



MEMORANDUM

TO: Planning Commission Members

FROM: Heather Chaffin, Case Manager

Planning and Zoning Department

DATE: September 8, 2015

RE: Greater Mount Zion Baptist Church

1809 Pennsylvania Avenue and 1170 Chicon Street

District 1

Request to Initiate Rezoning and Neighborhood Plan Amendment (NPA)

As outlined in a separate item, Planning Commission is discussing City-initiated rezoning and a Neighborhood Plan Amendment (NPA) for property owned by Greater Mount Zion Church at 1801 Pennsylvania Avenue. In conjunction with that discussion, Staff requests that the same action be applied to the Church's properties at 1809 Pennsylvania Avenue and 1170 Chicon Street.

As stated previously, actions on 1801 Pennsylvania Avenue were postponed to the September 8, 2015, meeting to allow further discussion between the Property Owner and Neighborhood representatives. Although not every element has been agreed upon, it appears some consensus has been reached on the following:

- The Property Owner will support an out-of-cycle application by the Neighborhood Planning Contact Team (NPCT) to change the Future Land Use Map (FLUM) for property located at 1800 Pennsylvania Avenue from Civic to Single Family. Please note that no action is requested of Planning Commission on this item.
- The (NPCT) will support the inclusion of 1809 Pennsylvania Avenue and 1170 Chicon Street in the rezoning and NPA request that is being proposed for 1801 Pennsylvania Avenue. Please note that this support does not imply support of all elements of the requested rezoning and FLUM change; the NPCT supports these properties being processed as a single case for zoning/FLUM consistency.

An exhibit showing the location of these properties is attached, as well as a chart showing land uses and FLUM categories.



ZONING USE SUMMARY TABLE (LAND DEVELOPMENT CODE)

D34y

P = Permitted Use C = Conditional Use Permit -- = Not Permitted RESIDENTIAL USES Bed & Breakfast (Group 1) P P P P P Ρ P P P P Р P P P Ρ Р P P P Bed & Breakfast (Group 2) P P P P P Р Р Р Р Р Ç Ρ Condominium Residential P P Conservation Single Family Residential P P P P Ρ P Р Р P Р Ρ **Duplex Residential** C P C P P **Group Residential** P Ρ Р Mobile Home Residential P P P P P Р C P P Multifamily Residential Р P Р Р Ρ Р P Р P Р P Retirement Housing (Small Site) Retirement Housing (Large Site) C C C C C C C C Р Р Ρ P P Р Single-Family Attached Residential Р P Ρ Р Ρ P Р Ρ P P Ρ Р P P P Ρ P P P Р 3 Single-Family Residential P P P C 4 Р Р P Ρ Р Small Lot Single-Family Residential P Р Р Ρ Ρ Р P P P C P P Townhouse Residential P Р P Two-Family Residential P P Ρ Ρ P Ρ P P P P P Р P P P Р Р Р Р P P Р Р P P Short -Term Rental 13 COMMERCIAL USES CS-1 00 0 8 货 동 Œ, 픐 Administrative and Business Offices Р C Ρ P P 3 Agricultural Sales and Services Р Р P P P P 3 4 Р Ç C Ρ Alternative Financial Servics 12 Р P Р P Р Р Ρ P P P Ρ P P Art Gallery P P P 3 4 P Art Workshop Р Ρ Р P Ρ C Р P P P Ρ Ρ P P P 3 C C P P **Automotive Rentals** Ρ С Р P 2 3 **Automotive Repair Services** Ρ C C C P Ρ P Р P Ρ 2 3 Ρ P **Automotive Sales** P C С C P P P P 3 Ρ P --P С С P 2 Automotive Washing (of any type) C P P 3 .. Ball Bond Services 10 PC PC PC P P P P Р **Building Maintenance Services** Р P 3 4 Ρ C P Ρ Ρ P .. P P P P P **Business or Trade School** C 3 4 Ρ P Ρ Ρ Ρ C Р Ρ Ρ **Business Support Services** Р P Ρ 3 4 С P P Ρ P Campground 4 1 3 P Carriage Stable С C .. С P C С Cocktail Lounge C Commercial Blood Plasma Center P5 P5 P5 Commercial Off-Street Parking P С С Ρ C Р Р P Р 4 1 2 3 Communications Services Р Р P C Ρ P Ρ Ρ Р P Þ Р Р 2 4 3 P P P P P Construction Sales and Services C P 3 4 1 С Р P C P P Р Р Consumer Convenience Services Р P P 2 4 1 3 P P P P P Consumer Repair Services P C P P Р Р Р P Convenience Storage C P 1 3 4 **Drop-Off Recycling Collection Facility** P6 P P P Р P P Р P P P Р Electronic Prototype Assembly 15 CF CP P Р Р P P Р Р Electronic Testing¹⁶ CF CP **Equipment Repair Services** C Р P P Ρ Ρ 4 1 3

