MARION COUNTY LAND USE PLAN

PATTERN

BOOK

THE COMPREHENSIVE PLAN

LAND USE ELEMENT
PRIMARY PLAN

INDIANAPOLIS AND MARION COUNTY

METROPOLITAN DEVELOPMENT COMMISSION
OF MARION COUNTY, INDIANA

RESOLUTION NO. 2019-CPS-R-002

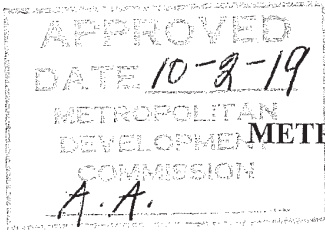RESOLUTION amending a segment of the Comprehensive or Master Plan of Marion County, Indiana, the Marion County Land Use Plan Pattern Book.

Be it resolved that, pursuant to I.C. 36-7-4, the Metropolitan Development Commission of Marion County, Indiana, hereby amends the Comprehensive or Master Plan for Marion County, Indiana, by the adoption of the Marion County Land Use Plan Pattern Book, a copy of which is on file and available for inspection during normal business hours in the office of the Department of Metropolitan Development, as an amendment to the Comprehensive or Master Plan of Marion County, Indiana. Be it further resolved that the Secretary of the Metropolitan Development Commission is directed to certify copies of this Resolution 2019-CPS-R-002 amending the Comprehensive or Master Plan of Marion County, Indiana, Marion County Land Use Plan Pattern Book.

Be it further resolved that the Director of the Department of Metropolitan Development is directed to mail or deliver certified copies of this Resolution 2019-CPS-R-002, to the Mayor of the City of Indianapolis, the City-County Council of Indianapolis and Marion County, the Board of Commissioners of Marion County, Indiana and to the legislative authorities of the incorporated cities and towns of Marion County, Indiana that are directly affected by this plan: Beech Grove, Lawrence, Southport, Speedway, Clermont, Crows Nest, Cumberland, Highwoods, Homecroft, Meridian Hills, North Crows Nest. Rocky Ripple, Spring Hill, Warren Park, Williams Creek, and Wynnedale. The Director shall also file one (1) summary of the plan in the office of the Recorder of Marion County.

DATE: _____10 . 2 . 2019_____

METROPOLITAN DEVELOPMENT
COMMISSION OF MARION COUNTY,
INDIANA

APPROVED AS TO LEGAL FORM
AND ADEQUACY THIS 25th DAY
OF _September_ , 2019

_____
John J. Dillon III, President

Christopher Steinmetz
Christopher Steinmetz
Assistant Corporation Counsel

THE CITY OF

INDIANAPOLIS
METROPOLITAN DEVELOPMENT

CONTENTS

ACKNOWLEDGEMENTS

INTRODUCTION

The **Marion County Land Use Plan** is one element of the **Comprehensive Plan for Indianapolis and Marion County**. The Comprehsensive Plan is the long-term vision for how Indianapolis and Marion County grows and develops as a healthy, inclusive, resilient, and competitive city. It is not a single plan, but instead is organized into seven distinct elements, including land use.

COMPREHENSIVE PLAN ELEMENTS:

VISION AND VALUES

LAND USE ⬅

TRANSPORTATION

PARKS, RECREATION, OPEN SPACE

NEIGHBORHOOD AND HOUSING STRATEGY

RESILIENCY

SPECIFIC AREA

The Land Use Plan is required by state statute as a basis for zoning and must include objectives and policies for future land use development. It is a policy document, not law, designed to promote the orderly development and redevelopment of the county.

The Land Use Plan has two components:

The Marion County Land Use Plan consists of two major components: The **Pattern Book (this document)** and The **Land Use Map**. The Land Use Pattern Book is the written component of the Marion County Land Use Plan, and lays out the land uses and typologies that are applied in the Land Use Map.
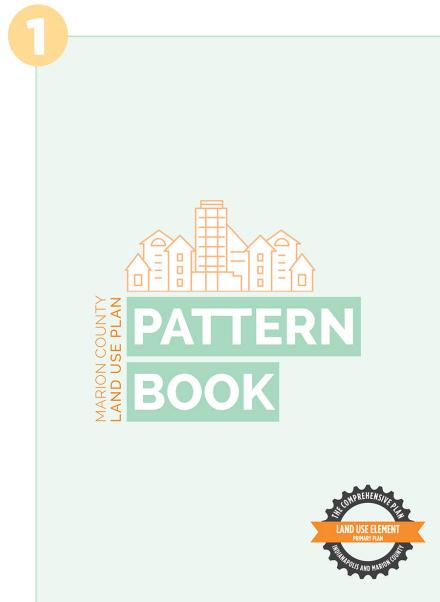
The **Pattern Book** outlines the classification system and conditions for each land use.

