



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

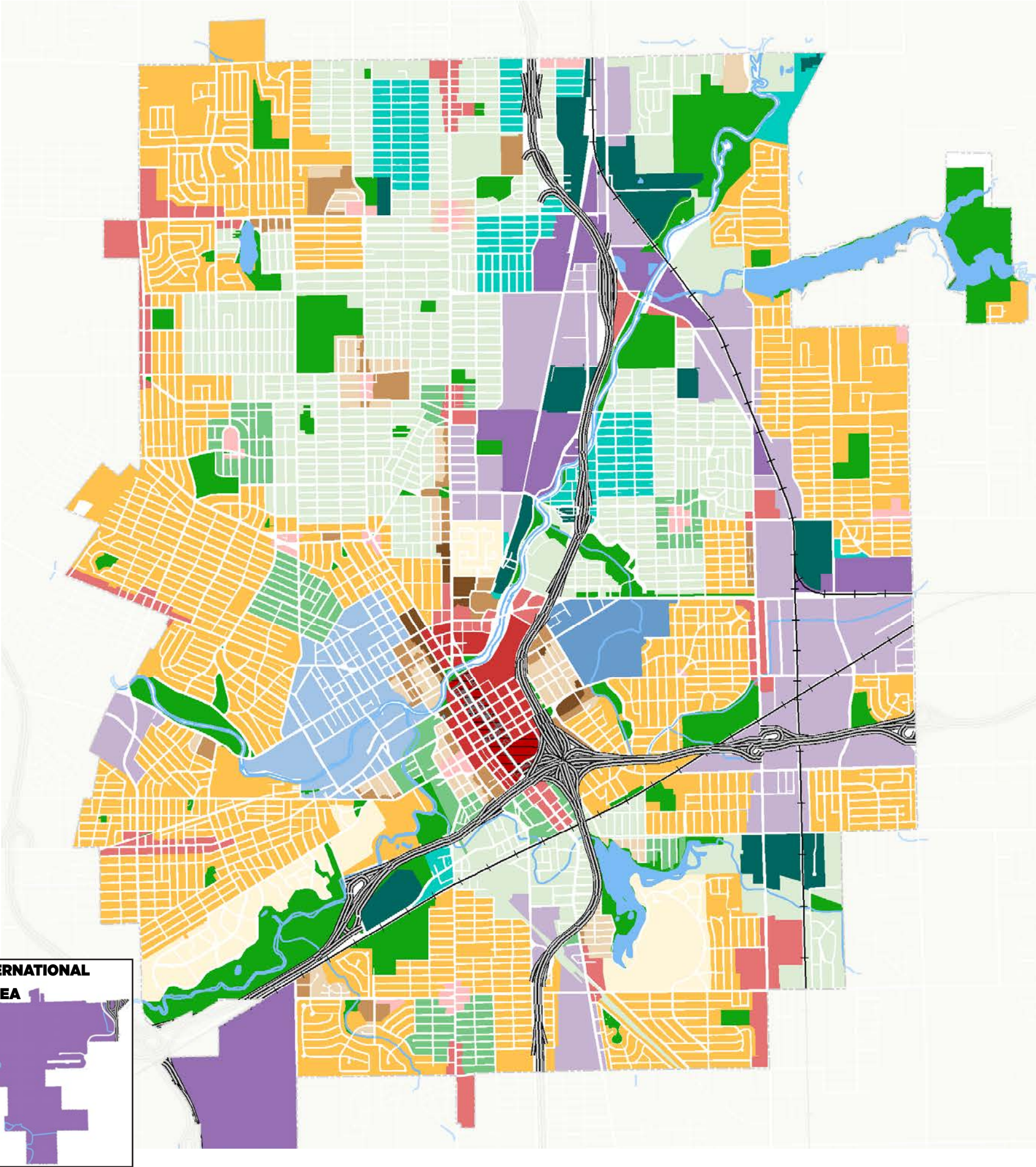
- NC Neighborhood Center
- CC City Corridor
- DC Downtown Core
- DE Downtown Edge

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

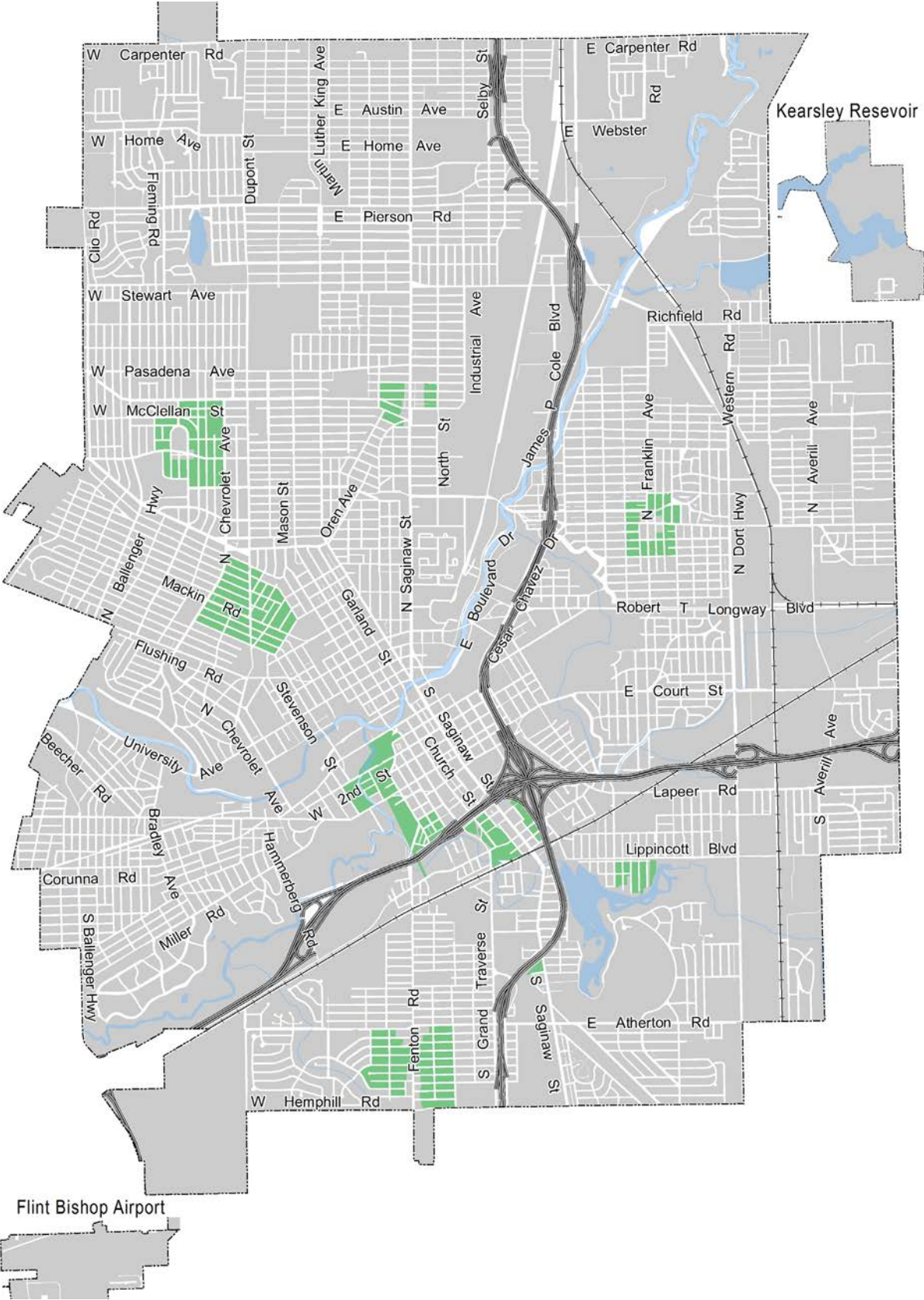
Front Yard: 25', or consistent with the average front setback of residential structures on the same block

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



The TN-1 Traditional Neighborhood – Low Density district is intended to accommodate low density neighborhoods where single-family homes are located upon larger lots than is typical of the development that predominates in the community's other single-family neighborhoods. Various non-residential uses that complement the traditional neighborhood including schools, community centers, religious institutions, and parks are permitted on a limited scale.

