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| **Very Low Density Residential (VLDR)**      | **Purpose:** • Ensure compatibility with existing large lot residential patterns.  
                                                                  • Balance conservation of resources (e.g. steep slopes, habitat, tree canopy) with low impact development.  
                                                                  **Appropriate Locations:** • 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.  
                                                                  **Density:** 2-3 units per net acre |
| **Low Density Residential (LDR)**            | **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 districts and high density districts.  
                                                                  **Locations:** • Throughout the City on slopes less than 15 percent.  
                                                                  • Where needed to promote compatibility and transition.  
                                                                  **Density:** 3-5 units per net acre |
| **Medium Density Residential (MDR)**         | **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.  
                                                                  **Locations:** • 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.  
                                                                  **Density:** 6-9 units per net acre |
| **High Density Residential Attached (HDR)**  | **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 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:** 10-15 units per net acre |
| **Mixed Use Residential – Multi-Family (MUR)**| **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 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 |
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| **Mixed Commercial Center (MCC)** | • 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 auto-dependent lifestyles.  
Allowed Uses: Retail, medium to high density residential, offices, some institutional uses. | ![MCC – Happy Valley Crossroads](image) |
| **Community Commercial Center (CCC)** | • 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](image) |
| **Employment (EMP)**     | • 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.  
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. | ![Professional office](image)  
![Flex/light industrial](image) |