

CONCEPTUAL ZONING DISTRICTS



N-A
Neighborhood Limited Use, 2 Units



N-B
Neighborhood Limited Use, 4 Units



NX-3A
Neighborhood Mixed Use, 4 Units



NX-3B
Neighborhood Mixed Use, 8 Units



NX-5
Neighborhood Mixed Use, 5 Stories

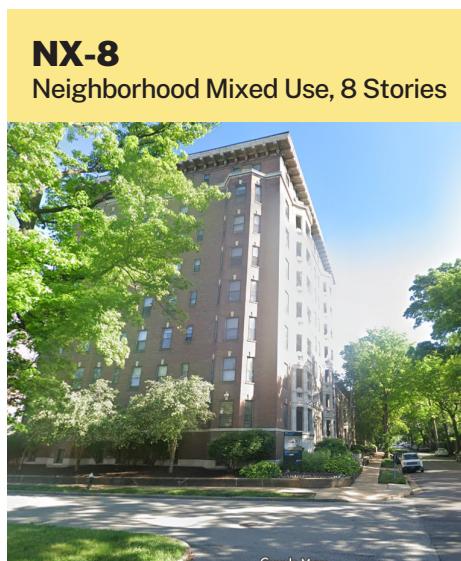
Allows up to 2 units plus an ADU per lot. Commercial uses outside of home businesses would not be allowed, although civic and community uses would be.

Allows up to 4 units per lot. Commercial uses outside of home businesses would not be allowed, although civic and community uses would be.

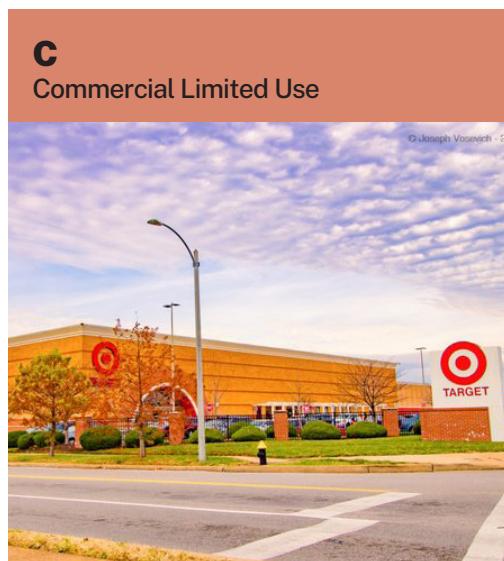
Allows up to 4 units per lot and a maximum of 3 stories. Small neighborhood commercial businesses would be allowed, as would civic and community uses.

Allows up to 8 units per lot and a maximum of 3 stories. Small neighborhood commercial businesses would be allowed, as would civic and community uses.

Allows up to 5-story multi-unit apartment buildings. Small neighborhood commercial businesses would be allowed, as would civic and community uses.