- Single-family residential
- Accessory dwelling units
- Limited scale group living facilities (special)
- Community Centers
- Low impact urban agriculture: greenhouse, beekeeping, hydroponics, garden (accessory)
- Place of worship and government use
- Bed and breakfast (special)
- Child Care Center (special)
- Small-scale solar and wind systems (accessory)

Rear Yard: 35'



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

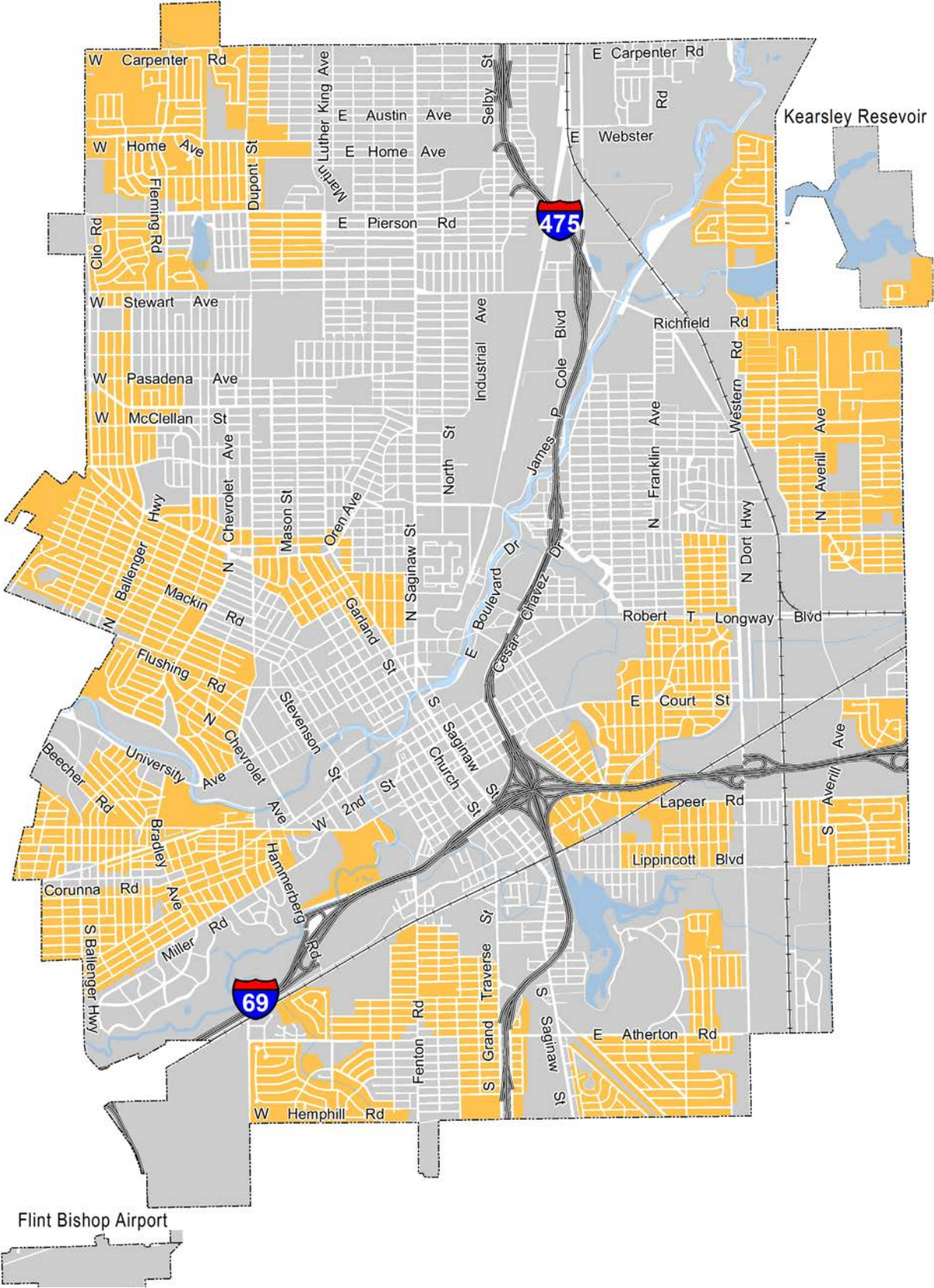
Front Yard: 20'

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

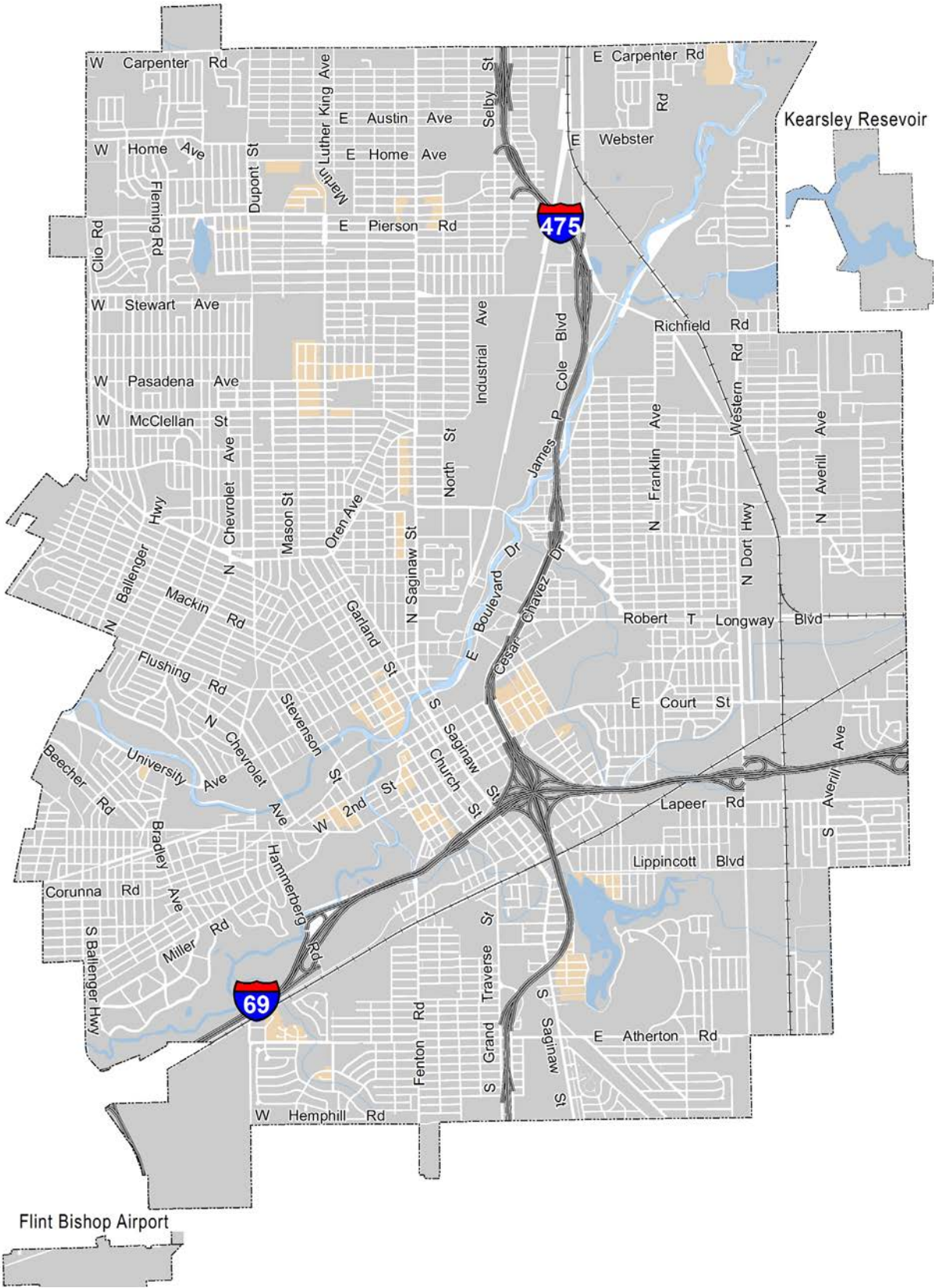
Front Yard: 20'

