









District	Description	Development Types/Precedent Development	
<p>Very Low Density Residential (VLDR)</p>	<p>Purpose:</p> <ul style="list-style-type: none"> • Ensure compatibility with existing large lot residential patterns. • Balance conservation of resources (e.g. steep slopes, habitat, tree canopy) with low impact development. <p>Appropriate Locations:</p> <ul style="list-style-type: none"> • 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. <p>Density: 2-3 units per net acre</p>	 <p>Single-Family Detached, Large Lot</p>  <p>Single-Family Detached, Large Lot</p>	 <p>Deerfield Park</p>
<p>Low Density Residential (LDR)</p>	<p>Purpose:</p> <ul style="list-style-type: none"> • 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 districts and high density districts. <p>Locations:</p> <ul style="list-style-type: none"> • Throughout the City on slopes less than 15 percent. • Where needed to promote compatibility and transition. <p>Density: 3-5 units per net acre</p>	 <p>Single-Family Detached, Standard Lot (10,000)</p>  <p>Single-Family Detached, Standard Lot (7,000)</p>	 <p>Jackson Hills</p>
<p>Medium Density Residential (MDR)</p>	<p>Purpose:</p> <ul style="list-style-type: none"> • 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. <p>Locations:</p> <ul style="list-style-type: none"> • 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. <p>Density: 6-9 units per net acre</p>	 <p>Single-Family Detached, Small Lot</p>  <p>Corner Duplex or Triplex</p>	 <p>Sunrise Heights</p>
<p>High Density Residential Attached (HDR)</p>	<p>Purpose:</p> <ul style="list-style-type: none"> • 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 and neighborhood services. <p>Locations:</p> <ul style="list-style-type: none"> • 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. <p>Density: 10-15 units per net acre</p>	 <p>Single-Family Attached (Townhomes)</p>  <p>Duplex or Triplex</p>	 <p>Sunnyside Village</p>
<p>Mixed Use Residential – Multi-Family (MUR)</p>	<p>Purpose:</p> <ul style="list-style-type: none"> • 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 and neighborhood services. <p>Locations:</p> <ul style="list-style-type: none"> • 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. <p>Density: 15-30 units per net acre</p>	 <p>Single-Family Attached (Townhomes)</p>  <p>Multi-Family or Mixed Use Residential</p>	 <p>Sunridge Terrace Apartments</p>

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<p>Mixed Commercial Center (MCC)</p>	<p>Purpose:</p> <ul style="list-style-type: none"> 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. <p>Locations:</p> <ul style="list-style-type: none"> 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 auto-dependent lifestyles. <p>Allowed Uses: Retail, medium to high density residential, offices, some institutional uses.</p>	 <p>MCC – Happy Valley Crossroads</p>
<p>Community Commercial Center (CCC)</p>	<p>Purpose:</p> <ul style="list-style-type: none"> 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. <p>Locations:</p> <ul style="list-style-type: none"> 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 <p>Allowed Uses: Retail, medium to high density residential, offices, some institutional uses.</p>	 <p>CCC – Sunnyside Family Dental</p>
<p>Employment (EMP)</p>	<p>Purpose:</p> <ul style="list-style-type: none"> 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. <p>Locations:</p> <ul style="list-style-type: none"> Where they are accessible by a variety of transportation modes, including transit services, and safe and convenient pedestrian connections. <p>Allowed Uses:</p> <ul style="list-style-type: none"> 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. 	 <p>Professional office</p>  <p>Flex/light industrial</p>