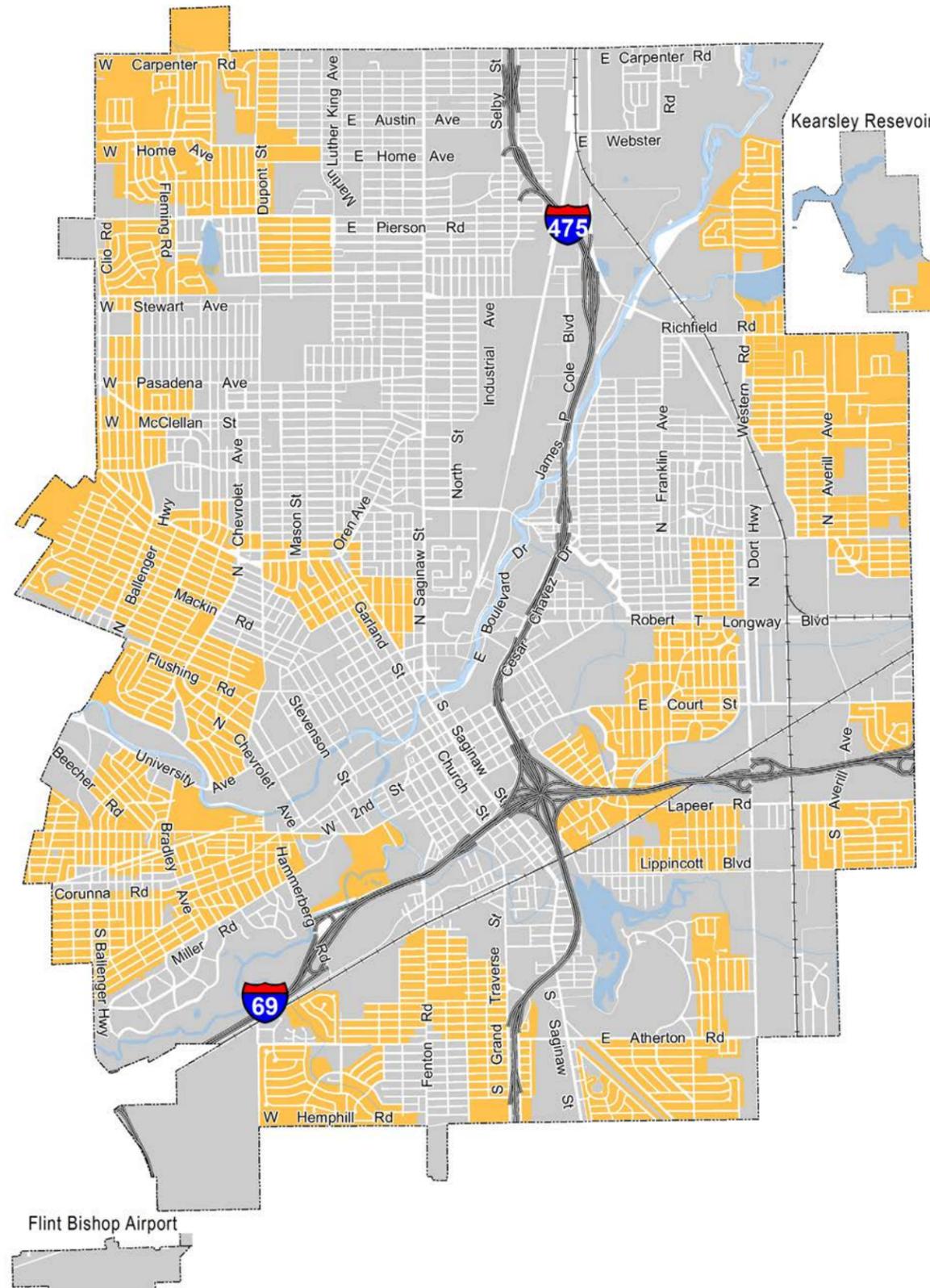
Front Yard: 20'

Corner Side Yard: 10'

Least Width of Side Yard: 5'

Sum of Yards: 15'

Rear Yard: 25'



PLACE TYPE VISUAL DEFINITION



PLACE TYPE CHARACTER IMAGES



MR-1 MIXED RESIDENTIAL LOW DENSITY

PURPOSE AND INTENT

The MR-1 Low Density district is intended to accommodate neighborhoods with small-lot single-family detached housing, duplexes, or townhouses. Various non-residential uses that complement the traditional neighborhood including schools, community centers, religious institutions, and parks are permitted on a limited basis.

SUMMARY OF USES

- Single-family residential (special)
- Duplex, townhouse, multi-family
- Accessory dwelling unit
- Community center;
- Civil or charitable organizations (special)
- Small-scale solar and wind systems (accessory)
- Cultural uses (library, museum, art gallery, etc.)
- Low impact urban agriculture: greenhouse, beekeeping, hydroponics, urban garden (accessory)
- Religious, government, elementary schools, and high schools
- Bed and breakfast (special)
- Group Living (special)

BULK AND SITE STANDARDS

Detached/Two-Family Residential

Lot Characteristics
Min. Lot Width: 25'
Min. Lot Area: 3,000 sq. ft.

Development Intensity
Max. Coverage: 60%
Max. Height: 2 1/2 stories or 35'
Min. Lot area per Dwelling Unit: 1,500 sq. ft.

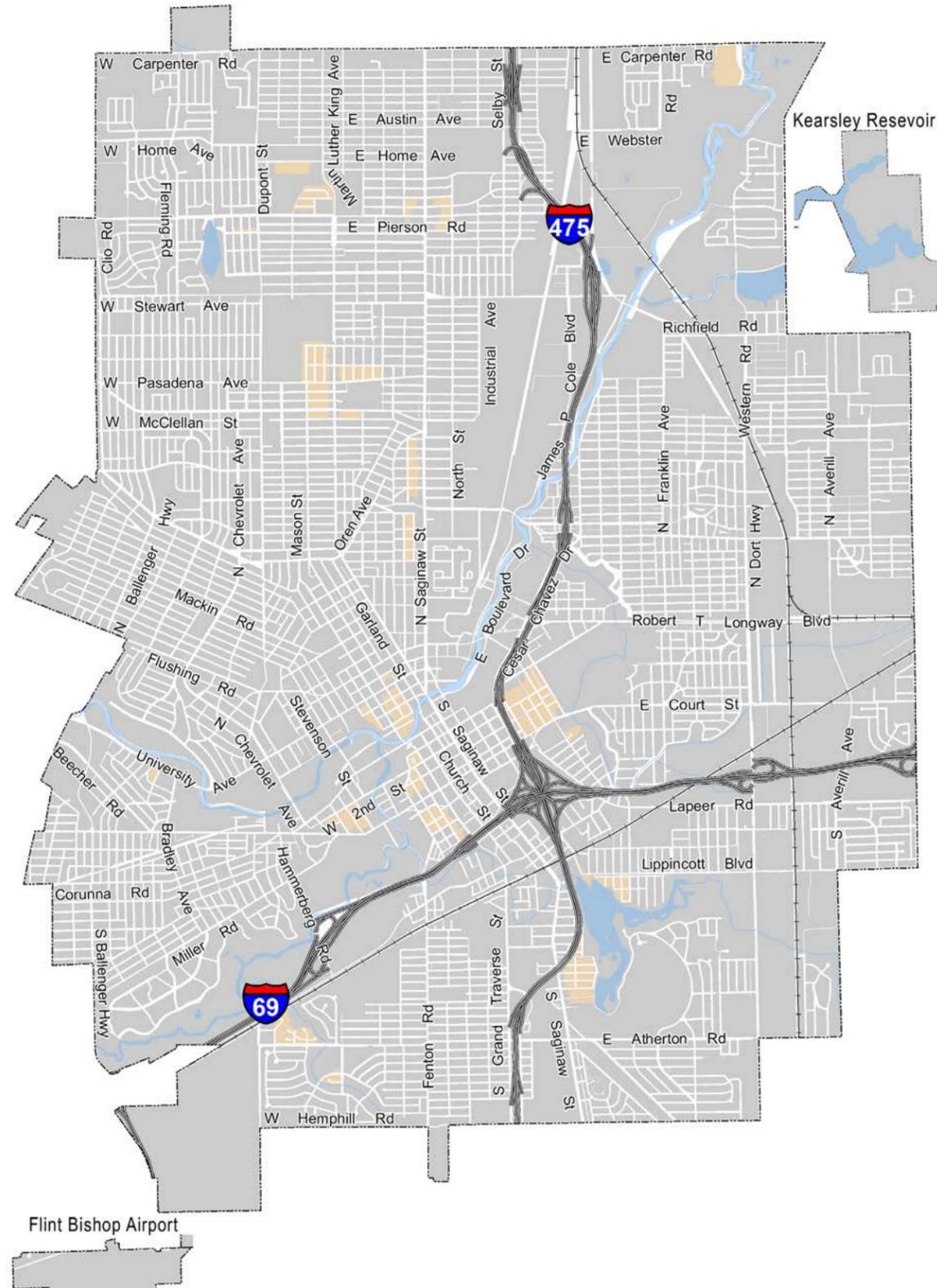
Minimum Yards
Front Yard: 20'
Corner Side Yard: 5'
Least Width of Side Yard: 2'
Sum of Yards: 7'
Rear Yard: 25'

Attached Residential

Lot Characteristics
Min. Lot Width: 18'
Min. Lot Area: 1,500 sq. ft.