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'

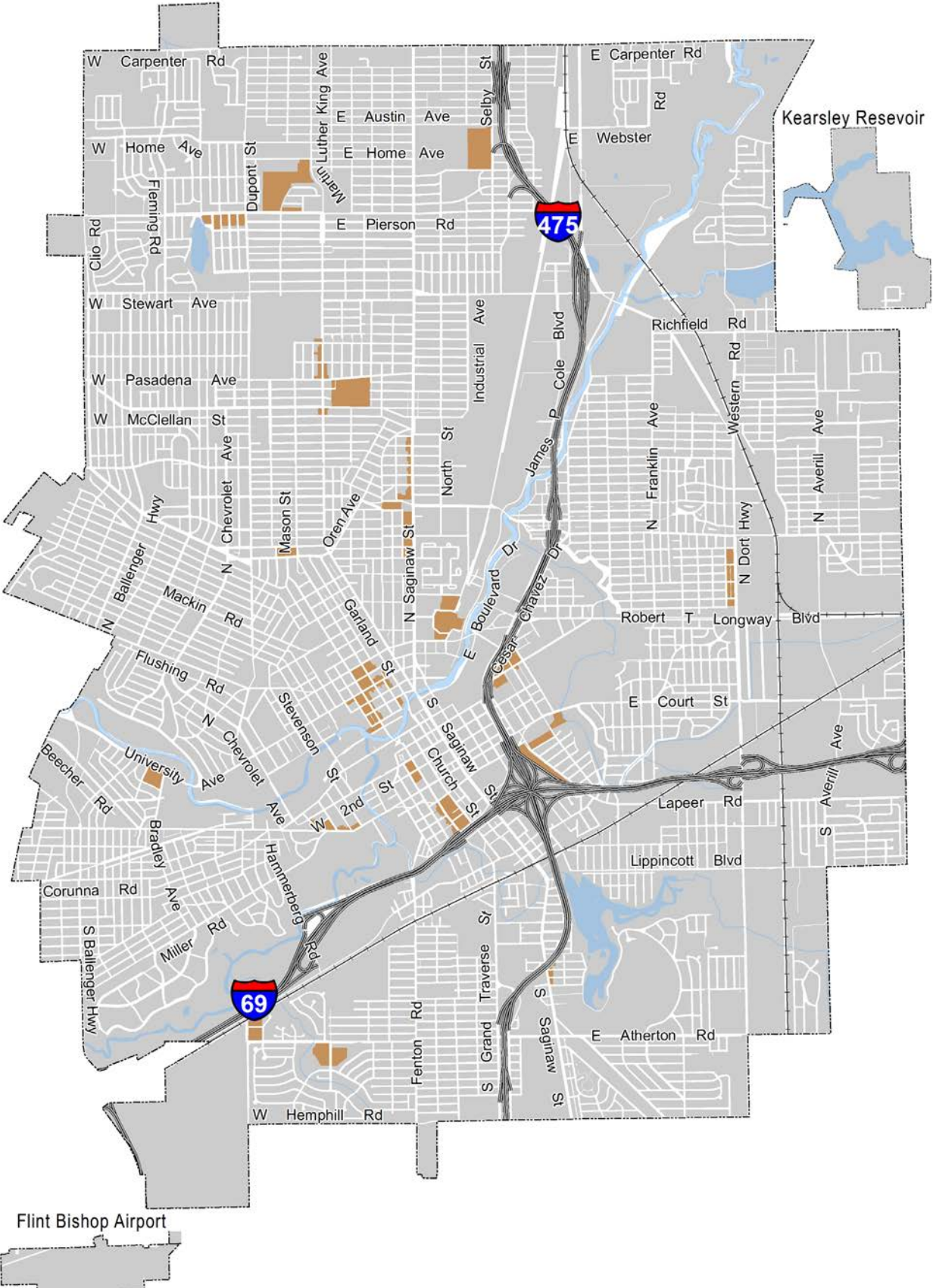
Multifamily/Mixed Use

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'