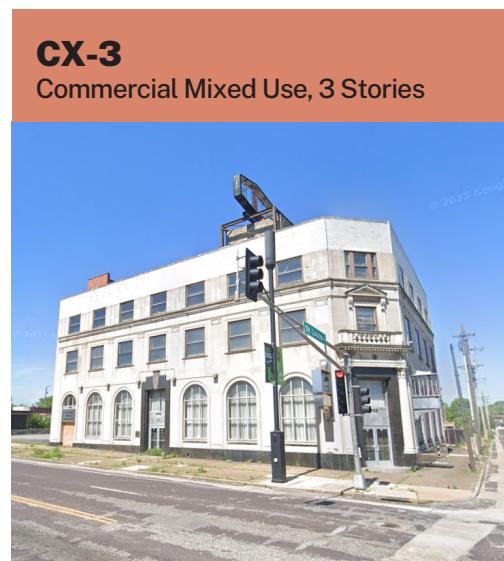
NX-8
Neighborhood Mixed Use, 8 Stories



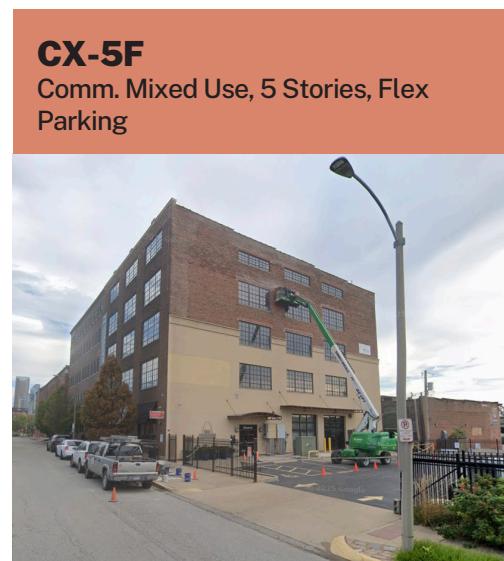
C
Commercial Limited Use



CX-3F
Comm. Mixed Use, 3 Stories, Flex Parking



CX-3
Commercial Mixed Use, 3 Stories



CX-5F
Comm. Mixed Use, 5 Stories, Flex Parking

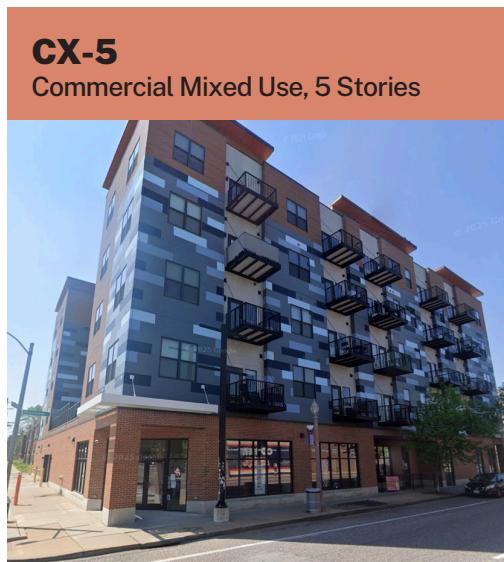
Allows up to 8-story multi-unit apartment buildings. Small neighborhood commercial businesses would be allowed, as would civic and community uses.

Allows auto-oriented uses, including shopping centers and smaller commercial operations, such as gas stations or drive-thrus. Residential uses would not be permitted.

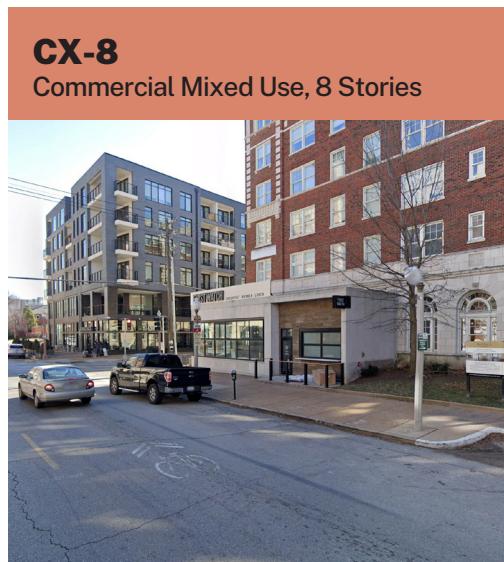
Commercial mixed use buildings up to a maximum height of 3 stories. Flexible approach to parking, including allowing lots to the side of buildings. Two potential sub-types would allow different mixes of retail use.

Commercial mixed use buildings up to a maximum height of 3 stories. Strict approach to parking, allowing it only behind the building or within it. Two potential sub-types would allow different mixes of retail use.

Commercial mixed use buildings up to a maximum height of 5 stories. Flexible approach to parking, including allowing lots to the side of buildings. Two potential sub-types would allow different mixes of retail use.



