


High Density Residential
Medium Density Residential
Urban Low Density Residential
Low Density Residential
Residential Estate

LAND USE CATEGORIES

RESIDENTIAL



- Includes **houses** and **apartments** and everything in between
- Different categories are used to describe the **density of dwelling units**
- Where people live




Neighborhood Commercial
Community Commercial
Regional Commercial

LAND USE CATEGORIES

COMMERCIAL




- Where people **shop** and **work**
- Includes retail establishments, offices and shopping centers
- Different categories are used to describe the **intensity of use**




Employment Flex Mixed-Use
Business Innovation Mixed-Use
Neighborhood Mixed-Use
Urban Mixed-Use
Regional Mixed-Use

LAND USE CATEGORIES

MIXED-USE




- Places that integrate places to **live**, **places to shop** and **places to work** into single buildings
- Different categories for the **density of dwelling units** and level of activity




Agricultural
Light Industrial
Heavy Industrial

LAND USE CATEGORIES

INDUSTRIAL




- Includes **storage**, **manufacturing**, **quarries** and many other industries
- Varying intensities for industrial uses: **heavy** and **light industrial**



City/State/Federal Government
Parks and Open Spaces

LAND USE CATEGORIES

CIVIC



- **Government Services**
- Includes **city**, **state** and **federal government facilities**
- Also includes parks and open spaces

LAND USE HIGH DENSITY RESIDENTIAL

This category includes uses that are typically located near major arterials or collectors and in close proximity to transit. Schools, places of worship, and parks should be centrally located. This classification may be used as a transition between lower density residential uses and nonresidential uses.

Examples of Development Types:

- High Density Apartments/Condos
- Assisted Living Facilities
- Manufactured Home Park



LAND USE MEDIUM DENSITY RESIDENTIAL

This category accommodates a range of housing types. Multi-family uses should be close to transit when possible. Schools, places of worship, and parks should be centrally located for easy accessibility.

Examples of Development Types:

- Garden Style Apartments with more than Four Dwelling Units Per Building
- Duplexes/Triplexes/Fourplexes
- Manufactured and Modular Homes

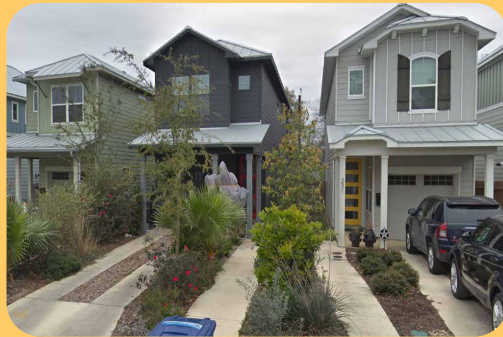


LAND USE URBAN LOW DENSITY RESIDENTIAL

This category includes a range of housing types and small scale retail and service uses. These uses are intended to support the adjacent residential uses are also allowed, as are schools and places of worship.

Examples of Development Types:

- Small lot residences
- Duplexes/Triplexes/Fourplexes
- Manufactured Home Park
- Retail and Service Uses with a Maximum Building Foot Print of 5,000 SQ FT



LAND USE LOW DENSITY RESIDENTIAL

The Low-Density Residential category includes development that should be located adjacent to major arterials. This land use category can include certain nonresidential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

Examples of Development Types:

- Single-Family Detached Houses
- Manufactured Houses
- Modular Houses



LAND USE RESIDENTIAL ESTATE

The Residential Estate category includes development that 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.

Examples of Development Types:

- Large Lot Single-Family Detached Houses
- Conservation Subdivisions
- Individual Estate-Sized Lots



LAND USE NEIGHBORHOOD COMMERCIAL

This category includes smaller intensity commercial uses that are intended to support adjacent residential uses. Neighborhood commercial uses should be located within walking distance of neighborhood residential areas.