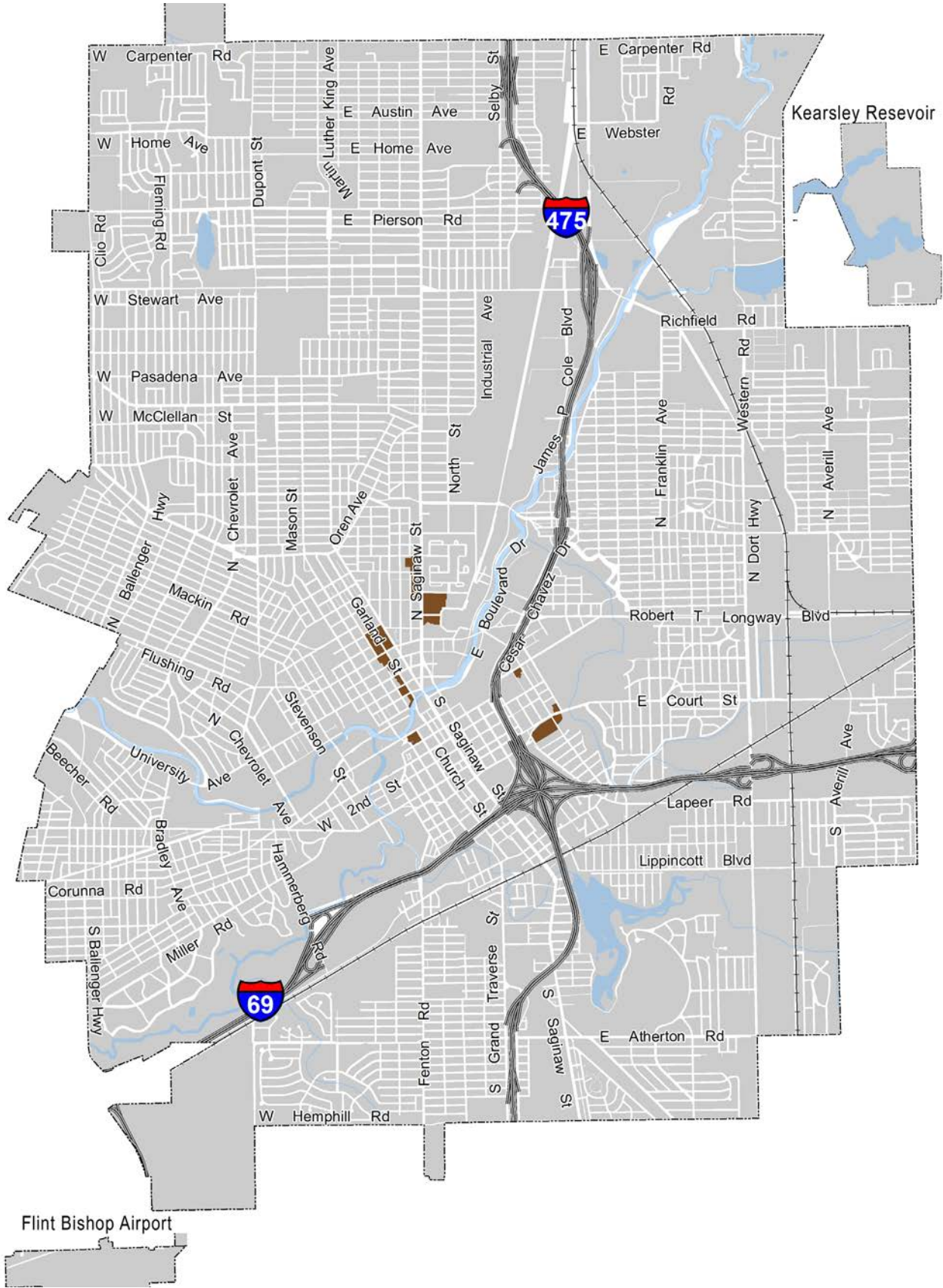
Corner Side Yard: 10' residential,

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



CC CITY CORRIDOR

PURPOSE AND INTENT

The CC City Corridor district is intended to accommodate a wide range of commercial and institutional uses strung along Flint’s major roadways. Retail, service, and employment are the primary uses with structures oriented toward the roadway. Development may be auto-oriented in nature on large lots, but with amenities such as sidewalks, benches, pedestrian-scale lighting, and landscaping that make it easy for residents and visitors to traverse the corridor. Multi-family residential and mixed-use development with residential on the upper floors is also permitted. Duplexes and attached single-family residential development such as rowhomes are allowed as a special use where they will serve as a transition between City Corridor and a lower density residential district.

SUMMARY OF USES

- Mixed use residential
- Live/work
- Attached Single-Family and Duplex Residential (Special)
- Group living
- Hospital or medical center
- Limited entertainment uses
- Hotel/Motel
- Office uses
- Personal service/care uses
- General retail, restaurant,
- Commercial auto services
- Microbrewing/Small Distilling (special)
- Small-scale solar and wind systems (accessory)
- Low-impact manufacturing/production, laundry/dry cleaning, repair shops

BULK AND SITE STANDARDS

Lots < 140’ Deep

Lot Characteristics

Min. Lot Width: 40’

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

Development Intensity

Max. Height: 4 stories or 50’

Min. Lot area per Dwelling Unit: 2,000 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, except for against a TN or M district, then 10’

Min. Rear Yard: 20’

Lots > 140’ Deep

Lot Characteristics

Min. Lot Width: 60’

Min. Lot Area: 8,400 sq. ft.

Development Intensity

Max. Height: 4 stories or 50’

Min. Lot area per Dwelling Unit: 2,000 sq. ft.

Site Design

Min. Front Yard: None

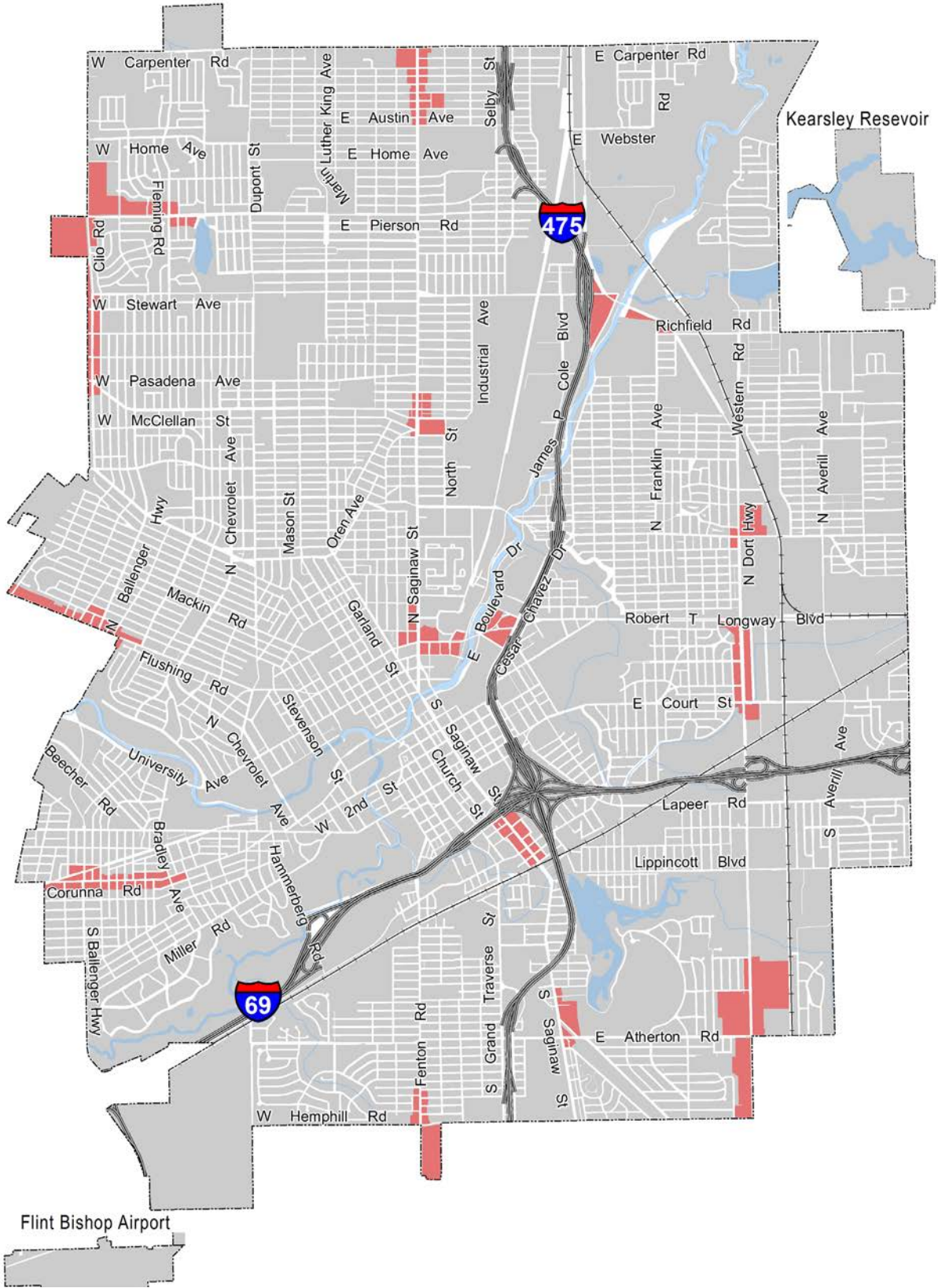
Max. Front Yard: 80’

Min. Corner Side Yard: None

Max. Corner Side Yard: 20’

Min. Interior Side Yard: None, except for against a TN or M district, then 20’

Min. Rear Yard: 40’



PLACE TYPE VISUAL DEFINITION



PLACE TYPE CHARACTER IMAGES



An aerial photograph of downtown Minneapolis, Minnesota. The Minneapolis Convention Center, with its prominent green glass dome and a large white geodesic dome, is the central focus. To the left is a large, multi-story brown brick building. The background is filled with various skyscrapers, including the IDS Tower. The foreground shows a green lawn with several trees displaying vibrant autumn foliage in shades of orange, red, and yellow. A parking lot with several cars is visible in the lower left corner.

