












SECTOR PLAN DEVELOPMENT PATTERNS

TIERS

TIERS	RESIDENTIAL LAND USE TYPES	NON-RESIDENTIAL LAND USE TYPES
Urban Core 	<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"> ➤ Convenience stores, professional offices, bakeries, restaurants, bookstores, grocery stores, and other small retail stores
General Urban 	<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"> ➤ Convenience stores, professional offices, bakeries, restaurants, bookstores, grocery stores, and other small retail stores
Suburban 	<ul style="list-style-type: none"> ▪ Residential – Rural Homestead to Very Low <u>Generally:</u> <ul style="list-style-type: none"> ➤ Large lot 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"> ➤ Convenience stores, professional offices, bakeries, restaurants, bookstores, grocery stores, and other small retail stores
Rural 	<ul style="list-style-type: none"> ▪ Residential – Rural Homestead <u>Generally:</u> <ul style="list-style-type: none"> ➤ Large lot 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, convenience stores, small professional offices, bakeries, small restaurants, bookstores, and other small neighborhood sized stores
Agribusiness 	<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 – Heavy and 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
Natural 	<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

CENTERS	RESIDENTIAL LAND USE TYPES	NON-RESIDENTIAL LAND USE TYPES
Military 	<ul style="list-style-type: none"> ▪ All 	<ul style="list-style-type: none"> ▪ All
Civic 	<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
Specialized 	<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
Regional 	<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
Mixed Use 	<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"> ➤ Convenience stores, professional offices, bakeries, restaurants, bookstores, grocery stores, and other small retail stores