












SECTOR PLAN DEVELOPMENT PATTERNS

TIERS	RESIDENTIAL LAND USE TYPES	NON-RESIDENTIAL LAND USE TYPES
<p align="center">Urban Core</p> 	<ul style="list-style-type: none"> ▪ Residential – Medium to High <u>Generally:</u> <ul style="list-style-type: none"> ➢ Small lot attached and detached single family ➢ Multi-Family (apartments, quadplexes, triplexes, and duplexes) ➢ Town homes (condominiums) 	<ul style="list-style-type: none"> ▪ Commercial – Neighborhood and Community <u>Generally:</u> <ul style="list-style-type: none"> ➢ Frequent or attached walkable retail services such as convenience stores, live/work units, cafes, pantry stores, hotels, and other small businesses
<p align="center">General Urban</p> 	<ul style="list-style-type: none"> ▪ Residential – Low to Medium <u>Generally:</u> <ul style="list-style-type: none"> ➢ Small and large lot attached and detached single family ➢ Multifamily housing (duplex, triplex, quadplex) ➢ Town homes (condominiums) 	<ul style="list-style-type: none"> ▪ Commercial – Neighborhood and Community <u>Generally:</u> <ul style="list-style-type: none"> ➢ Detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, grocery stores, hotels, and other retail stores
<p align="center">Suburban</p> 	<ul style="list-style-type: none"> ▪ Residential – Rural Homestead to Very Low <u>Generally:</u> <ul style="list-style-type: none"> ➢ Large lot (0.5 acre) detached single family housing ➢ Served by central water and septic systems 	<ul style="list-style-type: none"> ▪ Commercial – Neighborhood and Community <u>Generally:</u> <ul style="list-style-type: none"> ➢ Detached and less frequent retail services such as Service stations, professional offices, bakeries, limited restaurants, grocery stores, inns, motels, and other small businesses
<p align="center">Rural</p> 	<ul style="list-style-type: none"> ▪ Residential – Rural Homestead <u>Generally:</u> <ul style="list-style-type: none"> ➢ Large lot (2 acre) detached single family housing ➢ Served by well water and septic systems 	<ul style="list-style-type: none"> ▪ Agriculture ▪ Commercial – Neighborhood <u>Generally:</u> <ul style="list-style-type: none"> ➢ Businesses that produce, process, or distribute agricultural products and related agribusinesses ➢ Farmers market, nurseries, bed and breakfasts, small restaurants, and other small neighborhood sized stores
<p align="center">Agribusiness</p> 	<ul style="list-style-type: none"> ▪ Residential – Farm Homestead <u>Generally:</u> <ul style="list-style-type: none"> ➢ Large lot single family housing significantly buffered from industrial uses ➢ Farm worker housing 	<ul style="list-style-type: none"> ▪ Industrial – Light ▪ Agriculture ▪ Commercial – Neighborhood to Regional ➢ Manufacturing, wholesaling, warehouses, office parks, laboratories, and regional retail/services ➢ Businesses that produce, process, or distribute agricultural products and related agribusinesses
<p align="center">Natural</p> 	<ul style="list-style-type: none"> ▪ None <u>Generally:</u> <ul style="list-style-type: none"> ➢ Parks, floodplains and wildlife habitat 	<ul style="list-style-type: none"> ▪ None <u>Generally:</u> <ul style="list-style-type: none"> ➢ Ancillary uses to recreational uses

CENTERS	RESIDENTIAL LAND USE TYPES	NON-RESIDENTIAL LAND USE TYPES
<p align="center">Military</p> 	<ul style="list-style-type: none"> ▪ All 	<ul style="list-style-type: none"> ▪ All
<p align="center">Civic</p> 	<ul style="list-style-type: none"> ▪ All <u>Generally:</u> <ul style="list-style-type: none"> ➢ Dormitories or student housing 	<ul style="list-style-type: none"> ▪ All <u>Generally:</u> <ul style="list-style-type: none"> ➢ School or campus setting ➢ Retreat areas or campuses for religious organizations
<p align="center">Specialized</p> 	<ul style="list-style-type: none"> ▪ Residential – Farm Homestead <u>Generally:</u> <ul style="list-style-type: none"> ➢ Large lot single family housing significantly buffered from industrial uses ➢ Farm worker housing 	<ul style="list-style-type: none"> ▪ Industrial – Light and Heavy ▪ Business Park ▪ Office ▪ Commercial – Regional <u>Generally:</u> <ul style="list-style-type: none"> ➢ Manufacturing, wholesaling, warehouses, office parks, laboratories, and regional retail/services
<p align="center">Regional</p> 	<ul style="list-style-type: none"> ▪ Residential – High to Very High <u>Generally:</u> <ul style="list-style-type: none"> ➢ Attached single family and multifamily housing ➢ High rise apartment buildings, apartment complexes, and row houses 	<ul style="list-style-type: none"> ▪ Industrial - Light ▪ Business Park ▪ Office ▪ Commercial – Regional <u>Generally:</u> <ul style="list-style-type: none"> ➢ “Big box” or “power centers” ➢ Shopping malls, movie theaters, office complexes, laboratories, wholesalers, and light manufacturing
<p align="center">Mixed Use</p> 	<ul style="list-style-type: none"> ▪ Residential – High to Very High <u>Generally:</u> <ul style="list-style-type: none"> ➢ Attached single family and multifamily housing ➢ High rise apartment buildings, apartment complexes, and row houses 	<ul style="list-style-type: none"> ▪ Commercial – Neighborhood and Community <u>Generally:</u> <ul style="list-style-type: none"> ➢ Frequent or attached walkable retail services such as convenience stores, live/work units, cafes, pantry stores, hotels, and other businesses