The **Land Use Map** applies system outlined in the Pattern Book to geographical areas.

The Pattern Book lays out a land use classification system that guides the orderly development of the county and protects the character of neighborhoods while also being flexible and adaptable enough to allow neighborhoods to grow and change over time. It provides a logical framework for city officials and residents to make informed decisions based on planning rationale that relates to the goals of making Indianapolis healthier, more resilient, more inclusive, and more competitive.

The Pattern Book serves as a policy guide for anyone who wants to make a decision about land and development—property owners, developers, neighbors, neighborhood organizations, grant writers, City zoning staff, City boards and commissions, school districts, utilities and City infrastructure planners.

WHAT VALUES GUIDE THE LAND USE PLAN?

As a component of **Plan 2020**, a planning initiative for Indianapolis' Bicentennial legacy, the Marion County Land Use Plan is guided by the **Plan 2020 Bicentennial Agenda** (the Comprehensive Plan's Vision and Values component).

The four major goals set out in the Bicentennial Agenda are to make Indianapolis healthier, more resilient, more inclusive, and more competitive.
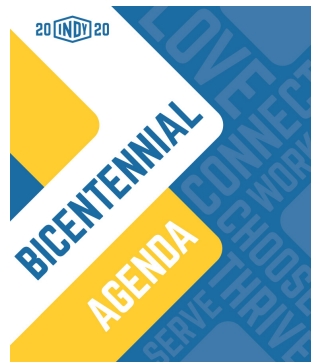
While the Plan 2020 Bicentennial Agenda provided the core goals, public input helped to guide the objectives during 'Listening Sessions' facilitated by Mayor's Neighborhood Advocates and Department of Metropolitan Development (DMD) staff. The Mayor's Neighborhood Advocates are appointed by the Mayor to represent the interests of Indianapolis residents in city initiatives and plans and to respond to community concerns. For the Land Use Plan, they facilitated Listening Sessions at meetings of registered neighborhood organizations across the county. They also spoke to residents one-on-one during their community hours.

While Mayor's Neighborhood Advocates were working with neighborhood organizations, DMD staff sought out 'equity partners' that work specifically with populations historically underrepresented in planning processes.

During Listening Sessions, residents were asked to respond to three questions about their neighborhoods: **"What do you like about your neighborhood?"**, **"What's missing in your neighborhood?"** and **"What's the one thing you would add (to your neighborhood) that would make you most happy?"**

So, what did we learn from the answers to these questions? When asked what residents *like* about their neighborhoods, we learned that what people value most about their communities is related to their location and their 'sense of place'. Many of the answers we received were qualitative. We found that residents want their neighborhoods to have proximity or access to downtown and amenities, but they also want it to feel like a separate enclave with its own identity.

"Small town feel" in proximity to downtown

Secluded feel, close to Washington Street but feels set apart

Access to the interstate, shopping, hospitals, and food

Close to Downtown, Greenwood, and the University of Indianapolis

Residents value connectedness but also want their neighborhoods to be complete communities with neighborhood-serving amenities.

When asked what's *missing* in their neighborhoods, residents most often responded with uses that relate to meeting their basic needs. Many residents felt that their neighborhoods lacked places to buy food and other basic necessities, and responded with places like grocery stores, places to eat, and drug stores. Some neighborhoods also mentioned that they wanted vacant houses to be occupied. However, when asked what's the *one thing* that residents would add to their neighborhoods that would make them *most happy*, we heard responses that were more aspirational and centered around the well-being of the community.

"Places for kids to play safely"

"Cultural Centers"   "Community Space"

"A Wellness Center"

"Community Gardens"   "Third Places"

how to use this document:

Steps:

Step 1: Find the property on the Land Use Map

Visit th City's website (www.indy.gov) to locate a specific parcel, address, or neighborhood on the Land Use Map, which shows the Neighborhood Typologies for the area.