1-Refers to 25-2-602 (13-2-225); 2-Refers to 25-2-622 (13-2-226); 3-Refers to Subchapter B, Art. 2, Div 5; 4 Refers to 25-2-624 (13-2-227); 5-Refers to 25-2-803 (13-2-233); 6-Subject to 25-2-805 (13-2-224); 7-Subject to 25-2-839 (13-2-235); 8-Refers to 25-2-842; 9-Refers to 25-2-863; 10-Suject to 25-2-177 & 25-2-650; 11-Subject to 25-2-587 (D); 12-Subject to 25-2-816; 13-Permitted in MU and V combining districts, subject to 25-2, Subchapter E, Art. 4, Subsec. 4.2.1.C; 14-Refers to 25-6-501, 15-Refers to 25-2-817; 16-Refers to 25-2-811.

PC - Permitted in the district, but under some circumstances may be conditional; CP - Conditional in the district, but under some circumstances may be permitted

Equipment Sales

Financial Services

Food Preparation

Funeral Services

Indoor Entertainment

Food Sales

Hotel-Motel

Exterminating Services

General Retail Sales (Convenience)

General Retail Sales (General)

indoor Sports and Recreation

PPP

PPP

PP

P

P

P

Ρ

Ρ

PP

PPPP

Р

P

P

P

P

Р

PCP

C

Ρ

PC

Р

P

P

PCPP

Р

PPC

Р

C

Ç

Ç

••

..

PPCPPP

P

Р

PP

Ρ

P

PP

PP

Ρ

C

С

C

P

P

Ρ

P --

Ρ

P

--

P P 1

P

P

Ρ

P

P

PP

Р

Ρ

Р

P

P

P

P

PPP

P 1

P 1

P 1

P 1

P 1

P 1

P

Ρ

1

1

3 4

3

3 4

3

3 4

3

3 4

3

3

3

3

4

4

2

2

2

2

2

2

2

ZONING USE SUMMARY TABLE (LAND DEVELOPMENT CODE)