Development Intensity
Max. Coverage: 60%
Max. Height: 2 1/2 stories or 35'
Min. Lot area per Dwelling Unit: 1,500 sq. ft.

Minimum Yards
Front Yard: 20'
Corner Side Yard: 5'
Least Width of Side Yard: 0'
Sum of Yards: 5'
Rear Yard: 25'



PLACE TYPE VISUAL DEFINITION



PLACE TYPE CHARACTER IMAGES



MR-2 MIXED RESIDENTIAL MEDIUM DENSITY

PURPOSE AND INTENT

The MR-2 Mixed Residential Medium Density district is intended to accommodate a higher density development primarily consisting of low-mid rise structures. In many cases, this may include multi-family developments with several structures making up a “campus” with internal circulation, common open space, and other shared amenities. Limited commercial uses may be permitted that support the day-to-day needs of residents. Various non-residential uses that complement the mixed residential neighborhood including schools, community centers, religious institutions, and parks are permitted on a limited scale.

SUMMARY OF USES

- Single-family residential, (special)
- Duplex, townhouse, multi-family, mixed-use, live/work
- Ground-floor commercial
- Accessory dwelling unit
- Community center
- Bed and breakfast
- Cultural uses
- Low impact urban agriculture: (accessory)
- Group Living
- Brewpub/Craft distilling, taverns and bars (special)

BULK AND SITE STANDARDS

Detached Single or Two-Family Residential

Lot Characteristics

Min. Lot Width: 30'

Min. Lot Area: 3,000 sq. ft.

Development Intensity

Max. Coverage: 70%

Max. Height: 2 1/2 stories or 35'

Min. Lot area per Dwelling Unit: 1,500 sq. ft.

Minimum Yards

Front Yard: 10' residential, 0' w/ ground-floor commercial

Corner Side Yard: 5' residential, 0' w/ground-floor commercial

Least Width of Side Yard: 2'

Sum of Yards: 5'

Rear Yard: 20'

Attached Residential

Lot Characteristics

Min. Lot Width: 20'

Min. Lot Area: 1,500 sq. ft.

Development Intensity

Max. Coverage: 70%

Max. Height: 4 stories or 45'

Min. Lot area per Dwelling Unit: 1,500 sq. ft.

Minimum Yards

Front Yard: 10' residential, 0' w/ ground-floor commercial'

Corner Side Yard: 5' residential, 0' w/ground-floor commercial

Least Width of Side Yard: 0'

Sum of Yards: 5'

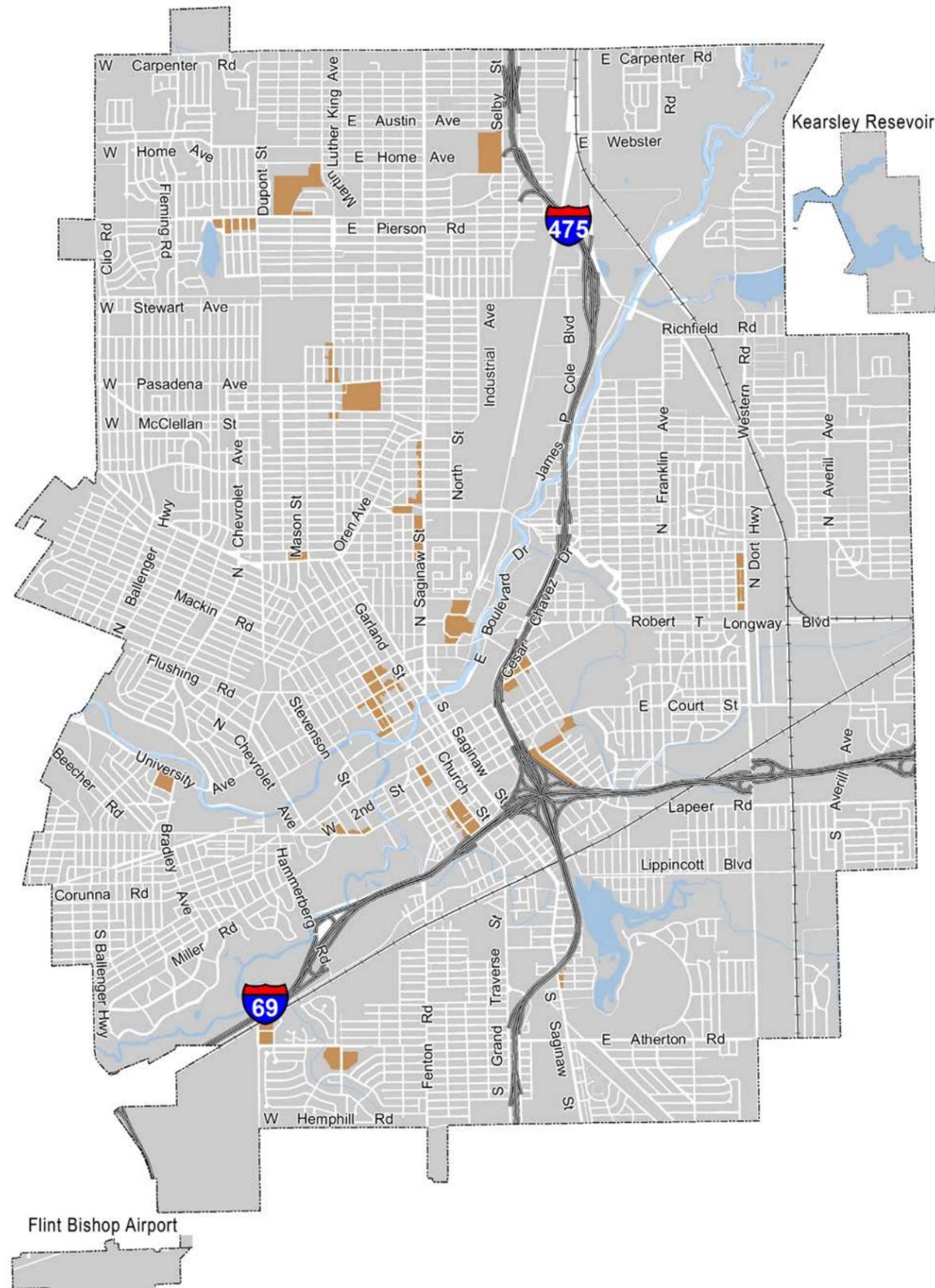
Rear Yard: 20'

Multifamily/Mixed Use

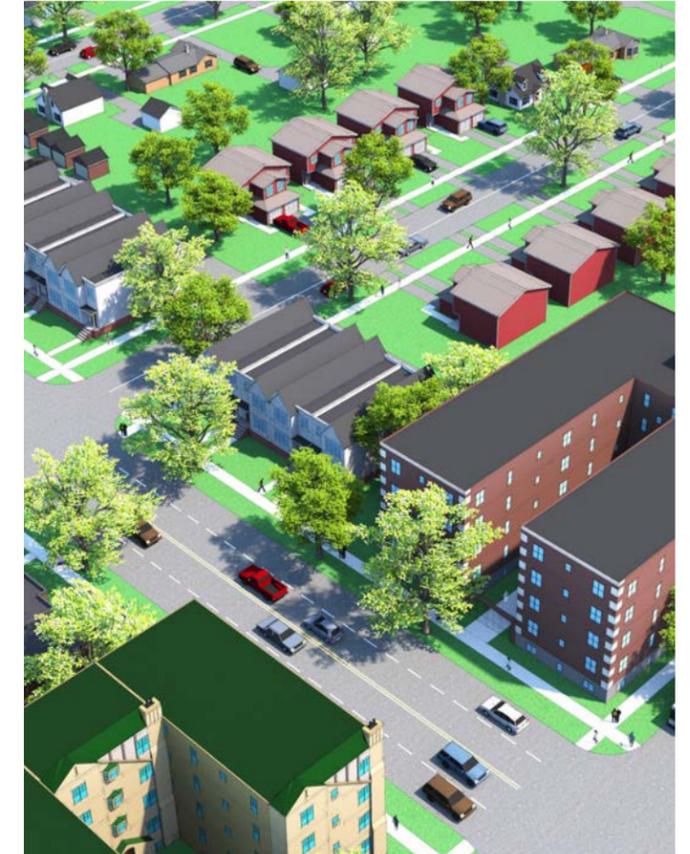
Same as Attached Residential except:

Min. Lot Size: 2,000 sq. ft.

