

**PROJECT DESCRIPTION**

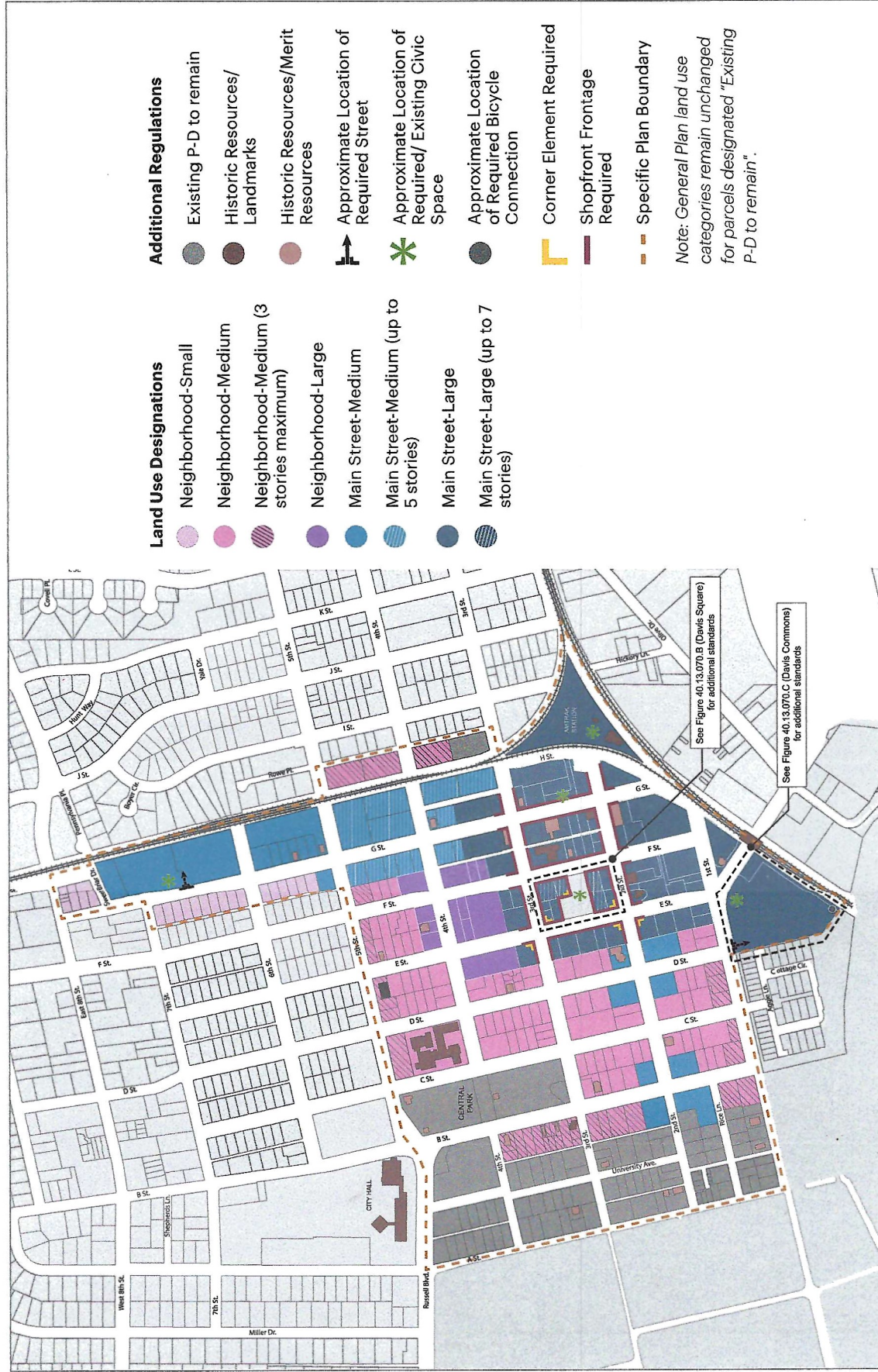


Figure 3-3  
Proposed Land Use and Planning

**PROJECT DESCRIPTION**

**Land Use Overview**

The proposed Specific Plan would consolidate existing land use and zoning designations in the Specific Plan Area. These land use designations are broadly characterized as either residential or non-residential in the associated building types and are largely established to give policy direction for the proposed zoning and standards. Land use in the Specific Plan Area would be implemented through the development standards in the Downtown Code which provides the requirements for the variety of building types that are allowed in each environment. The proposed land use and zoning designations allow for a range of both residential and non-residential uses in the various zones. The proposed land use and zoning direction for the Specific Plan Area are listed in Table 3-2 and shown on Figure 3-3, *Proposed Land Use and Zoning*.