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
- Colleges or universities
- Government facilities
- Cultural uses (Special)
- Hospital or medical center (special)
- Limited entertainment uses (arcade, cinema, bowling alley, live entertainment)
- Hotel
- Office uses
- Personal service and personal care uses
- General retail, restaurant
- Small-scale solar and wind systems (accessory)
- 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

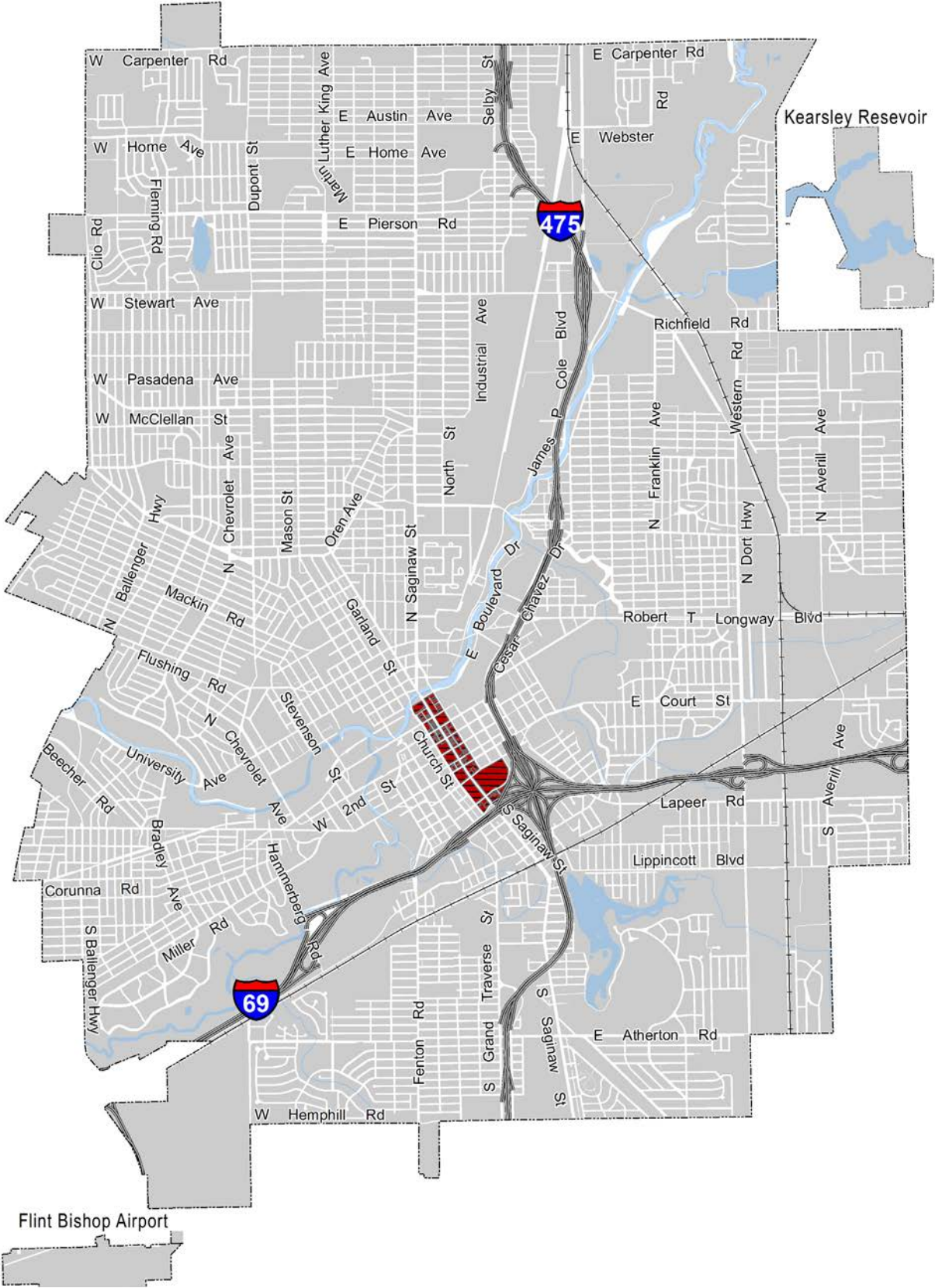
Max. Front Yard: 5'

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



CE COMMERCE & EMPLOYMENT

PURPOSE AND INTENT

The CE Commerce and Employment district is intended to accommodate a high intensity mix of uses including large employers, regional commercial centers, and large clusters of small and mid-size commercial and employment users. Multi-family residential uses may be permitted on a limited scale to buffer less intense nearby residential development from more intense uses within the district. Daily activities within the district attract visitors from throughout the region and surface lots and parking decks may be common. Consideration should be given to access management, loading and service area screening, and the use of open space and landscaping to foster a positive pedestrian environment.

SUMMARY OF USES

- Multi-family residential (special)
- Mixed use residential (special)
- Medium impact urban agriculture uses (aquaculture, aquaponics, hoophouse, greenhouse, hydroponics) (special)
- Colleges or universities
- Clinic or rehabilitation center, hospital or medical center
- Auto service uses (rental, supply/accessories sales, repair, fuel stations)
- Hotel/motel
- Office uses
- General retail, restaurant
- Bars and taverns (special)
- Brewing/distilling, craft through large-scale (special)
- Low-impact manufacturing/production, laundry/dry cleaning, repair shops
- Moderate-impact manufacturing/production (bottling, food products, pharmaceuticals, light sheet metal products, etc.) (special)
- Small-scale solar and wind systems (accessory)
- Warehouse storage

BULK AND SITE STANDARDS

Lot Characteristics

Min. Lot Width: 100'