Min. Lot Area per Dwelling Unit: 1,000 sq. ft.



PLACE TYPE VISUAL DEFINITION



PLACE TYPE CHARACTER IMAGES



MR-3 MIXED RESIDENTIAL HIGH DENSITY

PURPOSE AND INTENT

The MR-3 Mixed Residential High Density district is intended to accommodate neighborhoods of the highest density within the community. Mixed-use, multi-family structures of three or more stories are the primary use. This district is concentrated in areas surrounding the downtown and in areas with significant access to alternative modes of transportation and transit-oriented development is encouraged. This district can also serve as a transition between less intense residential development and more intense commercial and employment districts. These areas may include smaller retailers and service providers that cluster at key intersections in the district or locate on the ground floor within more prominent multi-family buildings. Various non-residential uses that complement the mixed residential neighborhood including schools, community centers, religious institutions, and parks are permitted on a limited scale.

SUMMARY OF USES

- Duplex, townhouse, multi-family
- Mixed-use commercial and dining
- Community Garden (accessory)
- College or university
- Religious, government, elementary schools, and high schools
- Cultural uses (library, museum, art gallery, etc.)
- Group living
- Live entertainment
- Professional offices and small Retail
- Adult daycare services (special)
- Brewpub/Craft Distillery, taverns and bars (special)

BULK AND SITE STANDARDS

Lot Characteristics

Min. Lot Width: 40'

Min. Lot Area: 10,000 sq. ft.

Development Intensity

Max. Coverage: 80%

Max. Height: 100'

Min. Height: 2 stories

Min. Lot area per Dwelling

Unit: 800 sq. ft. per efficiency or one bedroom apartment 1,000 sq. ft. per two or more bedroom apartment

Minimum Yards

Front Yard: 0'

Corner Side Yard: 10' residential,

0' w/ground-floor commercial

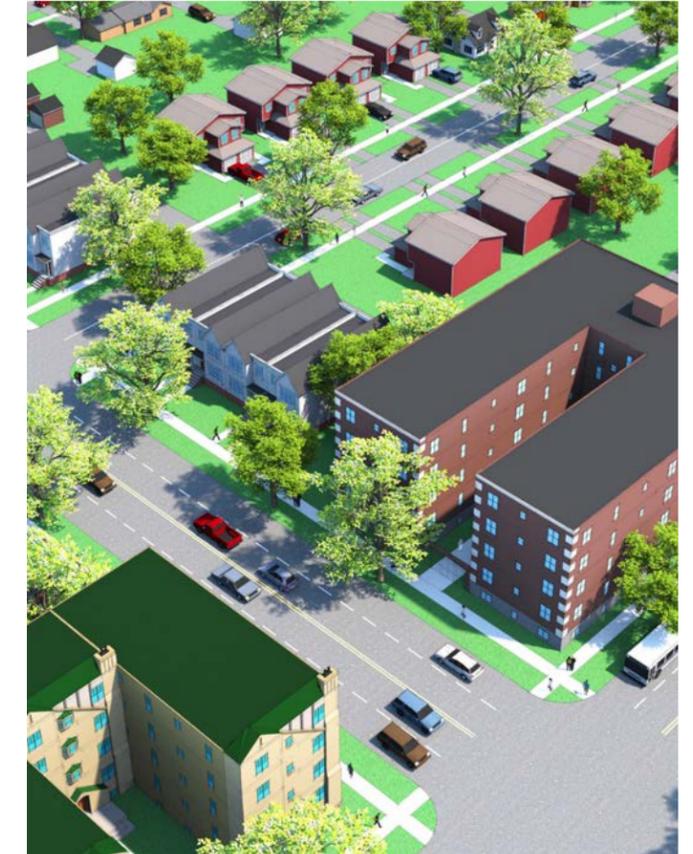
Least Width of Side Yard: 0'

Sum of Yards: 0'

Rear Yard: 20'



PLACE TYPE VISUAL DEFINITION



PLACE TYPE CHARACTER IMAGES



NC NEIGHBORHOOD CENTER

PURPOSE AND INTENT

The NC Neighborhood Center district is intended to accommodate a variety of local-serving commercial uses that provide daily goods and services to surrounding neighborhoods. Stand-alone retailers and small mixed-use buildings are the predominant commercial use within a neighborhood center, while retail centers are permitted on a limited scale. Institutional and cultural uses, including schools, churches, and community centers, as well as multi-family residential uses may also be permitted. All neighborhood center uses must be compatible with the adjacent and surrounding residential areas and contribute to neighborhood character, viability, and attractiveness.

SUMMARY OF USES

- Duplex, townhouse, multi-family, mixed-use residential
- Accessory dwelling unit (special)
- Community center
- Place of Worship (special)
- Limited entertainment uses (arcade, cinema, bowling alley, live entertainment) (special)
- Personal service and personal care uses
- Neighborhood retail, restaurants
- Live/Work unit
- Brewpub/Craft Distillery, taverns and bars (special)

BULK AND SITE STANDARDS

Lot Characteristics

Min. Lot Width: 25'

Min. Lot Area: 3,000 sq. ft.

Development Intensity

Max. Height: 4 stories or 50'

Min. Lot area per Dwelling Unit: 1,000 sq. ft.

Site Design

Min. Front Yard: None

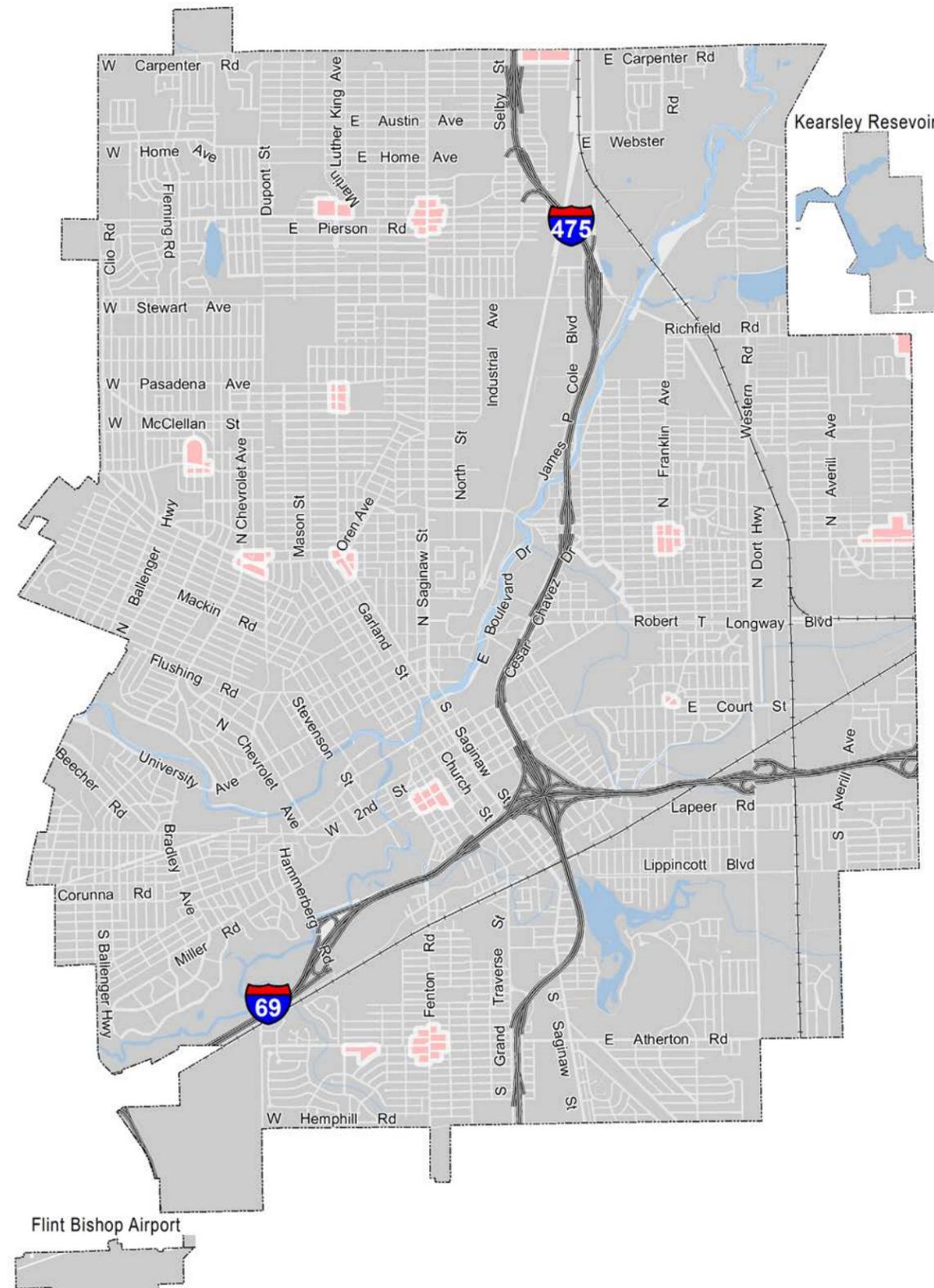
Max. Front Yard: 10'