**TABLE 3-2 LAND USE AND ZONING DIRECTION**

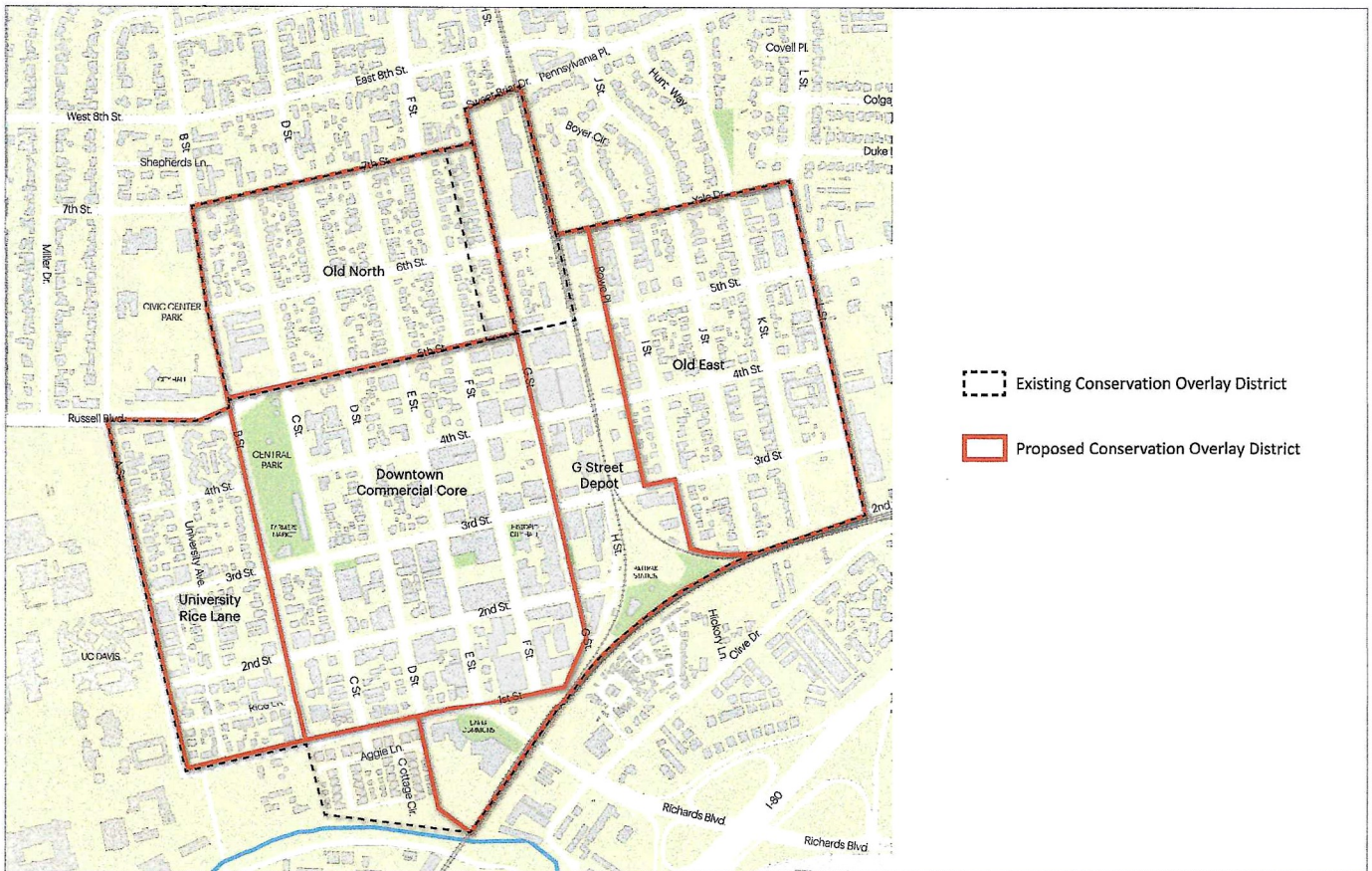
Land Use Designation/ Zone	Allowed Uses	Land Area	Maximum Height	Building Configuration
Neighborhood Small	Mixed-use, residential, small office, limited services	2.9 acres	2 stories	House-form, primarily detached
Neighborhood Medium/ Neighborhood Medium Subzone	Mixed-use, residential, small office, limited retail and services	24.3 acres	4 stories/ 3 stories in subzone	Primarily house-form, detached and attached
Neighborhood Large	Mixed-use, residential, office, limited retail and services	4.3 acres	5 stories	House-form and block-form, attached
Main Street Medium/ Main Street Medium Subzone	Mixed-use, residential, office, services, retail, R&D, and restaurants	15.4 acres	4 stories/ 5 stories in subzone	House-form and block-form, primarily attached
Main Street Large/ Main Street Large Subzone	Residential, office, services, retail, and restaurants	23.5 acres	5 stories/ 7 stories in subzone	Block-form, attached
Planned Development*	Varies	21.7 acres	Varies	Varies

\*The Planned Development designation refers to parcels in the Specific Plan Area which will remain designated and zoned as their existing use.

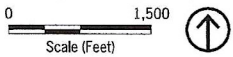
**Neighborhoods**

The land use and zoning standards proposed in the Specific Plan were determined based on a neighborhood approach that would ensure that future growth preserves the character of the built environment. As shown on Figure 3-2, *Specific Plan Neighborhoods*, the Specific Plan Area is made up of six distinct neighborhoods, each with unique qualities and character, which are culturally and geographically distinct. Using the neighborhood approach, the Downtown Code was crafted to ensure future development would meet the needs of each neighborhood and the broader Specific Plan Area, preserving existing cultural and geographic distinctions. Each neighborhood’s existing and future characteristics are described in detail below.

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Source: Opticos Design, Inc., 2019



PLACEWORKS

Figure 3-4  
Conservation Overlay District