

Preliminary Draft Land Use Designations

Very Low Density Residential (VLDR)

This designation provides opportunities for single-family residential use on parcels typically ranging in size from 12,000 square feet to an acre or larger. Residential densities within this designation may not exceed 3.5 dwelling units / gross acre. Housing types permitted in this designation include traditional detached single-family homes and second homes on a parcel. Residential developments on properties designated VLDR typically consist of larger homes on estate size lots.

Low Density Residential (LDR)

This designation provides opportunities for single-family residential use on parcels typically ranging in size from 5,000 to 10,000 square feet. Residential densities within this designation range from a minimum of 3.5 to a maximum of 8.0 dwelling units / gross acre. Housing in this range is typical of the "older" residential neighborhoods found within the Community. The intent of this classification is to provide locations for construction of single-family homes with a range of parcel sizes. Housing types permitted in this designation include traditional detached single-family homes and second homes on a parcel lot, and mobile home parks with approval of conditional use permits.

Medium Density Residential (MDR)

This designation encourages the development of attached single family and multiple family residential uses. Residential densities within this designation range from a minimum of 8 to a maximum of 15 dwelling units / gross acre. Housing in this density range is consistent with the Community Plan policies seeking to maintain a compact urban form and preserve agricultural lands, while responding to the community's preference for single family homes.

Housing in this density range is suitable for properties located near parks, schools, commercial / business centers, and major streets. Housing types encouraged in this designation include attached single family homes, duplexes, triplexes, patio / courtyard homes, townhomes, apartments, and mobile home parks with approval of conditional use permits. Development on properties designated MDR should maintain a residential character (in terms of architectural style, streetscape, and landscape) similar to that found in residential neighborhoods designated Low Density Residential (LDR). Building height within this designation is limited to three stories.



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Mix Use (MU)

The Mix Use designation promotes the development and redevelopment of a complementary and creative mix of residential, commercial, office, civic and government services. This designation supports a full range of neighborhood retail and services uses, including small markets, apparel stores, restaurants, and specialty shops. Entertainment centers, medical and professional offices, and other general office or government services are also encouraged. Motor vehicle service and repair, light manufacturing and fabrication (limited to indoor activity) and other similar uses in a low intensity setting is permitted south of the Burlington Northern Santa Fe railroad corridor with approval of conditional use permits.

The MU designated areas are comprised of established single and multi-family homes that contribute to the diversity and scale of the community's central core. New residential development in the MU designated areas is also encouraged. Residential densities permitted within this designation north of the Burlington Northern Santa Fe railroad corridor range from a minimum of 4.5 to a maximum of 33 dwelling units / gross acre. Residential densities permitted south of the Burlington Northern Santa Fe railroad corridor range from a minimum of 4.5 to a maximum of 15 dwelling units / gross acre. Housing types encouraged in this designation is a mixture of single-family detached homes, patio / courtyard homes, townhomes and apartments.

Development of properties designated MU adjacent to residential designated areas are to maintain a residential character (in terms of architectural style, streetscape, and landscape) similar to that found in the adjacent residential neighborhoods. Building height within this designation is limited to 4 stories north of the Burlington Northern Santa Fe railroad corridor and 3 stories south of the Burlington Northern Santa Fe railroad corridor.

Neighborhood Commercial (NC)

This designation provides for neighborhood retail and service uses such as a supermarket, pharmacy, bakery, dry cleaner, barber / beauty shop, video store, restaurants, business and professional offices and other uses that generally serve nearby residential areas and carry products or offer services used by households on a regular basis. The commercial uses should be compatible in design and scale with neighboring residential uses, promote pedestrian and bicycle access and provide adequate landscape.

General Commercial (GC)

This designation provides for community-wide retail and service uses, as well as services designed to serve motorists traveling Highway 140. Development paralleling the Highway 140 corridor should embrace an overall architecture and landscape theme and be limited to uses such as service stations, hotel / motel, restaurants, durable goods, specialty shops, food and drug stores, and other similar uses that serve a community wide market. Uses prohibited within the Highway 140 corridor include motor vehicle and farm and heavy equipment repair and services. Adequate buffering and landscaping should be provided to surrounding residential uses.

Business Park (BP)

This designation provides for clean, non-noxious industrial uses such as office centers, research and development facilities, warehouse and distribution centers, light manufacturing and fabrication (limited to indoor activity) and other similar uses located in a low intensity, landscaped setting with high design and development standards. Incidental employee-serving retail / service, and ancillary on-site retail may also be permitted. Adequate landscaping should be provided to surrounding residential uses.



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