Min. Corner Side Yard: None

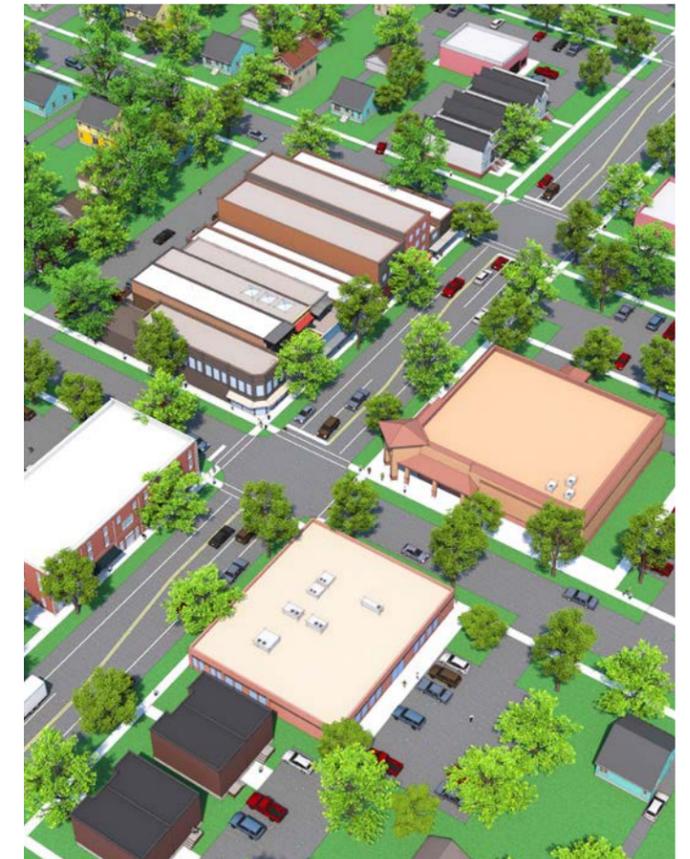
Max. Corner Side Yard: 10'

Min. Interior Side Yard: None, unless lot width is greater than 100' and against a residential use, then 10'

Min. Rear Yard: 20'



PLACE TYPE VISUAL DEFINITION



PLACE TYPE CHARACTER IMAGES



D-E DOWNTOWN EDGE

PURPOSE AND INTENT

The D-E Downtown Edge district is intended to accommodate a dynamic mix of commercial, employment, residential, and public uses that together foster an active pedestrian-oriented area. Mixed-use buildings are common, but not the predominant form of development. The D-E district makes up the majority of the community's central business district and surrounds the smaller D-C Downtown Core district. Development in the D-E district is generally less intense than what is typical for the adjacent D-C district, providing a transition to surrounding mixed residential and commercial areas.

SUMMARY OF USES

- Duplex, townhouse residential
- Multi-family, mixed use residential
- Farmers market
- Colleges or universities
- Government facilities
- Social service or charitable uses
- Arcade, cinema, live entertainment
- Other entertainment (seasonal, bowling alley, convention center, night club, etc.)
- Hotel/motel
- General office uses (banks, physicians, professional office, etc.)
- Other office uses (medical laboratory, copying/mailing/courier, film production, live/work, etc.)
- Brewpubs/craft distilling, taverns and bars (special)
- Retail/Dining
- Multi-modal transit centers

BULK AND SITE STANDARDS

Lot Characteristics

Min. Lot Width: 40'

Min. Lot Area: 6,000 sq. ft.

Development Intensity

Max. Height: 75'

Min. Lot area per Dwelling Unit: 600 sq. ft. per efficiency or one bedroom apartment; 1,000 sq. ft. per two or more bedroom apartment

Site Design

Min. Front Yard: None

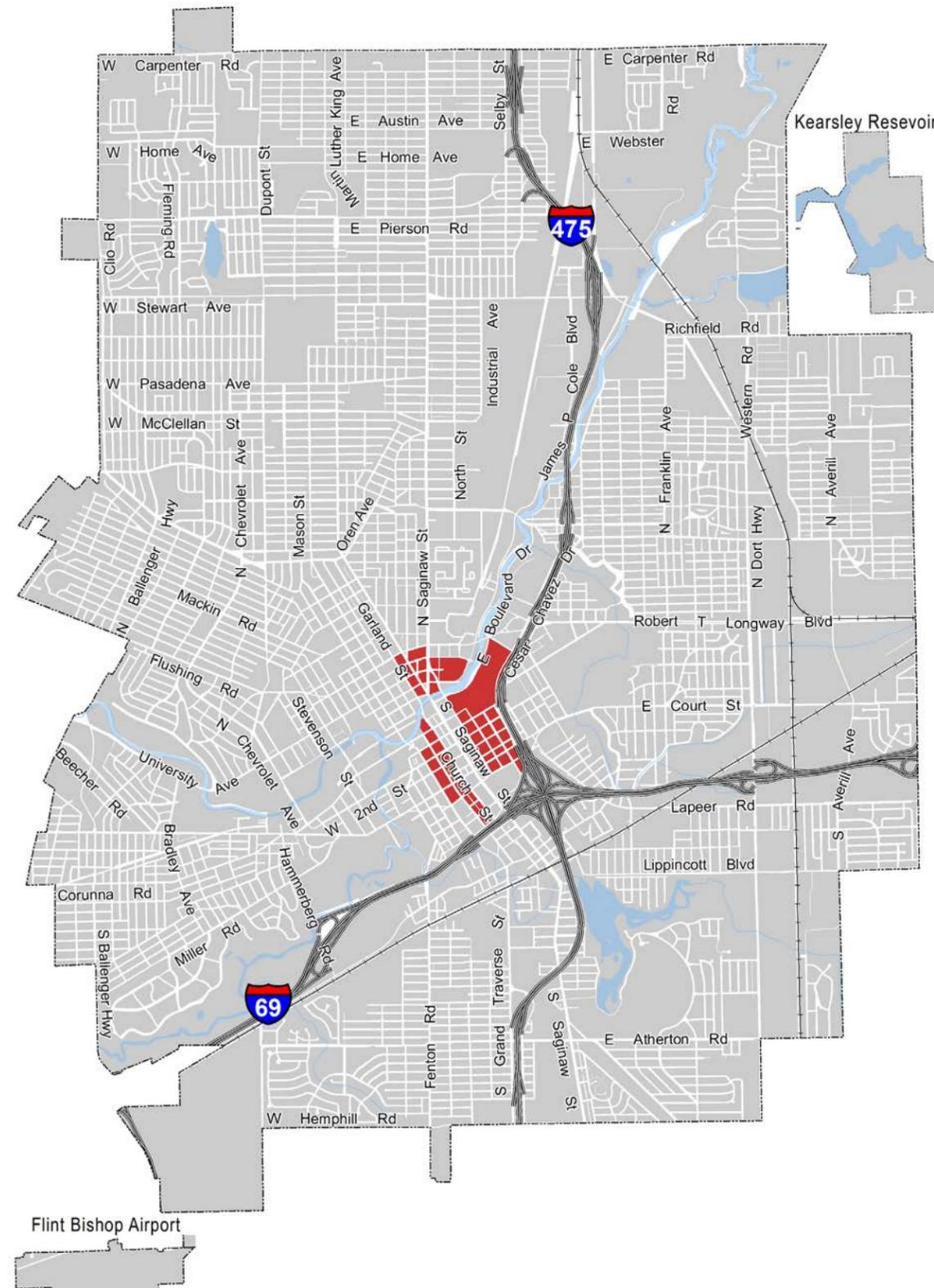
Max. Front Yard: 15'

Min. Corner Side Yard: None

Max. Corner Side Yard: 15'

Min. Interior Side Yard: None, except for against a TN or M district, then 10'

Min. Rear Yard: None, except for against a TN or M district, then 20'



PLACE TYPE VISUAL DEFINITION



PLACE TYPE CHARACTER IMAGES



D-C DOWNTOWN CORE

PURPOSE AND INTENT

The D-C Downtown Core district is intended to accommodate the unique and vibrant mixed-use area located along Saginaw Street roughly between the Flint River and Interstate 69. Single-purpose building may exist, but mixed-use buildings should predominate, typically consisting of dining or retail uses on the ground floor; and office or multi-family residential uses above. This district is the highest intensity district within the community and all development should be pedestrian-oriented with buildings located at or near the sidewalk's edge.