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

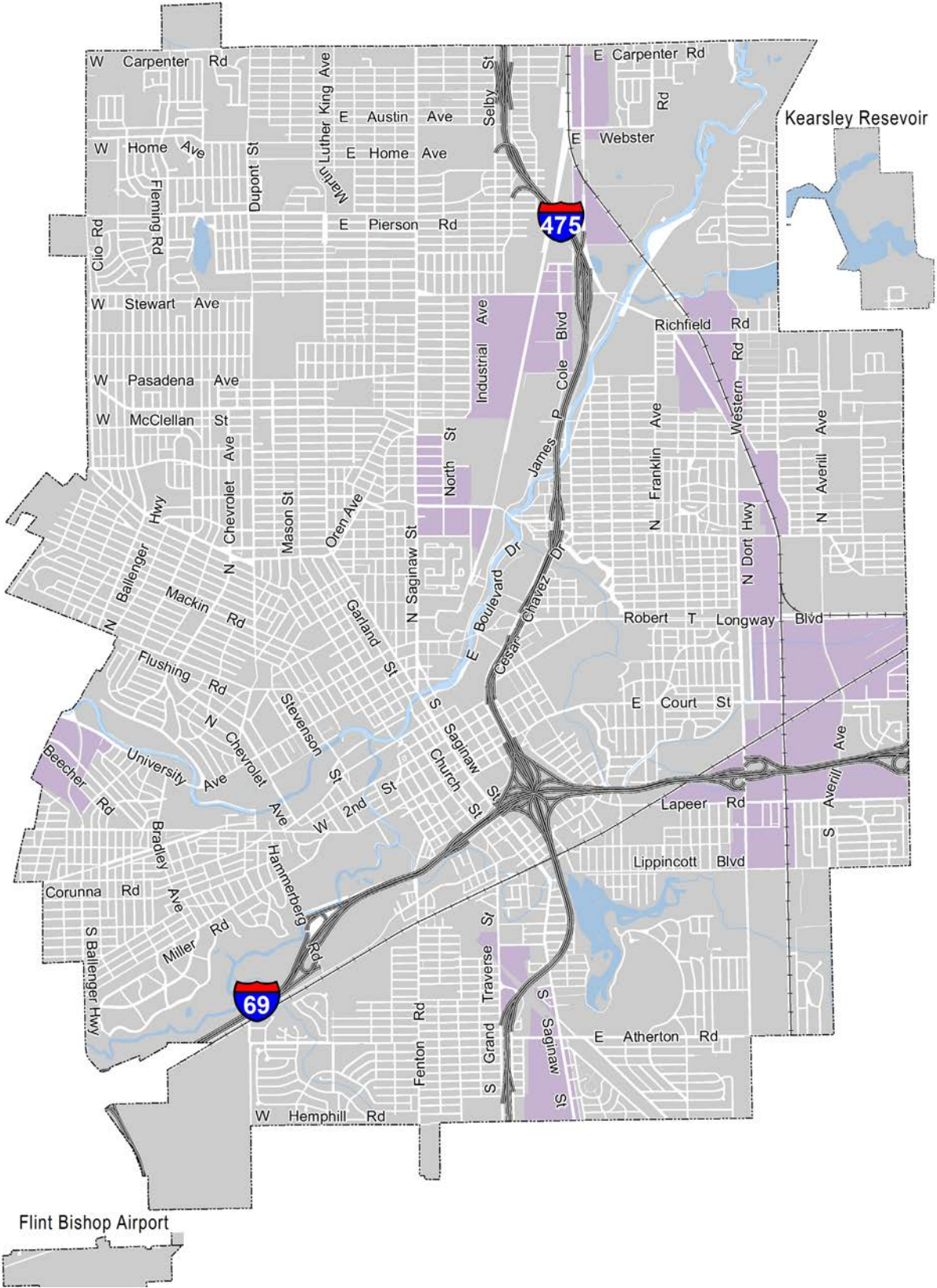
Site Design

Min. Front Yard: 20, unless abutting residential development, then 40'

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

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

Min. Rear Yard: None, unless abutting or fronting on residential development or the NC, CC, or D districts, then 40'



PLACE TYPE VISUAL DEFINITION



PLACE TYPE CHARACTER IMAGES



PC PRODUCTION CENTER

PURPOSE AND INTENT

The PC Production Center district is intended to accommodate intense industrial uses capable of generating considerable noise, traffic, and other nuisances. Uses may also include industrial users requiring significant areas dedicated to the storage of materials or whose operation is typically performed in the open-air, such as salvage yards, provided their impacts are mitigated through screening and buffering. Landscaped or naturalized areas along the perimeter of the district should be used to provide a buffer to less intense residential, commercial, and employment districts, limiting impacts on property values and quality of life.

SUMMARY OF USES

- Large scale agriculture uses (aquaculture, greenhouse, hoophouse, aquaponics, hydroponics) (special)
- Vehicle salvage, wrecking and towing
- Brewing/distilling, micro/small through large-scale (special)
- Moderate-impact manufacturing/production (bottling, food products, pharmaceuticals, light sheet metal products, commercial laundry, etc.)
- High-impact manufacturing/production (bulk stations, material sales yard, coal yards, major freight centers, etc.)
- High-emissions manufacturing and foundries
- Airports and freight terminals
- Large and small-scale solar and wind systems
- Warehouse storage

BULK AND SITE STANDARDS

Lot Characteristics

Min. Lot Width: 100'

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

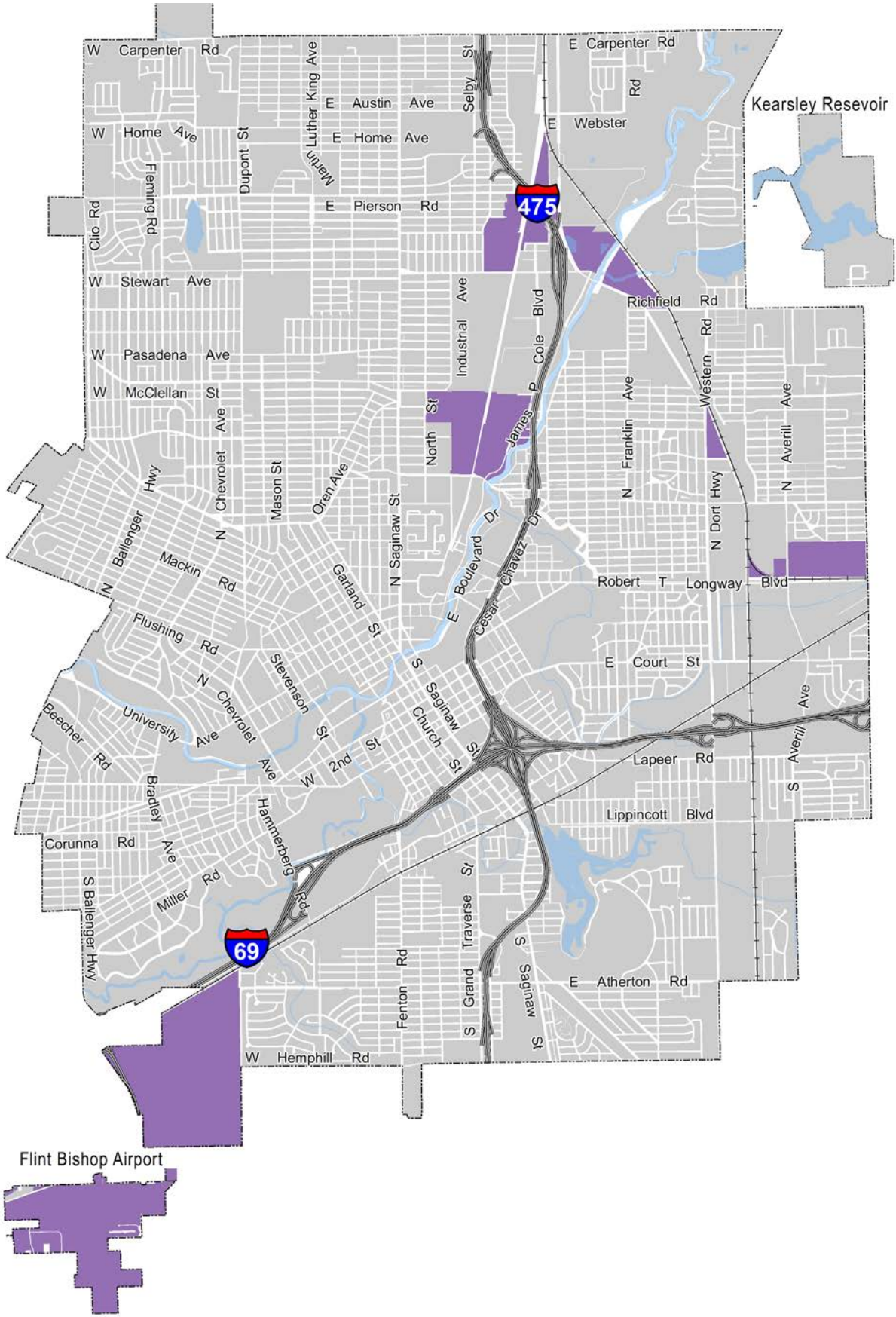
Site Design

Min. Front Yard: 30', unless abutting or fronting on residential development, then 50'

Min. Corner Side Yard: None, unless abutting or fronting on residential development, then 30'

Min. Interior Side Yard: None, unless abutting or fronting on residential development, then 30'

Min. Rear Yard: None, unless abutting or fronting on residential development or the NC, CC, or D districts, then 60'



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, beekeeping, 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.