			# 12 T			5	22.		11	_	O.	m		10	IA.		-					-			0	4 1		=		-						
COMMERCIAL USES continued	5	Æ	SF.	SF-2	8F-3	SFL	F	SF-5	5 F	1	MF.2	KF.3	I I	MF-5	F-6	Ŧ	ş	9	8	5 9	9	_	99		WALO	S	CS-1	퓽	<u>a</u>	Z	3	R&D	H	2 9		
Kennels		C							=				**						••		•					P	Р	Ρ			Р	1	С	2	3	Ī
Laundry Services					Ξ	-	=	-	=											-	- -	- C	Р	P		Р	Р	P	=		Р	1		2	- 3	1
Liquor Sales				-			-	-		-											- -	-	Р	Р			Р	P		С	С	1		2	- 3	
Marina										=	=		**	=	Ξ	=	=	=	=	Ρ.	- -	-									••	11		=	- 3	1
Medical Offices exceeding 5000 sq. ft. gross floor area																		Р	Р	0) F) C	P	Р		Р	Р	P	P	Р	Р	1		2 .	s	ıĮ.
Medical Offices					1													Р	Р	F	F	c	P	Р	_	Р	Р	Р	Р	ρ	Р	1		2 .	3	1
not exceeding 5000 sq. ft. gross floor area Monument Retail Sales					10		**	103				••	50					4	ia	-	1	1	ŀ	4	=	P	-	10	قبلا	P	Р	1			. 3	ш
Off-Site Accessory Parking ¹⁴		-			-												72	CP	P	F		C	P	P	-	Р	 P	 P	P	P	P	1		2	. 3	
Outdoor Entertainment			-	Inpiter	-		-	-	-		CHIEF .	-	=	**				-		F C -	1	_	c	C	-	C	5	5			Ç	1		2 .	3	
Outdoor Sports and Recreation																			-1	P -			P	P		P	P	핅	핅	P	Р	1		2 .	n I la	
Pawn Shop Services							-	Acres.	6393	=			44						_			-	P	P	-	Р	P	뒴	5	-	10-20	1		2 .	- 3	
Pedicab Storage and Dispatch		-			-	100	-												— I-	F	- 1		C	င်	P	P	P	딛	P	Р	P	1			-1-	
Personal Improvement Services		三			-		=	200	=		ham.	E C	ten	-	Ħ١		-			PI	-		P	P		P	P	딁	5	뒤	P	1	-	2	3	
Personal Services			an i															С				- 1	P	P		P	P	딉	P	뒴	P	1	-	100	- 3	
Pet Services	Amel		-		-	-	-		Lagran.	-	HER	-	Ŧ	-	=		=	~		F		in the same	P	P	-	P	뒤	뒴	-	5	-	1		2 .		
Plant Nursery	1		-														89		-		_			-		P	딁	딉	P	P				100		
Printing and Publishing			-		-	-	-					-	=	-	PERSONAL PROPERTY.	-	_		-	F			P	P	P	Р	뒴	Ы	뒴	뒨	P	1		2 .		1
Professional Office	-	-							100											F	_ [P	Р	<u>-</u>	P	딛	뒴		딉	P	i		2 -		
Recreational Equipment Maint. & Stor.		pani		-	-		•	Year	-	-	-	•••	-		-		_			_ -		15	5	15	=	-	5	5	5	5	5	1	-		-	9 I III
Recreational Equipment Sales	l e	-		100		229		••									100	00		P - P -			-	=	=			-	-	-		1		-	_	
Research Assembly Services	==	100		Bed Zař	==		-	=												-		=	=	Ξ	==	•••					-	1	•••	-	- 1 -	
Research Services					=	100		=			-		-	-			-	-	= 1		P	c	P	P		P	P	P	 P	 P	-	1			- 3	
Research Testing Services				=		**	••		-		-			-	-	-	-	-	-	= =		۱۲	5	-	-	-	5	-	-	ALC: N	Р	1		30	- 3	
Research Warehousing Services	1-		-	-	-	-	-				-				-				- 1	-		-				-						1		[
Restaurant (General)	12.01		=	Made	200	-	-		=	IDECT.		-	**		**			-	PS 4	C 1		c	P	P	=	P	P	P	P	P	P	1	•	2 -	- 1 -	