Step 2: Identify the Neighborhood Typology

The Pattern Book is built around **Neighborhood Typologies**, which are combinations of uses that work well together to create a thriving community. Typologies provide guidance on what uses might be appropriate based on the context of the neighborhood or area. This document outlines three typologies: **living**, **mixed-use**, and **working**.

Living typologies are primarily residential neighborhoods but also include small shops, schools, and places of worship. Mixed-use typologies include a balance of places where people live and work. Finally, working typologies are primarily where people work and are too intense to be near homes.

LIVING TYPOLOGY:

SUBURBAN NEIGHBORHOOD

SUBURBAN NEIGHBORHOOD

The **Suburban Neighborhood** typology is predominantly made up of single-family housing, but is interspersed with attached and multifamily housing where appropriate. This typology should be supported by a variety of neighborhood-serving businesses, institutions, and amenities. Natural Corridors and natural features such as stream corridors, wetlands, and woodlands should be treated as focal points or organizing systems for development. Streets should be well-connected and amenities should be treated as landmarks that enhance navigability of the development. This typology generally has a residential density of 1 to 5 dwelling units per acre, but a higher density is recommended if the development is within a quarter mile of a frequent transit line, greenway, or park.

NEIGHBORHOOD TYPOLOGY

Each Neighborhood Typology starts with a short summary that explains its features - here, you'll find a typical residential density, as well as some information about how it looks and feels.

Step 3: Find Recommended Land Uses

Land Uses are the recommended types of activities that should occur on a property. This document provides information on land uses within Neighborhood Typologies as well as land uses mapped outside of the classification system.

SUBURBAN NEIGHB

living typologies • living typologies • living typologies • living typologies • living typologies

per acre should have design character compatible with adjacent properties. Density intensification should be incremental with higher density housing types located closer to frequent transit lines, greenways or parks.

Detached Housing

The house should extend beyond the front of the garage.

Lots should be no more than 1.5 times the size (larger or smaller) of adjacent/surrounding lots, except in cases where lots abut existing residential lots of one acre or more in size. In those cases, lots should be no smaller than 10,000 square feet and no larger than 1.5 times the size of the abutting lot.

Attached Housing

Duplexes should be located on corner lots, with entrances located on different sides of the lot or otherwise interspersed with detached housing.

Duplexes should be architecturally harmonious with adjacent housing.

Townhomes should be organized around intersections of neighborhood collector streets, greenways, parks or public squares, or neighborhood-serving retail.

Multifamily Housing

Should be located along arterial or collector streets, parks, or greenways.

Resilient 3.4
Competitive 1.2

Healthy 3.1
Competitive 1.1

Resilient 3.4

Healthy 1.2
Resilient 3.1, 3.3
Competitive 1.1, 1.2

Healthy 1.2
Resilient 3.1, 3.3
Competitive 1.1, 1.2

TYPOLOGY LAND USES

A list of the land uses recommended within that district. Each use has conditions that provide guidance on when and where that use is appropriate.

RATIONALE

The bubbles on the right-hand side of the page direct you to the 'Planning Rationale' chapter, which provides insight about each condition.

NON-TYPOLOGY LAND USES

These stand-alone land uses are mapped outside of the typology system due to their scale or the nature of their use.

AGRICULTURAL PRESERVATION

The 'Agricultural Preservation' land use is intended for areas that should be protected for agricultural use. These areas may also be appropriate for parks.

LARGE-SCALE PARK

Large-Scale Parks are generally over 10 acres in size.

LINEAR PARK

This land use category is intended for public or private property designated for active or passive recreation and is primarily used for the passage of people or wildlife. Examples are greenways, parkways, trails, off-street paths, and conservation areas.

FLOODWAY

The Floodway category delineates areas that exhibit a great potential for property loss and damage from severe flooding, or for water quality degradation. No development should occur within the floodway. Nonconforming uses currently within a floodway should not be expanded or altered.

REGIONAL SPECIAL USE

This category provides for public, semi-public and private land uses that serve a specific institutional purpose for a significant portion of the county. Examples are large-scale, generally stable institutional uses such as cemeteries, hospitals, universities, high schools, government complexes, large museums, the Indiana State Fairgrounds, and the Indianapolis Motor Speedway.