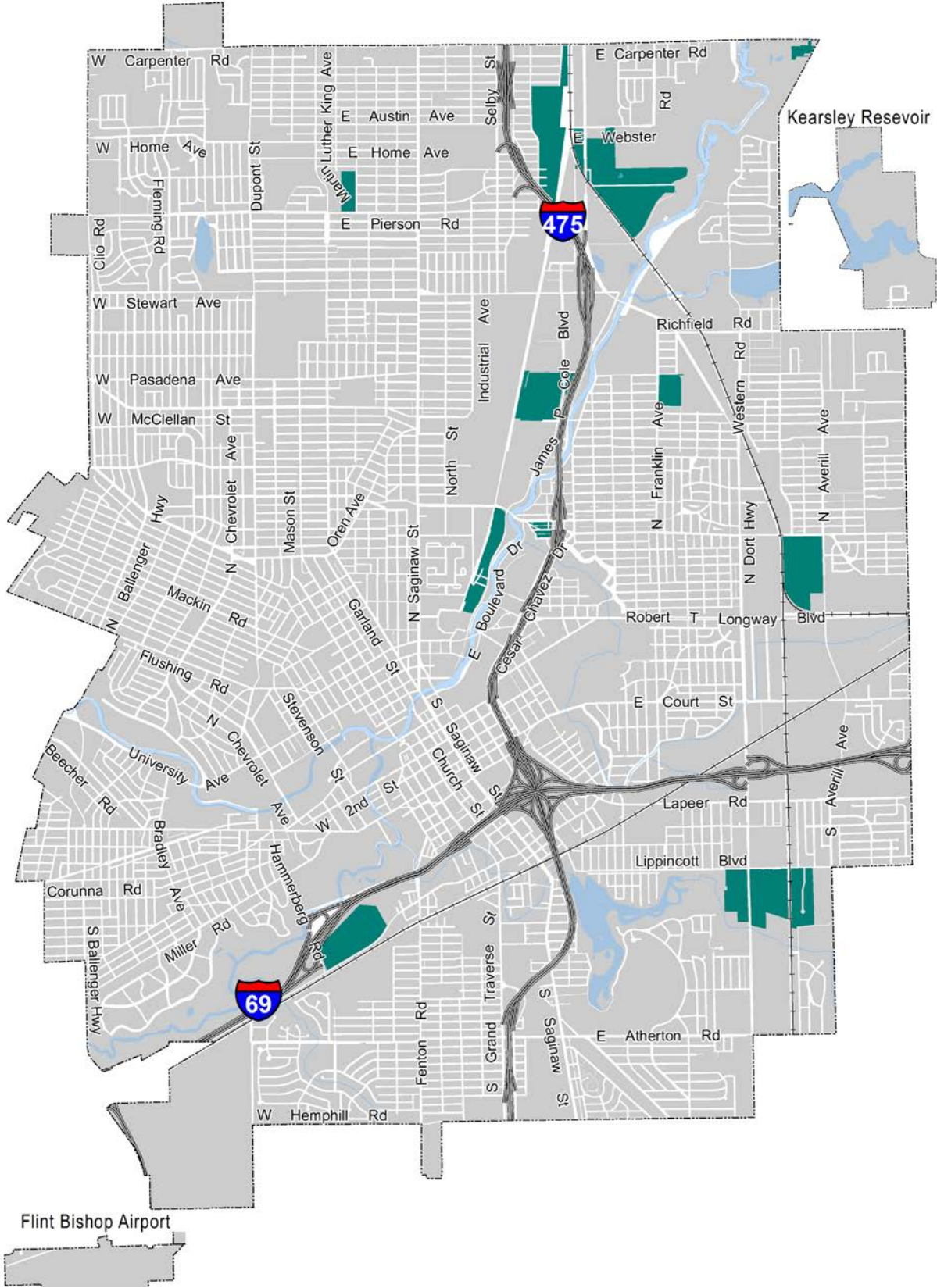
Site Design

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



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'