Examples of Development Types:

- Small Scale Retail or Offices
- Convenience Retail and Services
- Professional Services



LAND USE COMMUNITY COMMERCIAL

This category includes offices, professional services, and retail uses accessible to bicyclists and pedestrians. It is intended to support multiple neighborhoods and have a larger market draw than neighborhood commercial uses.

Examples of Development Types:

- Offices
- Restaurants
- Neighborhood Grocers
- Medical Clinics



LAND USE REGIONAL COMMERCIAL

This category includes high intensity uses that draw customers from adjacent communities as well as the larger metropolitan region. It is typically located close to nodes along expressways or major arterials that incorporate high-capacity transit.

Examples of Development Types:

- Movie Theatres
- Shopping Centers
- Hotels
- Home Improvement Center



LAND USE BUSINESS INNOVATION MIXED-USE

This category accommodates industrial-oriented uses at a larger scale. Environmental performance standards should be higher due proximity of allowed residential and commercial. Housing options should include live/work as well as workforce housing.

Examples of Development Types:

- High Tech Fabrication
- Research/Development Institutions
- Medical Campuses
- Technological Learning Centers



LAND USE EMPLOYMENT FLEX MIXED-USE

This category provides a flexible live/work environment with an urban mix of residential and light industrial uses. This category is suited for adaptive reuse and infill development in an industrially-oriented mixed use context.

Examples of Development Types:

- Small-Scale Office/Retail
- Art-Oriented Fabrication
- Cottage Industrial Uses



LAND USE URBAN MIXED-USE

This category contains a mix of residential, commercial, and institutional uses at a moderate intensity level. Building footprints may be block-scale, and should be close to transit. Structured parking and shared or cooperative parking agreements are encouraged.

Examples of Development Types:

- Live/Work Housing
- Medium Density Housing with Retail/Institutional Uses



LAND USE REGIONAL MIXED-USE

This category is for regional centers, and contains residential, commercial and institutional uses at high densities. Mid-rise to high-rise buildings with lower floor commercial uses are appropriate. Development is at the block scale, with minimum building setbacks and structured parking where possible.

Examples of Development Types:

- The Pearl Complex
- La Cantera
- Private Universities/Colleges



LAND USE NEIGHBORHOOD MIXED-USE

This category contains a mix of residential, commercial, and institutional uses at a neighborhood scale. The mix of uses may be vertical or horizontal and parking behind buildings is preferred. Properties should be located in close proximity to transit facilities.

Examples of Development Types:

- Live/Work Housing
- Low Density Housing with Retail/Institutional Uses



LAND USE AGRICULTURAL

This category includes crop agriculture, ranching, and related agribusiness practices. Natural vegetative buffers, deeper setbacks, increased signage control, and buffer zones for floodplain protection are required.

Examples of Development Types:

- Crop Agriculture
- Ranching
- Related Agribusiness Practices
- Landscape Nurseries



LAND USE HEAVY INDUSTRIAL

This category includes heavy manufacturing, processing and fabricating businesses concentrated at arterials, expressways, and railroad lines. This category is not compatible with residential areas.

Examples of Development Types:

- Auto Manufacturing
- Petrochemical Bulk Storage
- Battery Manufacturing
- Recycling Facility with Outside Storage
- Textile Manufacturing



LAND USE LIGHT INDUSTRIAL

This category 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 should be under a roof and screened from public view.

Examples of Development Types:

- Furniture Wholesalers
- Food Production
- Warehousing





LAND USE

CITY/STATE/FEDERAL GOVERNMENT

The City/State/Federal Government category includes areas owned and operated by a federal, state, or city agency. This category does not apply to properties owned by a public agency but leased to and operated by another party.

Examples of Development Types:

- Libraries
- Police Stations
- Military Bases
- State Colleges/ Universities



LAND USE

PARKS AND OPEN SPACE

In addition to city parks, this category may include, large, linear, or unimproved land for conservation, where topographic constraints or institutional uses on the site cannot support development. Parks/Open Space may include utility corridors and public or private land uses with passive or active outdoor recreation.

Examples of Development Types:

- Pocket, Regional, or Linear Parks
- The River Walk