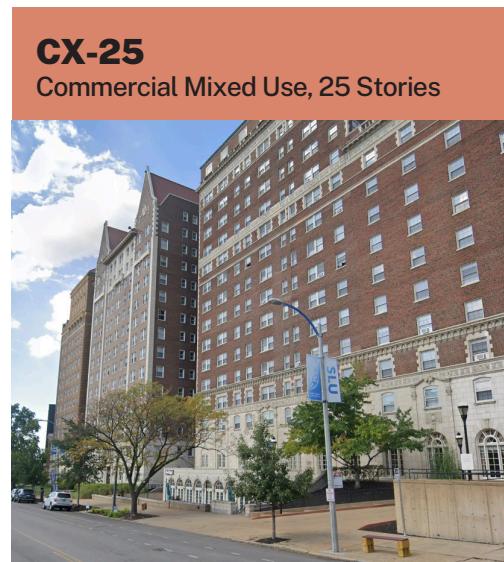
CX-5
Commercial Mixed Use, 5 Stories



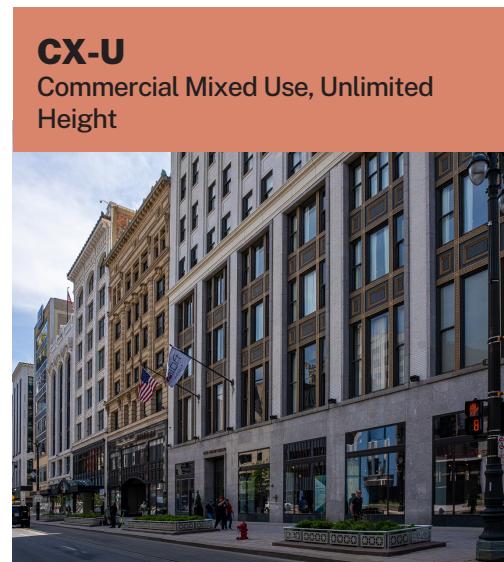
CX-8
Commercial Mixed Use, 8 Stories



CX-15
Commercial Mixed Use, 15 Stories



CX-25
Commercial Mixed Use, 25 Stories



CX-U
Commercial Mixed Use, Unlimited Height

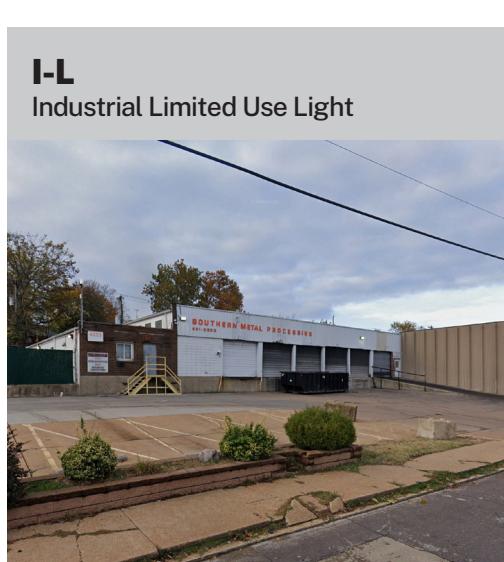
Commercial mixed use buildings up to a maximum height of 5 stories. Strict approach to parking, allowing it only behind the building or within it. Two potential sub-types would allow different mixes of retail use.

Commercial mixed use buildings (including residences, offices and hotels) up to a maximum height of 8 stories. Retail and civic uses would also be allowed.

Commercial mixed use buildings (including residences, offices and hotels) up to a maximum height of 15 stories. Retail and civic uses would also be allowed.

Commercial mixed use buildings (including residences, offices and hotels) up to a maximum height of 25 stories. Retail and civic uses would also be allowed.

The city's most intensive commercial mixed use district, intended for use in the Central Areas only, and particularly Downtown (Central East).