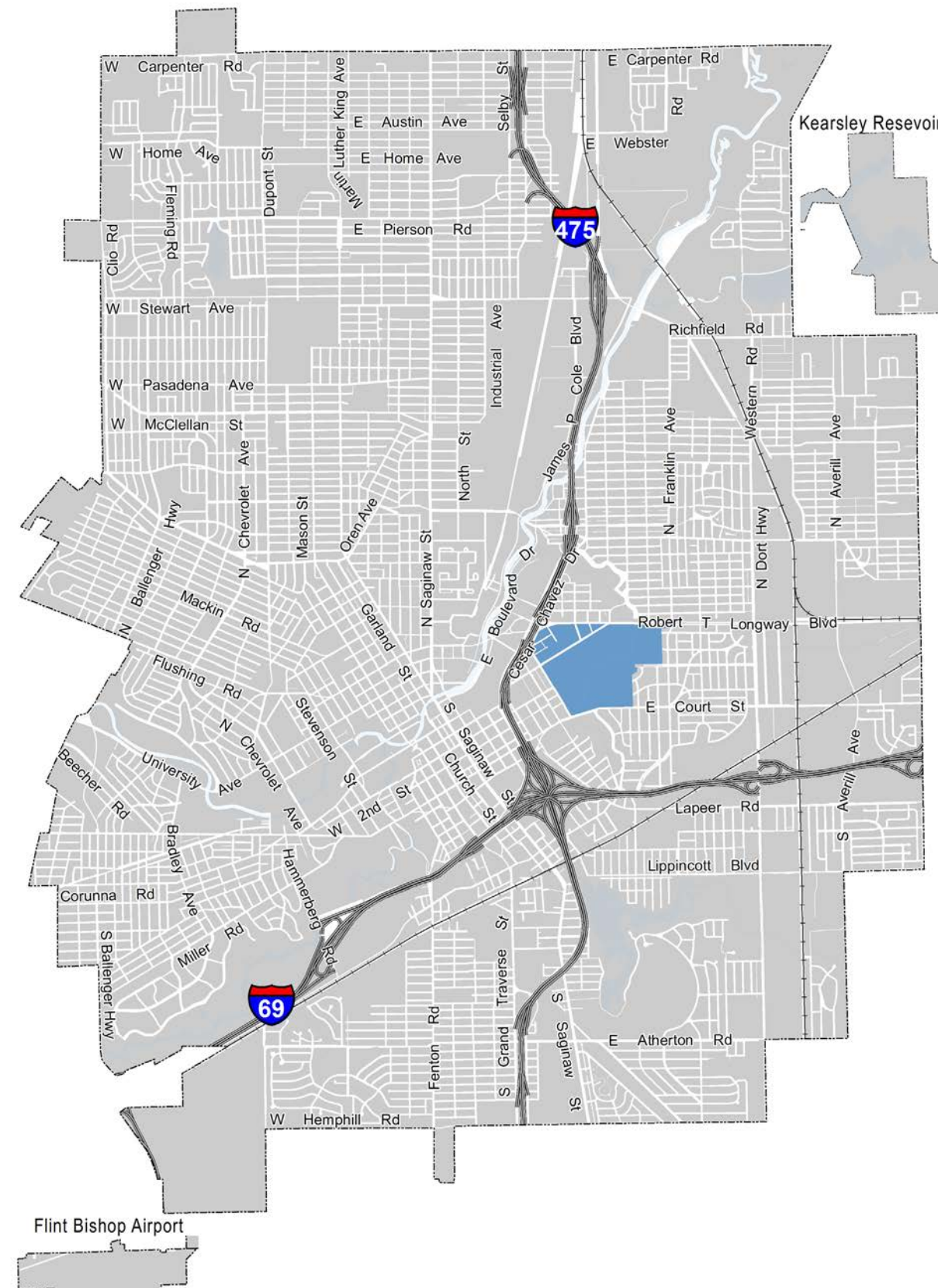
Max. Front Yard: None

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

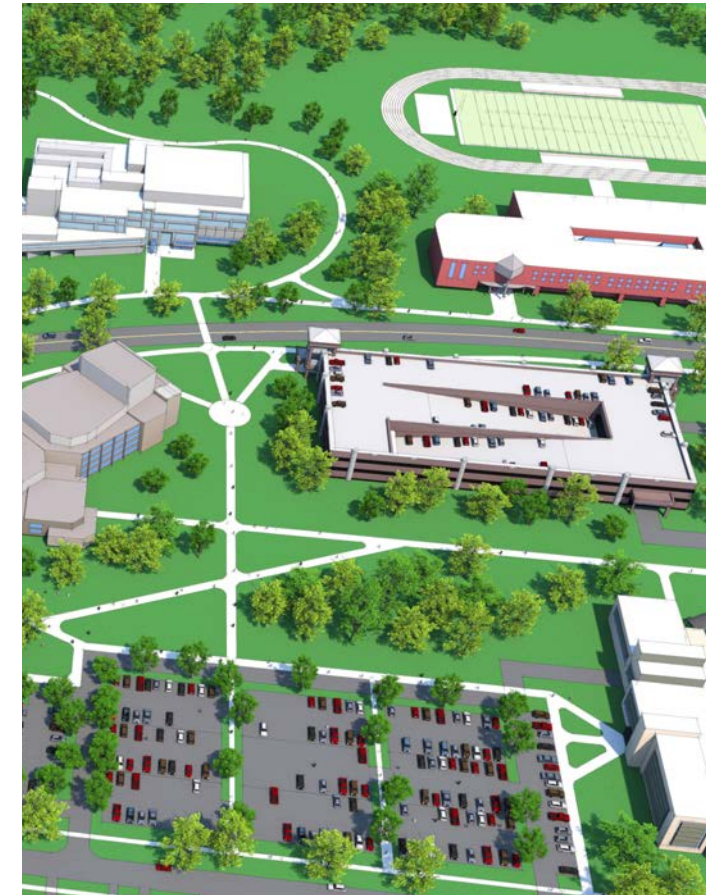
Max. Corner Side Yard: None

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



The UC University Core district is intended to accommodate a range of institutional, residential, commercial, and employment activities in a unique environment within the University Avenue area that supports significant intensity and a mix of complementary uses. Examples of permitted uses include research and development, professional offices, multi-family residential, and light manufacturing. Land use compatibility and transitioning to adjacent land uses are important considerations in this district. Adjacent residential areas should be protected through use of buffering, screening, and other measures to mitigate impacts of activities from within the district.

- Single-family residential (special), duplex, townhouse
- Multi-family, mixed-use residential
- College or university
- Social service facilities
- Cultural uses (library, museum, art gallery, etc.)
- Clinic, rehabilitation center, hospital or medical center
- Hotel/Bed and Breakfast
- General office uses (banks, physicians, professional office, etc.)
- Live/Work unit
- General retail, restaurant, tavern, and concessions
- Limited impact auto services
- Limited scale urban Agriculture (greenhouse, hoophouse, beekeeping)
- Group living
- Brewpub/Craft Distilling (special)

Min. Rear Yard: None, unless abutting a development with residential on the ground floor; then 40'

Min. Rear Yard: None, unless abutting a development with residential on the ground floor; then 40'



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

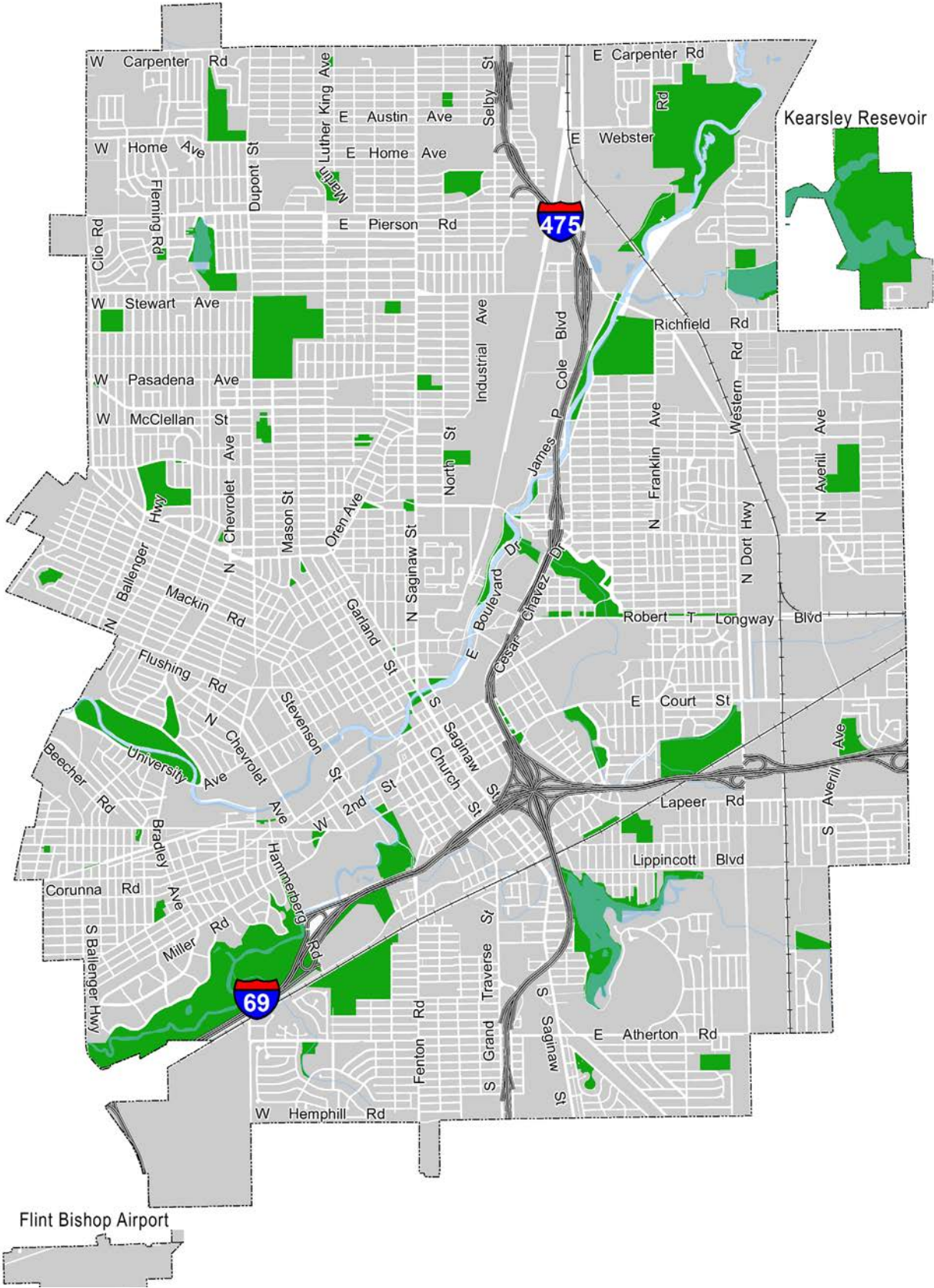
Max. Lot Coverage: 35%

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

Proposed Districts with No Relationship to Current Districts:

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