Restaurant (Limited)			-		=		-		(mx					-				1	C	- F	11.		P	P		P		딝	딝	딝	P	الت	**	201	100	
Scrap and Salvage	-	-	-	-	-		-	-	-	=			-	-		-			-11		45	-				5	-	-		_	C	1	••			100
Service Station	00		CO.		100				-	-	piller.		100						_ F-	C F	P	С	c	C		Р	P	 P	 P		P		**	2 -		
Software Development							-	-	100	-	-	**				-	 P	 P		- F			딛	P	**	P	Landille III		P		P	-			-	т
Special Use Historic	C	C	С	c	С	c	c	C	c	Ç	c	 -	C		 C								-		-	_	-			-1		**	**			
Stables		c	띡	프	드			Personal Property Control	-	Harmon		learner	-	<u></u>		<u>.</u>	-1	_ [1	1	=			-		••			_		=	- F	E 20	100
Theater	-	ĭ	160		=			-								- t		- 1		- C -	1/2		P	 P		 P		P	P	 P			c	- Ini	100	
Vehicle Storage	==		la man	-	-	MC)	-	=	=	-	LARRES		**	-		-			-		1	-	c	C	••	P			-	딁	P					
					-			-					153	100	LES 1	==								=		P		P		4	P	1		2 -	- 1	
Veterinary Services						4									<u> </u>	=					.		<u> </u>	=	==		_	7				ч		2 -	10	1.4
INDUSTRIAL USES	5	H	SF-1	SF-2	SF-3	AT S	SF-4B	SF-5	SF-6	E I	MF-2	MF.	T I	MF-5	MF 6	Ŧ	2	2	3 8	5 5	E		CBD	DMC	W/LO	CS	CS-1	픙	_	3	3	RED	E :	> 0	202	0
Basic Industry												••										T								P	$\overline{}$			2 -	_	14
Custom Manufacturing		-	=										••							C	C		Ρ	Р	Р	₽	Р	Р	Р	Р	Р	1		2 -	- 3	4
General Warehousing and Distribution													••						-		-								Р	Р	Р	1		2 -	- 3	4
Light Manufacturing				=			••										-1	-].	4	- -									Р	P	Р	1		2 -	- 3	4
Limited Warehousing and Distribution																							Р	Р	Р	Р	₽	Р	Р	Р	Р	1		2 -	- 3	4
Recycling Center	-	-																	- -		-	-	П							₽	Р			.	-	-
Resource Extraction						••	••												- -												Р			2 -	- 3	4
AGRICULTURAL USES	5	F	SF-1	SF-2	SF-3	SF-4A	SF-48	SF-5	SF-6	Ī	MF.2	24	Ī	NF-5	MF-6	Ŧ :	9	0 9	2 8	5 5	GR	6	CBD	DMC	WALO	S	CS-1	5	۵.	3	_	A&0	e e	A G	PUD	
Animal Production				<i>φ</i>)				0)	44								<u>-</u> T	<u> </u>	. T.				<u></u>						<u></u> [<u></u>		- F		Ê
Community Garden	P	Р	ρ	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	P	Р	Р	P	P	Р	Р	Р	Р	P	Р	Р	Р	P	Р	P	Р	Р	PP	_	F
			ایا		ال	ان	_	ان			-1	ان						1													راي				الله الم	ľ
Crop Production Horticulture													=								-	"				-		-	-					F F	_	ľ
Indoor Crop Production										ا		-									-					 D			٦,	-1	-				- 1	
	=		Ē						-	=	**		-	-	**					-	-	N. See	inia I		-	P		-1	_		P		••		P	-
Support Housing	P	 P	P	P	P	 P	 		P	핅	핅						<u></u>	<u> </u>	٦,						<u> </u>						-			F	-1-	
Urban Farm 1-Refers to 25-2-602 (13-2-225); 2-Refers to 25-2							P	P			P	P	P							227V			P.	P 5.2	P.			P						P F		P