SUMMARY OF USES

- Multi-family and mixed use residential
- Hotel
- Colleges or universities
- Office uses
- Government facilities
- Personal service and personal care uses
- Cultural uses (Special)
- General retail, restaurant
- Hospital or medical center (special)
- Small-scale solar and wind systems (accessory)
- Limited entertainment uses (arcade, cinema, bowling alley, live entertainment)
- Brewpub/craft distilling, taverns and bars (special)

BULK AND SITE STANDARDS

Lot Characteristics

Min. Lot Width: 20'

Min. Lot Area: 3,000 sq. ft.

Development Intensity

Max. Height: 125'

Min. Height: 35'

Min. Lot area per Dwelling Unit: None

Site Design

Min. Front Yard: None

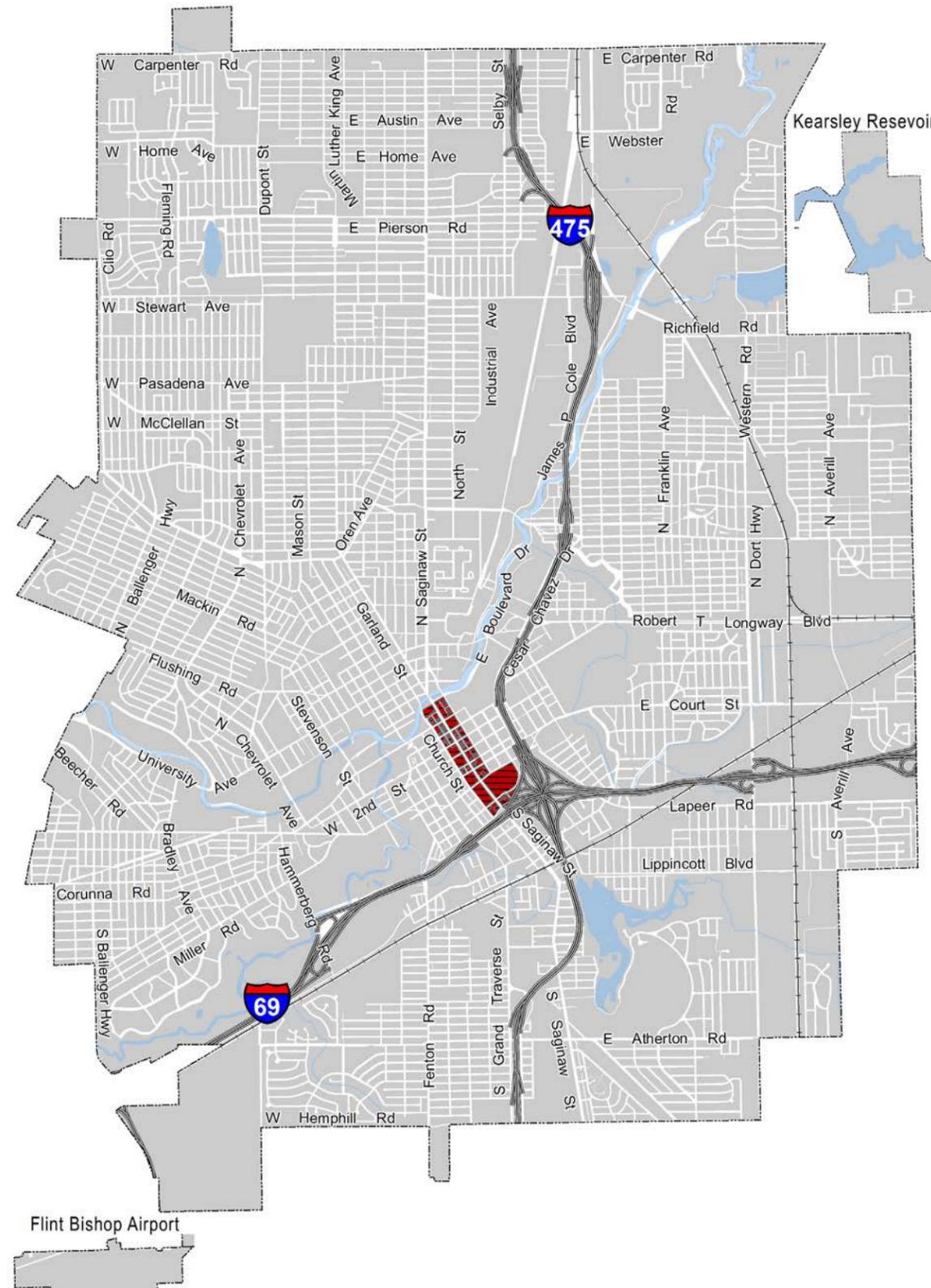
Max. Front Yard: 5'

Min. Corner Side Yard: None

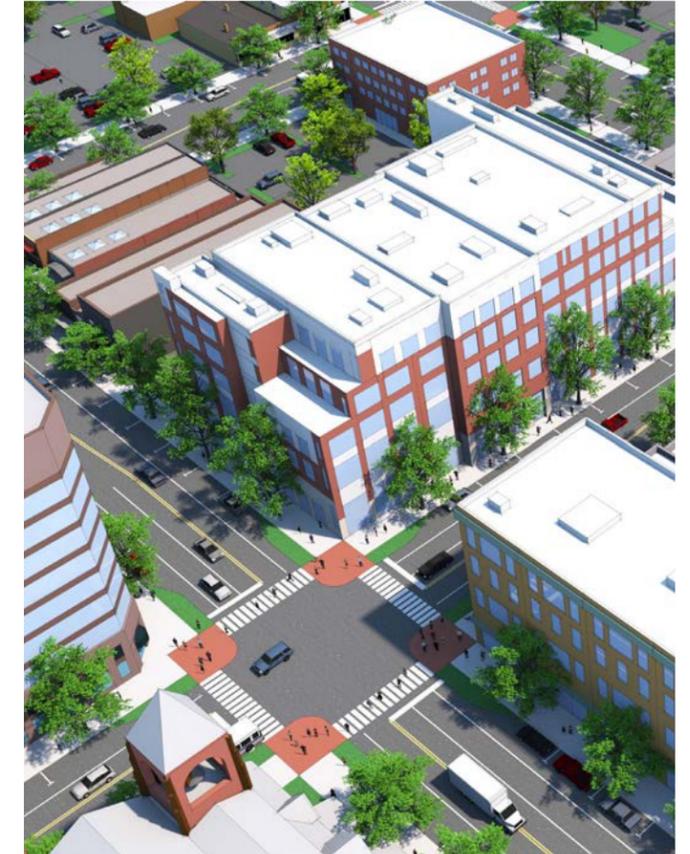
Max. Corner Side Yard: 15'

Min. Interior Side Yard: None

Min. Rear Yard: None



PLACE TYPE VISUAL DEFINITION



PLACE TYPE CHARACTER IMAGES



GI-1 GREEN INNOVATION

PURPOSE AND INTENT

The City of Flint strives to encourage activity in the green economy, which is defined as businesses or organizations that produce goods and services with an environmental benefit or add value to such products. Uses include renewable energy, organic food production, energy retrofitting, and the production of solar panels or wind turbines. Education and training in green economy skills is encouraged. Green innovation uses enhance the local economy and provide products or services with an environmental benefit. GI Green Innovation districts are intended to accommodate a wide array of activities capable of capitalizing on turning vacant, formerly developed land into a productive reuse within the community with a focus on green or sustainable initiatives.

The GI-1 district is comprised of platted lots of record within residential neighborhoods that have been largely vacated. The rehabilitation and reuse of structures that were integral at one time to the surrounding neighborhood, such as former school buildings, is encouraged. It is anticipated that multiple lots will be assembled for redevelopment in this district. Development and land use intensity will be limited, given the presence of isolated single family homes within the district as well as less intense commercial and residential uses in adjacent districts. Because most of the GI-1 districts are abutting GN-1 residential districts, bulk and dimensional standards will be compatible.