NON-TYPOLOGY LAND USES

These uses are mapped outside of the neighborhood typology system do to their scale or the nature of their use.

Step 4: Check for Overlays

Overlays are applied in areas where the land uses allowed in the neighborhood typologies need to be adjusted due to special circumstances, such as an environmentally sensitive area or an area ideal for transit-oriented development.

OVERLAY MODIFICATIONS

If a property is in an overlay, you can look here to see how it adds, modifies, or removes the recommended land uses within the base typology.

emergency vehicle areas to buffer surrounding residential uses.

Small-Scale Parks

With the exception of minimally-improved natural areas or golf courses, parks should be integrated as focal points and should not have more than 25% of their perimeter comprised of adjoining rear or side yards.

> Resilient 2.4
> Competitive 3.1

Should be situated along streets on which the front door of housing units is located.

> Resilient 2.4
> Competitive 1.1

If a component of a master-planned development, continuous pedestrian infrastructure (sidewalk, greenway, or off-street path) between the proposed site and any residential uses within the development should be provided.

> Healthy 1.1
> Inclusive 2.2

Community Farms/Gardens

Should be limited to three acres each.

> Resilient 3.4

May include sales of products grown onsite.

> Healthy 2.2

overlay modifications

ENVIRONMENTALLY SENSITIVE AREAS (ES)

The Environmentally Sensitive Areas (ES) Overlay is intended for areas containing high quality woodlands, wetlands, or other natural resources that should be protected. The purpose of this overlay is to prevent or mitigate potential damage to these resources caused by development. This overlay is also appropriate for areas that present an opportunity to create a new environmental asset. This overlay is not intended for the preservation of open space.

LAND USES

TYPOLOGY LAND USES

These land uses are mapped within the typology system.

DETACHED HOUSING

Detached housing refers to detached single-family homes. While this type of housing may include a secondary dwelling unit (such as a mother-in-law suite or carriage house), the secondary dwelling unit is usually smaller than the primary home and the entire property is under a single ownership.

ATTACHED HOUSING

Duplexes, triplexes, quads, townhouses, row houses, stacked flats, and other, similar legally-complete dwellings joined by common walls and typically with each unit on its own lot or part of a condominium.

SMALL-SCALE MULTIFAMILY HOUSING

Single or multiple buildings each with five or more legally-complete dwelling units in a development of less than two acres and at a height of less than 40 feet.

LARGE-SCALE MULTIFAMILY HOUSING

Single or multiple buildings each with five or more legally-complete dwelling units in a development of more than two acres and at a height greater than 40 feet.

ASSISTED LIVING FACILITIES/NURSING HOMES

A residential facility that provides a combination of housing, social activity, supportive services, personalized assistance, and health care.

GROUP HOMES

A residential facility for 2 or more individuals meeting the definition of a handicapped person under the Federal Fair Housing Act and court decisions interpreting that act, including persons with developmental disabilities and persons with psychiatric disorders or addictions.

BED AND BREAKFAST

The commercial rental of up to 6 bedrooms within a private, owner-occupied, single-family detached dwelling unit, and providing temporary accommodations, typically including a morning meal, to overnight guests.

HOTELS, MOTELS, OR HOSTELS

Any building or group of buildings containing guest rooms designed or intended to be occupied for sleeping purposes by guests for a fee.

BOUTIQUE HOTELS

Boutique hotels are generally smaller in scale and intensity than other hotels, with a maximum of 25 guest rooms. They have a high degree of street-level activation.

SMALL-SCALE OFFICES, RETAILING, AND PERSONAL OR PROFESSIONAL SERVICES

Commercial uses with minimal outdoor operations, storage, or display on lots of less than 1.5 acres and a height of less than 35 feet.

LARGE-SCALE OFFICES, RETAILING, AND PERSONAL OR PROFESSIONAL SERVICES

Commercial uses with minimal outdoor operations, storage, or display on lots of more than 1.5 acres and a height of more than 35 feet.

HEAVY COMMERCIAL USES

Heavy commercial uses generally include outdoor operations, storage, and/or display.