7-Subject to 25-2-839 (13-2-235 & 13-2-273); 8-Refers to 25-2-842; 9-Refers to 25-2-863; 10-Suject to 25-2-177 & 25-2-650; 11-Subject to 25-2-587 (D); 12-Subject to 25-2-816; 13-Permitted in MU and V combining districts, subject to 25-2, Subchapter E, Art. 4, Subsec. 4.2.1.C; 14-Refers to 25-6-501; 15-Refers to 25-2-817; 16-Refers to 25-2-811.
PC - Permitted in the district, but under some circumstances may be conditional; CP - Conditional in the district, but under some circumstances may be permitted

ZONING USE SUMMARY TABLE (LAND DEVELOPMENT CODE)

		-	_	DI	e	5		IO.	tó .	-	C)	e e	4	un up	,	-	-	-	-		-	_	-	0		_			-			_		-
CIVIC USES	1	RH	E	SF-2	SF3	SF4	SF.	SF-5	SF6	ME	N.	E E	2		2	2	2	9	B	5	5 .	CB0	DMO	WALD	SS	ŝ	5		E .	B&C	H	2	A G	9
Administrative Services														-	-	.					- -	-					-1.			- 1		2		3 4
Aviation Facilities			••						••											-	- -	-			=		- 3	- -		- 1		2	-	3 4
Camp																	**						••							- 1	P	-		3 4
Cemetery		40			••	 C				-			-			=		 C].				=					- 1				3 4
Club or Lodge	C	С	С	С	С	С	С	С	С	С	c	디	c	clo	: 0		С	С	[C	clo	clc	С	c	c	c	clo			1	C		c	3 4
College and University Facilities	C	C	C	C	C	C	C	С	C	C				clo			C	P	 C		P		P	С	Р	린		기-	- F			1		3 4
Communication Service Facilities	P	Р	P	Р	Р		Р	Р	Р	Р	Р			PF			Р	Р	Ç		P		Р	Р	Р			2 F	P F			2	Р	3 4
Community Events	В	В	В	8	8	8	8	8	8	8	8	В	8	8 8	8	8	8	В	В	8	ВΙ		8	8	8	8	8 1	3 8	8 8	8	8	8	В	8 8
Community Recreation (Private)	C	C	C	C	C		Ç	c	С	C	С			clo	c			С	Р		P	ОР	Р	С	P	Р	PI		> F			2		3 4
Community Recreation (Public)	C	С	C	С	c		c	С	С	C				clc			Ç	C	P				Р	c	Ρĺ	Р	PI	2 F	2 F		=	2		3 4
Congregate Living			**											cc			C	Р			P		Р		Ы				F					3 4
Convalescent Services				100	_	-			-					clo			P	Р	=	- 1				Р	-					1				3 4
Convention Center																						- P					-							
Counseling Services			••	••												Р	P	P	Р	P	e F	Р	P	Р	Р	P	PI	2 F	o F		=			
Cultural Services	С	С	С	С	c		c	С	c		С	c	cli	clo	c		Р	Р					Р	Р				5 F				2		3 4
Day Care Services (Commercial)	С	С	C	C	c	C			C	C				clo			Р	P			ء ا و		Р	Р				2 F				2		3 4
Day Care Services (General)	lс	C	Ç	C	Ç	C	c		C	Р				PP			Р	Р	-		0		Р	Р				2 F				2		3 4
Day Care Services (Limited)	C	P	P		P		Ы	P	P	Р				e l e			Р	Р	=		2 0		Р	Р		<u> </u>		2 F				2		3 4
Detention Facilities						**			-								••			13-14			••								-			3 4
Employee Recreation		=			_								.		.								-				- F	2 F	P	1	Р			3 4
Family Home	Р	P	 P	 P	Р	 P	Р	P	P	Р	Р	Р	РΙ	PP	Р		P	Р			> c	P	Р		Р		р.	100	-1					3 4
Group Home, Class I (General)	C	C	C					С	c	Р				PP			Р	Р			2 C		Р) F		1				3 4
Group Home, Class I (Limited)	P	Р	Р	P	P		ĒΙ	P	P				_	PP		P	Р	P			- c		Р					F					-1	3 4
Group Home, Class II		-			-	=1	_	=						clo		C	С	Р			2 0		P					2 6						3 4
Guidance Services						-1		1				-	- :					Р			- C		P	_			р.	_						3 4
Hospital Services (General)										••		_				-		C	=				С				cl-	. .				2		3 4
Hospital Services (Limited)													cl	clo			С	P	C		- l c		Р				PI-		_	1 .		2		3 4
Local Utility Services	C	С	c	С	c	c	cl	cl	С	С	c			clo		P	P	P			واو		P	Р			PIF		P	1		2		3 4
Maintenance and Service Facilities	-	**			-		_							_ _							. .		С	7 mg, 100		44 RM N	PIF					2		3 4
Malor Public Facilities										-						-	=	=			- -											2		3 4
Major Utility Facilities		••	••															_			- -		_		_			. .				2	_	3 4
Military Installations													-													-	-			lп	=	2		3 4
Park and Recreation Services (General)					_			_			-1	- 4									- -	_		••						-		2		3 4
Park and Recreation Services (Special)									_	= 1			- -		-						- -					[-			di		2		3 4
Postal Facilities																				-	- -					[-			1	•••	2		3 4
Private Primary Educational Facilities	С	С	С	С	c	c	cl	c	С	C	С	cl:	clo	clo	C	Р	P	P	C	P I	١c	P	Р	Р	Р	P	Р.	- -			=			3 4
Private Secondary Educational Facilities	c	c	c	c		c			Ç	C	Ç	c	c	cc		c	C	Р					Р				Р -			1	EDM.			3 4
Public Primary Educational Facilities	P	P	P		P	P	P		P	P	P		PI	PP	P	P	P	P			واو		Р				Р.			1				3 4
Public Secondary Educational Facilities	P	Р	P		ρl		P		Р					РР		Р	Р	P		РΙ			Р				pl.		-		••			3 4
Railroad Facilities		=		in the								-					99										. F					2	1	3 4
Religious Assembly	P		P		Р				Р				PI	РΡ	Р	Р	Р	Р			ء اد	P	Р		Р	Р	P	F			 P	2		3 4
Residential Treatment			Ė	1000	-									cc		c	c	C		cli			P				PF							3 4
Salety Services	С	С	С	District to	cl	DATAM	cl	c	c					clc		P	P	ĕ			2 0		Р				PIF					2		3 4
Telecommunication Tower 7	PC	down a	_			Acres 1		PC	- 1			2C F		CPC		PC		PC	_ 1	-11			PC	_	in a	واحث	CP	-1-	مقاله					- 4
Transitional Housing	-		J	-		۳'	~		~	-	-	-	-		-	-	-	-	die	-	12	na Palema	C	-	-/	_		- 1	pe pilon		-	=	_	3 4
Transportation Terminal	100										- L																				=	2		
terminated for the control of the co	=	==		==		-	=	=	-				- 1		-					-	-	- C	С	**	C	۱-	C	14		1				
All other Civic Uses	1 1		1			1	<u> 1</u>		**	**	[L	<u> .</u>		1 **	••	**	**	[••]•	-1-		**	**			I	-	-	41		2	**	3 4