SUMMARY OF USES

- Large scale urban agriculture uses (aquaculture, aquaponics, greenhouse, hoophouse, beekeeping, hydroponics, urban farm, garden)
- Research facility or laboratory (special)
- Limited wholesale
- Large and small-scale solar and wind Systems
- Green commerce industries
- Retail sales: nursery, garden center

BULK AND SITE STANDARDS

Lot Characteristics

Min. Lot Width: 120'

Min. Lot Area: 30,000 sq. ft.

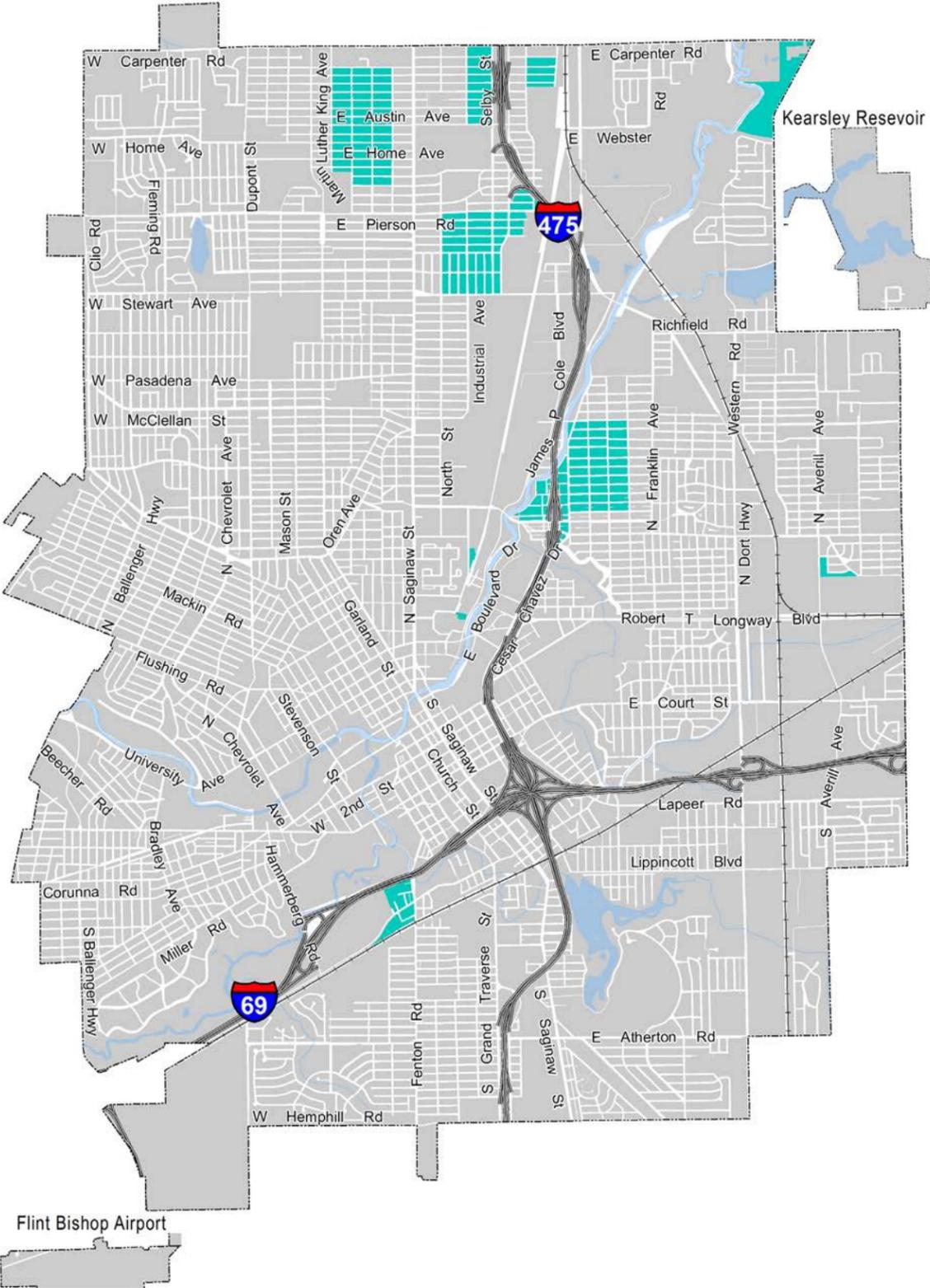
Site Design

Min. Front Yard: 25' or consistent with the front setback of residential structures on the same block, whichever is less

Min. Corner Side Yard: 15'

Min. Interior Side Yard: 15'

Min. Rear Yard: 20'



PLACE TYPE VISUAL DEFINITION



PLACE TYPE CHARACTER IMAGES



GI-2 GREEN INNOVATION

PURPOSE AND INTENT

The GI-2 district is comprised of larger vacant or minimally developed parcels that may serve as a transition or buffer between cohesive residential neighborhoods and more intensely developed industrial areas. Medium-high intensity industrial, research and development, and agricultural land uses are appropriate, provided that they are consistent with the definition of green businesses and have minimal impact on adjacent residential areas. Unlike the GI-1 district, the GI-2 district is predominantly adjacent to Employment districts and so will have similar bulk and dimensional standards, unless directly adjacent to residential, where additional screening and setbacks will apply.

SUMMARY OF USES

- Large scale urban agriculture uses (aquaculture, aquaponics, greenhouse, hoophouse, beehiving, hydroponics, urban farm, garden)
- Research facility or laboratory (special)
- Limited wholesale
- Renewable energy production
- Green commerce industries
- Retail sales: nursery, garden center
- Sustainability education
- Limited industrial related to green economy (special)

BULK AND SITE STANDARDS

Lot Characteristics

Min. Lot Width: N/A

Min. Lot Area: 30,000 sq. ft.

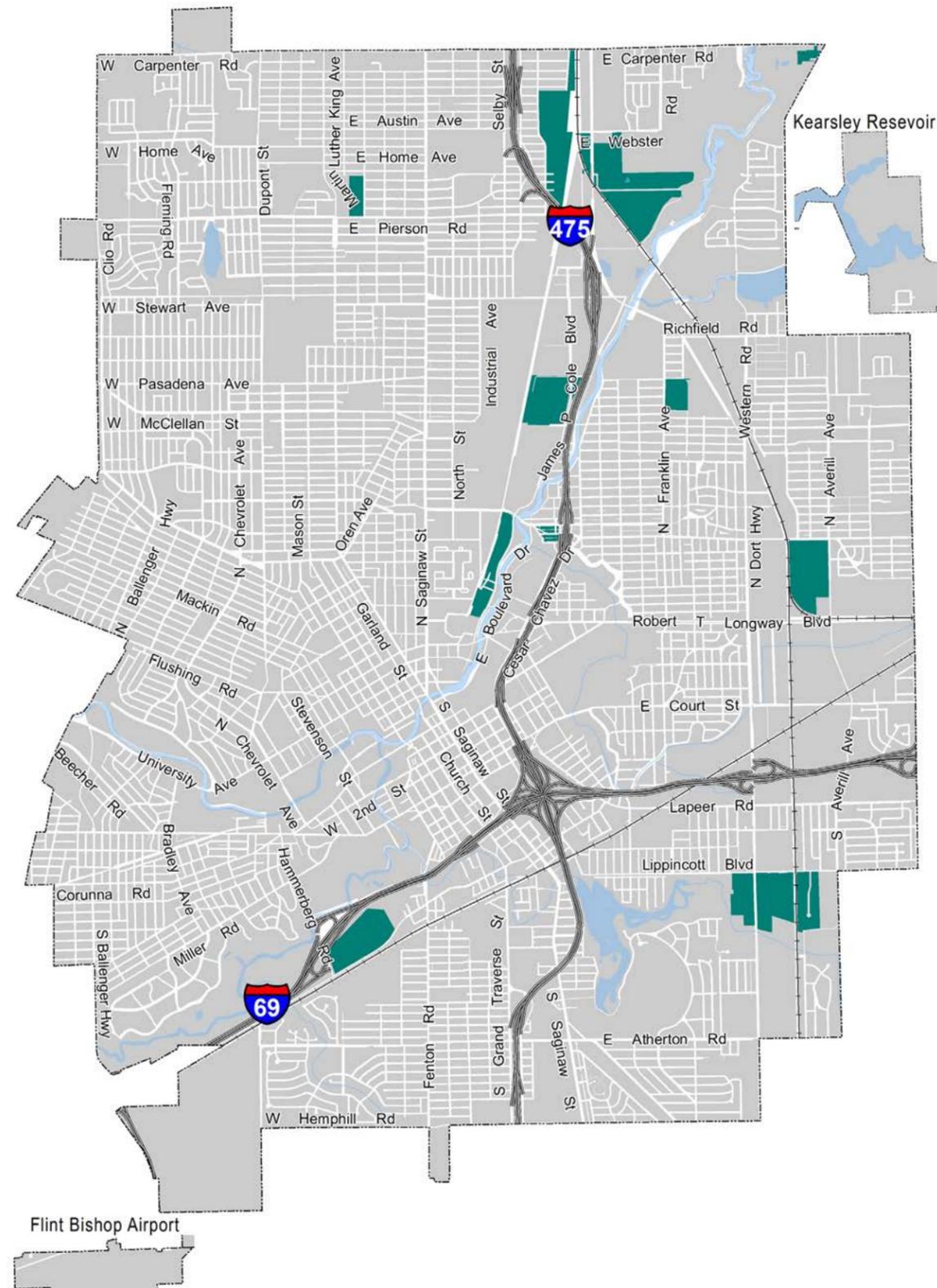
Site Design

Min. Front Yard: 30'

