Plan Concepts | Land Use Districts



Description Development Types/Precedent Development **District Purpose:** Ensure compatibility with existing large lot residential patterns. • Balance conservation of resources (e.g. steep slopes, habitat, tree canopy) with low impact development. **Very Low Density Appropriate Locations:** Residential (VLDR) • Where steep slopes (generally greater than 15 percent) or other resources are present • Where clustering, transfer and/or limited access require a low base density. **Deerfield Park Density:** 2-3 units per net acre Purpose: Provide for a variety of lot sizes and building types in neighborhood settings. Allow attached housing as part of PUDs. Create transition between very low density residential **Low Density** -Family Detached, Standard Lot (10,00 districts and high density districts. Residential (LDR) **Locations:** • Throughout the City on slopes less than 15 percent. Where needed to promote compatibility and transition. **Jackson Hills Density:** 3-5 units per net acre -Family Detached, Standard Lot (7,000) **Purpose:** Provide for smaller lot and attached housing choices in the City. Broaden the variety of housing choices in the City Promote compact form in appropriate areas. **Medium Density Locations:** Residential (MDR) Transitional areas between high density residential attached and lower density single family districts. Greater flexibility in location may be considered if part of master planned development. **Sunrise Heights** Corner Duplex or Triplex **Density:** 6-9 units per net acre **Purpose:** Provide for a variety of attached housing and neighborhood commercial uses. Make efficient use of land and public services · Create opportunities for walking, bicycling and transit, Enable direct and convenient access to schools, parks **High Density** and neighborhood services. Residential **Locations: Attached (HDR)** • Near (generally within ¼ mile) of mixed use centers Along collector and arterial streets, and within a block of streets planned for transit. Greater flexibility in location may be considered if part of Sunnyside Village master planned development. **Duplex or Triplex Density:** 10-15 units per net acre **Purpose:** Provide for a variety of attached housing and

Mixed Use Residential -Multi-Family (MUR)

- Make efficient use of land and public services
- Create opportunities for walking, bicycling and transit,
- and neighborhood services.

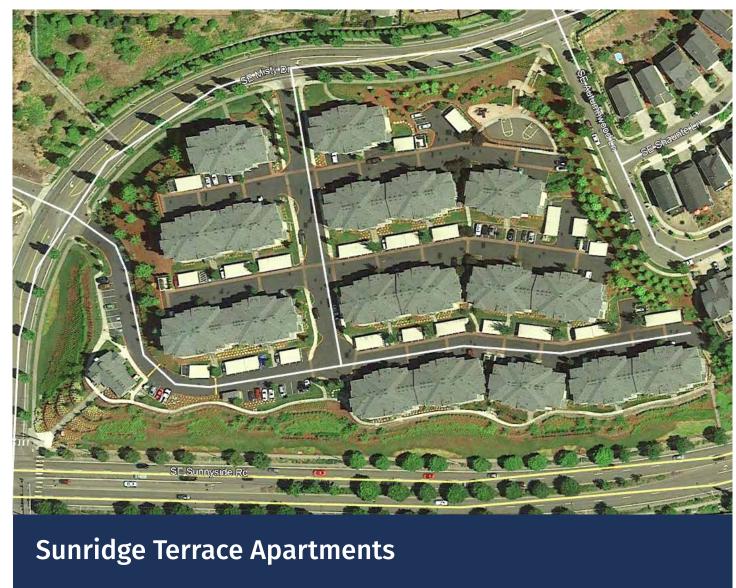
Locations:

- Near (generally within ¼ mile) of mixed use centers
- Along collector and arterial streets, and within a block of streets planned for transit.
- Greater flexibility in location may be considered if part of master planned development.

Density: 15-30 units per net acre







- neighborhood commercial uses.

- Enable direct and convenient access to schools, parks



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District	Description	Development Types/ Precedent Development
Mixed Commercial Center (MCC)	 Purpose: Establish locations for the development of general commercial centers providing a broad range of shopping and service requirements to meet city-wide needs. Design is intended to be highly pedestrian-oriented. Locations: Near intersections of two arterial streets or an arterial and collector streets. Well served by transit and be integrated with mixed use and higher density housing – thus supporting less autodependent lifestyles. Allowed Uses: Retail, medium to high density residential, offices, some institutional uses. 	MCC - Happy Valley Crossroads
Community Commercial Center (CCC)	 Purpose: Provide locations or "nodes" for a range of small businesses and services adjacent to residential areas as a convenience to nearby residents Design is intended to be highly pedestrian-oriented. Locations: Near intersection two arterial streets, an arterial and collector, or two collector streets. Access to these centers is provided by well-connected local streets and safe bicycle and pedestrian routes Allowed Uses: Retail, medium to high density residential, offices, some institutional uses. 	CCC – Sunnyside Family Dental
	 Purpose: Provide for a mix of employment opportunities. Quality design and the walkable character of the surrounding urban environment is a defining element. Promote economic development, job creation, sustainable businesses and green building practices, jobs-housing balance, land optimization and freight mobility by preserving large contiguous areas for industrial clusters. Locations: Where they are accessible by a variety of transportation modes, including transit services, and safe and convenient pedestrian connections. 	Professional office Profession Office Pr
Employment (EMP)	 Allowed Uses: Business and office parks Professional and corporate offices Light industrial uses 	

- Manufacturing and production uses
- Research and development laboratories
- Medical offices and clinics
- Tech/flex businesses, creative arts and services
- Technical/vocational schools and other related businesses
- Warehouse and distribution (may be limited to accessory use)
- Residential and retail uses allowed on a limited basis.