1-Refers to 25-2-602 (13-2-225); 2-Refers to 25-2-602 (13-2-225); 3-Refers to 25-2-805 (13-2-227); 5-Refers to 25-2-803 (13-2-223); 6-Subject to 25-2-805 (13-2-224); 7-Subject to 25-2-839 (13-2-235 & 13-2-273); 8-Refers to 25-2-842; 9-Refers to 25-2-863; 10-Suject to 25-2-177 & 25-2-650; 11-Subject to 25-2-587 (D); 12-Subject to 25-2-816; 13-Permitted in MU and V combining districts, subject to 25-2, Subchapter E, Art. 4, Subsec. 4.2.1.C; 14-Refers to 25-6-501; 15-Refers to 25-2-817; 16-Refers to 25-2-811. PC - Permitted in the district, but under some circumstances may be conditional; CP - Conditional in the district, but under some circumstances may be permitted

		Standard Land Uses and Map Designations	Pa	5+4					
	Land Use	Definition	Typical Zoning*	Color					
	Rural Residential	The designation for low-density residential areas that are not suitable or desirable for urban development, generally at densities of one unit per acre or less.	RR, LA	Pale Yellow					
	Single Family	Single family detached, or two family residential uses at typical urban and/or suburban densities.	SF-1, SF-2, SF-3	Yellow					
ntial	Urban Single Family	Single family detached, small-lot single family, or two family residential uses at urban densities.	SF-4A and SF-4B	Yellow with Black Stipple					
Residential	Higher-Density Single Family	Single-family housing, generally up to 15 units per acre, which includes townhouses and condominiums as well as traditional small-lot single family.	SF-5, SF-6 and MH	Goldenrod					
	Mixed Residential	serving retail. Single-family residential should comprise at least half of a mixed residential area. MF-2, MF-3, MF-4, MF-5, MF-6							
	Multifamily	Higher-density housing with 3 or more units on one lot.	MF-1, MF-2, MF-3, MF- 4, MF-5, MF-6 and MH	Orange					
	Neighborhood Mixed Use	An area that is appropriate for a mix of neighborhood commercial (small-scale retail or offices, professional services, convenience retail, and shopfront retail that serve a market at a neighborhood scale) and small to medium-density residential uses.	NO-MU, LO-MU, LR-MU (see note for vertical mixed use building "V" designation)	Brown w/ White Stipple					
	Mixed Use/Office	An area that is appropriate for a mix of residential and office uses.	NO-MU, LO-MU and GO- MU (see note for vertical mixed use building "V" designation)	Reddish Brown					
Mixed	Mixed Use	An area that is appropriate for a mix of residential and non-residential uses.	NO-MU, LO-MU, GO- MU, LR-MU, GR-MU, CS MU, CS-1-MU (see note for vertical mixed use "V" designation)	Brown					
	High Density Mixed Use	An area that is appropriate for a mix of residential and non-residential uses with floor-to-area ratios of 3.0 or higher.	CH, DMU, CBD (see note for vertical mixed use "V" designation)	Dark Brown					
	Office	An area that provides for office uses as a transition from residential to commercial uses, or for large planned office areas. Permitted uses included business, professional, and financial offices as well as offices for individuals and non-profit organizations.	NO, LO, GO	Pink					
instrial	Neighborhood Commercial	Lots or parcels containing small-scale retail or offices, professional services, convenience retail, and shopfront retail that serve a market at a neighborhood scale.	NO, LO, LR	Red w/ White Stipple					
Commercial/Industrial	Commercial	Lots or parcels containing retail sales, services, hotel/motels and all recreational services that are predominantly privately owned and operated for profit (for example, theaters and bowling alleys). Included are private institutional uses (convalescent homes and rest homes in which medical or surgical services are not a main function of the institution), but not hospitals.	LR, GR, CS, CS-1, CH, W/LO	Red					
	Industry	Areas reserved for manufacturing and related uses that provide employment but are generally not compatible with other areas with lower intensity use. Industry includes general warehousing, research and development, and storage of hazardous materials.	IP, MI, LI, R&D, W/LO	Purple					