Min. Corner Side Yard: 30'

Min. Interior Side Yard: 30'

Min. Rear Yard: 25'



PLACE TYPE VISUAL DEFINITION



PLACE TYPE CHARACTER IMAGES



IC INSTITUTIONAL CAMPUS

PURPOSE AND INTENT

The IC Institutional Campus district is intended to accommodate development dedicated solely to the function of major community institutions, including colleges, universities, museums, cultural centers, performing arts venues, etc. The district consists of clusters of related buildings arranged in a campus setting that is largely separated from the surrounding areas. Any redevelopment within this district should consist of uses that complement or strengthen the core institution. Daily activities within the district attract visitors from throughout the region and consideration should be given to access and egress to limit nonlocal traffic through residential areas. In addition, buffering and screening should be used to mitigate any other impacts of institutional activity, including areas dedicated to community institution operation and maintenance.

SUMMARY OF USES

- Multi-family or mixed-use residential (special)
- Community center (special)
- College or university
- Live/work (special)
- Brewpub/Craft Distilling (special)
- Cultural uses (library, museum, art gallery, etc.)
- Entertainment (auditorium, cinema, live entertainment)
- Restaurant services (special)

BULK AND SITE STANDARDS

Lot Characteristics

Min. Lot Width: N/A

Min. Lot Area: N/A

Development Intensity

Max. Height: 70'

Min. Lot area per Dwelling Unit: 1,000 sq. ft. per efficiency or one bedroom apartment; 1,500 sq. ft. per two or more bedroom apartment

Site Design

Min. Front Yard: None, unless abutting or fronting on residential development, then 40'

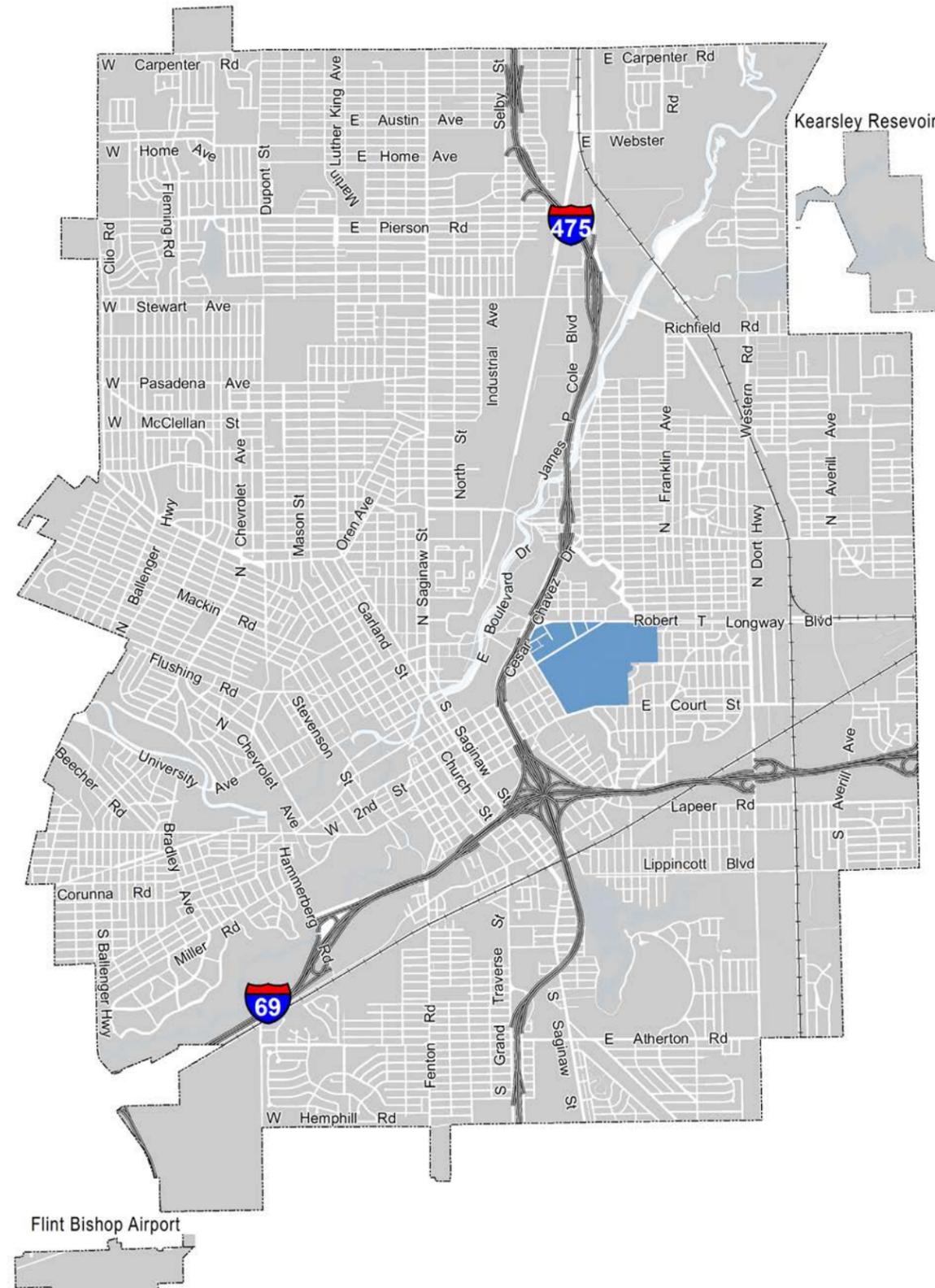
Max. Front Yard: None

Min. Corner Side Yard: None, unless abutting or fronting on residential development, then 20'

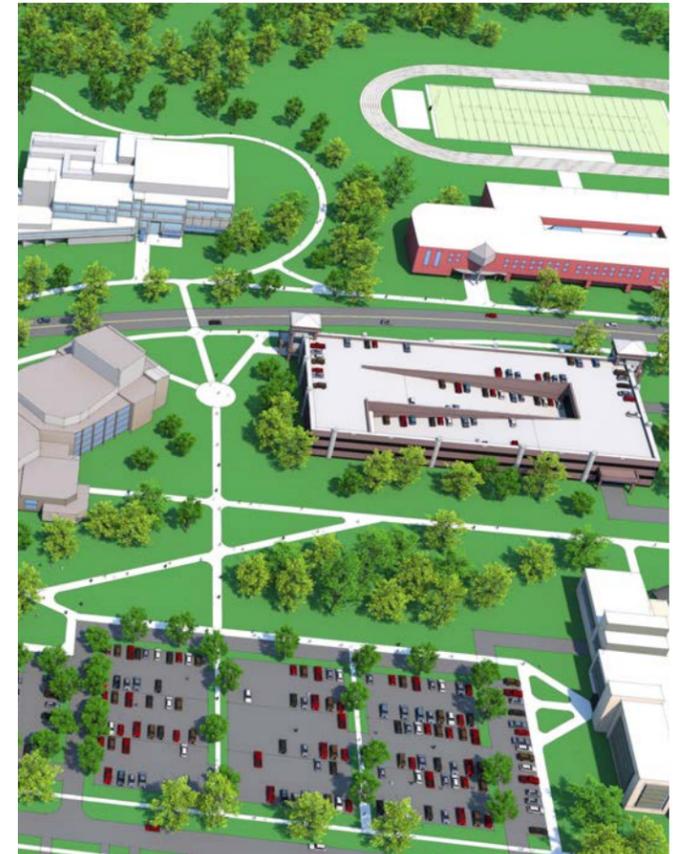
Max. Corner Side Yard: None

Min. Interior Side Yard: None, unless abutting or fronting on residential development, then 20'

Min. Rear Yard: None, unless abutting or fronting on residential development, then 40'



PLACE TYPE VISUAL DEFINITION



PLACE TYPE CHARACTER IMAGES



OS OPEN SPACE

PURPOSE AND INTENT

The OS Open Space district is intended to accommodate a variety of recreational activities and green spaces. Structures in these areas are typically accessory and complement primary uses related to outdoor activities. Appropriate uses in this district may vary greatly in terms of size and character of use. For example, this district accommodates small neighborhood parks and playgrounds, and well as golf courses and multi-purpose recreation and athletic complexes.