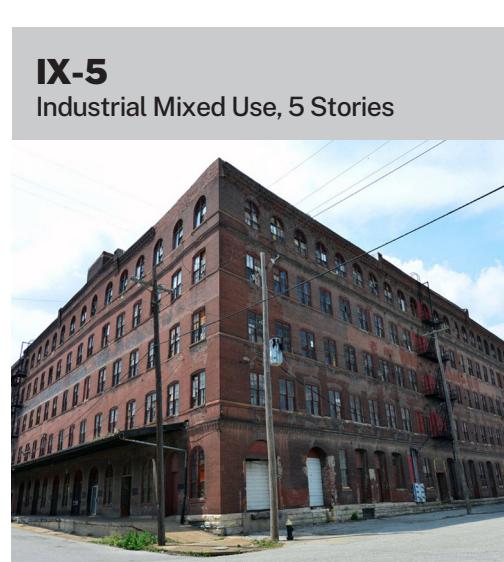
I-L
Industrial Limited Use Light



I-H
Industrial Limited Use Heavy



IX-3
Industrial Mixed Use, 3 Stories



IX-5
Industrial Mixed Use, 5 Stories

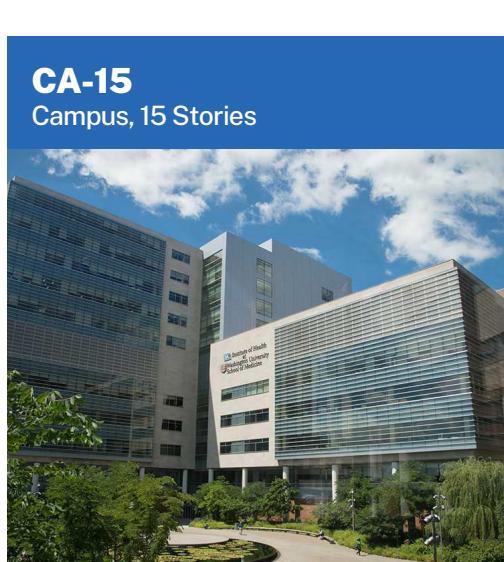
Light industrial areas that are too intensive in use to be compatible with residences. These may include warehouses, small scale manufacturing, storage of vehicles, gas stations or auto repair operations.

The city's heaviest industrial uses, including manufacturing, large-scale warehousing and logistics.

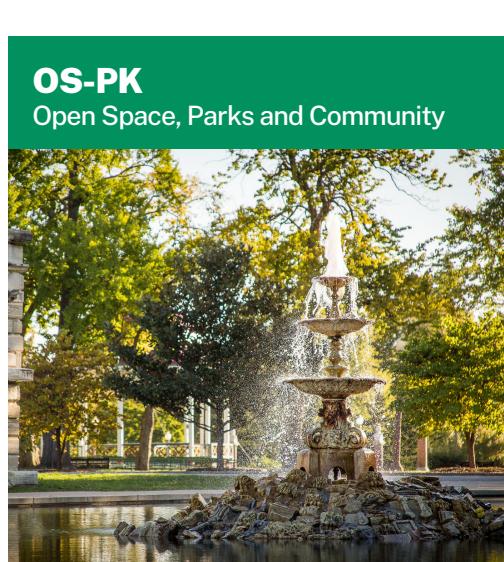
Allowing very light industrial uses, such as maker spaces, creative studios, commercial kitchens and offices, alongside retail and residences, up to a maximum height of 3 stories.

Allowing very light industrial uses, such as maker spaces, creative studios, commercial kitchens and offices, alongside retail and residences, up to a maximum height of 5 stories.

Less intensive civic or campus spaces, allowing up to 5 stories. Height limit reflects adjacency to neighborhoods.



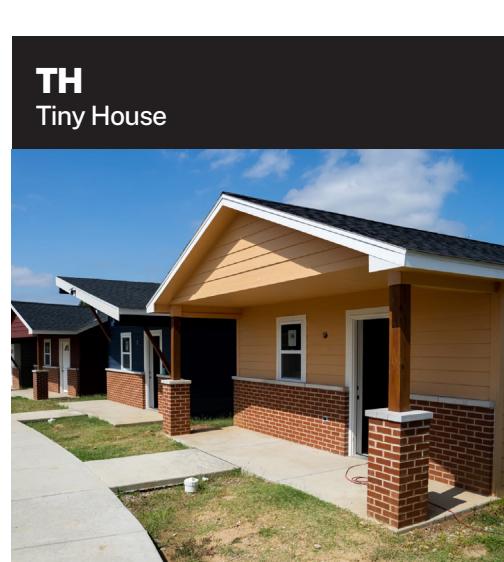
CA-15
Campus, 15 Stories



OS-PK
Open Space, Parks and Community



OS-O
Open Space, Other



TH
Tiny House



AG
Agriculture

More urban or intensive civic or campus spaces, allowing up to 15 stories (with the potential for more in some cases).

Zoning district directly aligned to the SLUP's Parks and Community land use. This includes both active and passive publicly-accessible recreation spaces.

Zoning district directly aligned to the SLUP's Other Open Space land use. This includes cemeteries, outdoor stormwater management facilities and sensitive natural areas.

Special zoning district for tiny homes or manufactured home parks, which would see multiple small residences on a large property, typically with common amenities.

Zoning district reserved for large-scale urban agriculture, potentially involving animals or machinery, as well as related uses such as commercial composting. (Smaller scale community gardens would likely be allowed in many districts).