Standard Land Uses and Map Designations

0.00				52.54334
8_	Land Use	Definition	Typical Zoning*	Color
	Environmental Conservation	Areas intended to be protected from development, including areas in the Drinking Water Protection zone, locations of critical environmental features, and areas where public services or facilities are not available.	P, DR, RR	Blue-Green
Civic/Open Space	Recreation & Open Space	This category allows large public parks and recreation areas such as public and private golf courses, trails and easements, drainage-ways and detention basins, and any other public usage of large areas on permanent open land.	Varies	Green
Civic/Ope	Civic	Any site for public or semi-public facilities, including governmental offices, police and fire facilities, hospitals, and public and private schools. Includes major religious facilities and other religious activities that are of a different type and scale than surrounding uses.	Varies (Typically P for gov't facilities)	Blue
	Utilities	Land used or dedicated for public and private utilities, including pipelines, utility lines, water and wastewater facilities, substations, and telephone.	Р	Dark Grey
	Agriculture	Rural areas used for agricultural purposes, including productive agricultural lands to be preserved for future farming or ranching activities.	AG	Pale Green
Purpose	Major Impact Facilities	Facilities that serve community and regional need but have significant impacts on the surrounding area that require special location and compatibility considerations. Major Impact Facilities include airports, stadiums, landfills, resource extraction, and correctional facilities.	P, AV	Dark Purple
Special		Master-planned developments for large multi-acre tracts that incorporate a wide variety of land uses that may include, but are not limited to, single family and multifamily residential, commercial, and clean industrial.	PUD, PDA	Lavender
	Transportation	Areas dedicated to vehicle, air, or rail transportation. These include existing and platted streets, planned and dedicated rights-of-way, and rail and rail facilities.	ROW	Grey
	Water	Any public waters, including lakes, rivers, and creeks.	-	Light Blue

*Indicates zoning categories usually found in these land use designations. Not an exhaustive list of all zoning categories allowed in each land use. Refer to "Land Use and Zoning Matrix" for a complete list of zoning districts permitted in each land use category.

Note 1: The vertical mixed use building (V) designation is permitted in Mixed Use Future Land Use categories in combination with commercially zoned properties (1) along a Core Transit Corridor; or (2) in conjunction with the (MU) combining district.

Note 2: Refer to the Appendix of the Oak Hill Combined Neighborhood Plan for the Council amended Standard Land Use table.

	Map Designation	Definition	Regulating Plans	Color
Other	District	This map designation is intended for areas that have an adopted regulating plan. This district will be identified on the Future Land Use Map, but is not considered a typical land use category. The purpose of this designation is to make the user aware of the Regulating Plan and that it should be reviewed for development regulations.	Station Area Plan	Dark Olive w/ White Stipple