LIGHT INDUSTRIAL USES

These industrial uses create minimal emissions of light, odor, noise, or vibrations. Examples include warehousing and logistics facilities. These land uses do not use, store, produce, emit, or transport hazardous materials.

ARTISAN MANUFACTURING AND FOOD PRODUCTION

The small-scale, on-site making, fabrication, production, or preparation of food, beverages, crafts, or products by an artist, artisan, or skilled craftsperson, and may include direct sales and consumption on site. These uses are similar in scale to neighborhood-serving commercial and office uses, and do not create emissions of light, odor, noise, or vibrations. Typically, these uses are small businesses that generate little truck traffic and have minimal outdoor operations, storage, or display.

HEAVY INDUSTRIAL USES

Found only in the Heavy Industrial District, these industrial uses create emissions of light, odor, noise, or vibrations. All uses requiring an air permit and/or wastewater permit from the Indiana Department of Environmental Management (IDEM) is considered Heavy Industrial, but not all Heavy Industrial uses necessary require an IDEM permit.

SMALL-SCALE SCHOOLS, PLACES OF WORSHIP, AND OTHER PLACES OF ASSEMBLY

Schools, places of worship, and other places of assembly that are generally less than five acres in size.

LARGE-SCALE SCHOOLS, PLACES OF WORSHIP, AND OTHER PLACES OF ASSEMBLY

Schools, places of worship, and other places of assembly that are generally more than five acres in size. Particularly large centers of education such as township high schools and universities would not be included in this definition, and are considered to be regional special uses.

NEIGHBORHOOD-SERVING INSTITUTIONS/INFRASTRUCTURE

Generally small-scaled or low-intensity public, semi-public, and private land uses that serve a specific institutional purpose for the surrounding neighborhoods. Examples are charitable and philanthropic institutions, government office buildings, libraries, fire stations, and police roll-call sites.

COMMUNITY-SERVING INSTITUTIONS/INFRASTRUCTURE

Public, semi-public, and private land uses that serve a specific institutional purpose for a significant portion of the county. Examples are government complexes, small claims courts, and probation centers.

SMALL-SCALE PARKS

Public or private parks that are generally under 10 acres in size.

COMMUNITY FARMS/GARDENS

An area of land less than two or three acres in size (depending on the district in which it is located) managed and maintained by a group of individuals to cultivate fruits, flowers, vegetables or ornamental plants.

SURFACE PARKING (AS A PRIMARY USE)

A surface parking lot that is not subordinate to another use.

STRUCTURED PARKING (AS A PRIMARY USE)

A parking structure that is not subordinate to another use.

WORKING FARMS

This use includes production agriculture, composting, forestry, greenhouses, plant nurseries, agritourism, limited livestock, and sale of agricultural products produced on site. Working farms are larger than three acres in size.

WIND OR SOLAR FARMS

This use consists of solar or wind technology that produces energy and is not subordinate to another use (such solar panels on the roof of a house).

NON-TYPOLOGY LAND USES

These stand-alone land uses are mapped outside of the typology system due to their scale or the nature of their use.

AGRICULTURAL PRESERVATION

The 'Agricultural Preservation' land use is intended for areas that should be protected for agricultural use. These areas may also be appropriate for parks.

LARGE-SCALE PARKS

Large-Scale Parks are generally over 10 acres in size.

LINEAR PARKS

This land use category is intended for public or private property designated for active or passive recreation and is primarily used for the passage of people or wildlife. Examples are greenways, parkways, trails, off-street paths, and conservation areas.

FLOODWAYS

The Floodway category delineates areas that exhibit a great potential for property loss and damage from severe flooding, or for water quality degradation. No development should occur within the floodway. Nonconforming uses currently within a floodway should not be expanded or altered.

REGIONAL SPECIAL USE

This category provides for public, semi-public and private land uses that serve a specific institutional purpose for a significant portion of the county. Examples are large-scale, generally stable institutional uses such as cemeteries, hospitals, universities, high schools, government complexes, large museums, the Indiana State Fairgrounds, and the Indianapolis Motor Speedway.

Long Range Planning staff should provide guidance regarding any property use changes in this typology. Partial property changes should remain thematically or economically supportive of the special use while also being contextually sensitive to adjacent existing development and land use plans. Redevelopment, use changes, or other significant changes to the entire property must be informed by a planning study conducted by Department of Metropolitan Development to determine Land Use Plan recommendations.