SUMMARY OF USES

- Community center, neighborhood, community recreational facilities
- Cultural uses (library, museum, art gallery, etc.) (accessory)
- Sports or entertainment arena (accessory)
- Restaurants (accessory/special)
- Boat house (accessory)
- Low impact urban agriculture (accessory)
- Wind and solar (accessory)

BULK AND SITE STANDARDS

Lot Characteristics

Min. Lot Width: N/A

Min. Lot Area: N/A

Site Design

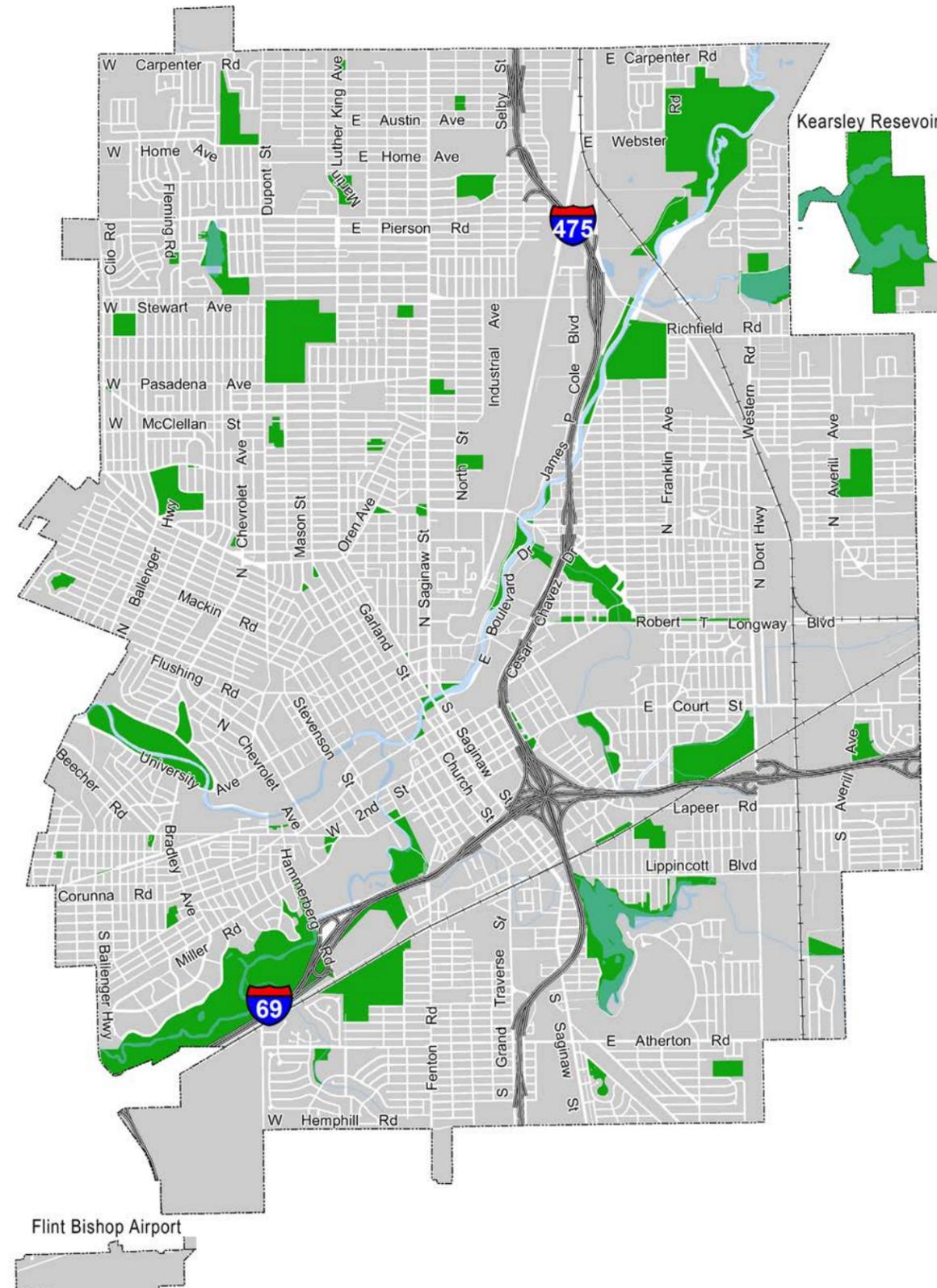
Max. Lot Coverage: 35%

Min. Front Yard: 50'

Min. Corner Side Yard: 50'

Min. Interior Side Yard: 50'

Min. Rear Yard: 50'



PLACE TYPE VISUAL DEFINITION



PLACE TYPE CHARACTER IMAGES



MASTER PLAN LAND USE BY PLACE TYPE

	GREEN INNOVATION	COMMUNITY OPEN SPACE	GREEN NEIGHBORHOOD	TRADITIONAL NEIGHBORHOOD	MIXED RESIDENTIAL	CIVIC/CULTURAL CAMPUS	UNIVERSITY AVENUE CORE	NEIGHBORHOOD CENTER	CORRIDOR	DOWNTOWN	COMMERCE & EMPLOYMENT CENTER	PRODUCTION CENTER
AGRICULTURAL USES												
Neighborhood/Community Gardens			●	○	○		○					
Urban Agriculture	●		○				○					
Renewable Energy	●						○					
Vertical Agriculture/Greenhouse	●		○				○					
Aquaculture	●											
OPEN SPACE USES												
Neighborhood Park/Play Lot			○	○	○					○		
Community Park/Sports Complex		●				○	○					
Civic Plaza						○	○	○		○		
Golf Course		●										
Urban Forest/Natural Area	○	●	●			○	○					
RESIDENTIAL USES												
Detached Single Family Home			●	●	○							
Attached Single Family				○	●		○	○	○	○		
Multi-Family Building					●	○	●	●	○	●	○	
Mixed Use					○	○	●	●	○	●	○	
INSTITUTIONAL USES												
Elementary/Middle School			○	●	●	○	○	○				
High School				●	●	○	○	○				
Church			●	●	●		○	●	○	○		
Government/Administrative Offices						●	●		○	●	●	
Community/Recreation Center				○	○	●	●	●	○	●		
Hospital/Medical Center						●	●	●			●	
College - Primary Campus						●	●			●	●	
College - Extension							●	○	○	●	●	
COMMERCIAL USES												
Restaurant							○	●	●	●	●	
Retail							○	●	●	●	●	
Office						●	●	○	●	●	●	
Personal Service							○	●	●	●	●	
Professional Service							○	●	●	●	●	
Grocery/Food Store							○	●	●	●	●	
Hotel/Lodging							●	●	●	●	●	
Mixed Use						○	●	●		●		
INDUSTRIAL USES												
Creative Industries	○		○				○	○	○	○	○	
Warehouse	○										○	●
Office Park											●	
Light Industrial Park	○						○				●	●
Salvage Yard												●
Manufacturing Plant												●
Food Processing	○											●

● indicates a primary land use within a given place type

○ indicates a land use that is complementary to the overall function of the place type

CURRENT ZONING DISTRICTS TO NEW ZONING DISTRICTS COMPARISON

Current District	Nearest Equivalent Proposed District
Residential Districts	
A-1: Single Family (Low density)	TN-1: Traditional Neighborhood (Low Density)
A-2: Single Family (Medium density)	TN-2: Traditional Neighborhood (Medium Density)
B: Two Family	MR-1: Mixed-Residential (Low Density)
B-1: Townhouse	MR-2 Mixed-Residential (Medium Density)
C-1: Multi-Family Walk-up	MR-3: Mixed-Residential (High Density)
C-2: Multi-Family High Density Apartment	
Commercial Districts	
D-1: Office	
D-2: Neighborhood Business	NC: Neighborhood Center
D-3: Community Business	
D-4: Metropolitan Business	DC: Downtown Core
	DE: Downtown Edge
D-5: Metropolitan Commercial-Service	CC: City Corridor
Industrial/Employment Districts	
D-6: General and Highway Commercial-Service	CE: Commerce and Employment
E: Heavy Commercial	
F: Intermediate Manufacturing	
G: Heavy Manufacturing	PC: Production Center

Proposed Districts with No Relationship to Current Districts:

- GN-1 and GN-2: Green Neighborhood
- GI-1 and GI-2: Green Innovation
- IC: Institutional Campus
- UC: University Core
- OS: Open Space