TYPOLOGIES

LIVING TYPOLOGIES

Living Typologies are primarily residential neighborhoods - places where people live. They may have some other uses mixed in, such as small shops, schools, or places of worship, but homes are the priority in these typologies.

RURAL OR ESTATE NEIGHBORHOOD

The Rural or Estate Neighborhood typology applies to both rural or agricultural areas and historic, urban areas with estate-style homes on large lots. In both forms, this typology prioritizes the exceptional natural features – such as rolling hills, high quality woodlands, and wetlands – that make these areas unique. Development in this typology should work with the existing topography as much as possible. Typically, this typology has a residential density of less than one dwelling unit per acre unless housing is clustered to preserve open space.

SUBURBAN NEIGHBORHOOD

The Suburban Neighborhood typology is predominantly made up of single-family housing, but is interspersed with attached and multifamily housing where appropriate. This typology should be supported by a variety of neighborhood-serving businesses, institutions, and amenities. Natural Corridors and natural features such as stream corridors, wetlands, and woodlands should be treated as focal points or organizing systems for development. Streets should be well-connected and amenities should be treated as landmarks that enhance navigability of the development. This typology generally has a residential density of 1 to 5 dwelling units per acre, but a higher density is recommended if the development is within a quarter mile of a frequent transit line, greenway, or park.

TRADITIONAL NEIGHBORHOOD

The Traditional Neighborhood typology includes a full spectrum of housing types, ranging from single family homes to large-scale multifamily housing. The development pattern of this typology should be compact and well-connected, with access to individual parcels by an alley when practical. Building form should promote the social connectivity of the neighborhood, with clearly defined public, semi-public, and private spaces. Infill development should continue the existing visual pattern, rhythm, or orientation of surrounding buildings when possible. A wide range of neighborhood-serving businesses, institutions, and amenities should be present. Ideally, most daily needs are within walking distance. This typology usually has a residential density of 5 to 15 dwelling units per acre, but a higher density is

recommended if the development is within a quarter mile of a frequent transit line, greenway, or park

CITY NEIGHBORHOOD

The City Neighborhood typology consists largely of multifamily housing, and is stepped down to other living typologies with attached housing. This typology is dense and walkable with a full range of city services and public amenities. Ideally, block lengths are shorter than 500 feet and publicly-accessible pedestrian connections are provided through large developments. Access to individual parcels is generally by an alley or internal parking structures. Public spaces are typically of a smaller and more intimate scale in the form of smaller parks, streetscapes, and interior courtyards or rooftop spaces. Residential development activates the sidewalk with externalized doors and public or semi-public spaces. The City Neighborhood typology typically has a residential density in excess of 15 dwelling units per acre.

MIXED-USE TYPOLOGIES

Mixed-Use Typologies have a balance of places where people live and places where people work. Generally, only uses that are compatible with residential uses are recommended in these typologies. More intense uses, such as hospitals or universities in the 'Institution-Oriented Mixed-Use" have conditions attached to them that mitigate their impact on nearby residential neighborhoods.

VILLAGE MIXED-USE

The Village Mixed-Use typology creates neighborhood gathering places with a wide range of small businesses, housing types, and public facilities. This typology is intended to strengthen existing, historically small town centers as well as to promote new neighborhood centers. Businesses found in this typology serve adjacent neighborhoods, rather than the wider community. This typology is compact and walkable, with parking at the rear of buildings. Buildings are one to four stories in height and have entrances and large windows facing the street. Pedestrian-scale amenities such as lighting, landscaping, and sidewalk furniture also contributes to a walkable environment in this typology. Uses may be mixed vertically in the same building or horizontally along a corridor. Public spaces in this typology are small and intimate, such as pocket parks and sidewalk cafes. This typology has a residential density of 6 to 25 dwelling units per acre.

URBAN MIXED-USE

The Urban Mixed-Use typology provides dense, pedestrian-oriented development with a wide range of businesses, services, and institutions that serve both adjacent neighborhoods and the broader Indianapolis community. Buildings are four to eight stories in height with entrances and large windows facing the street. Where possible, sidewalks and other pedestrian spaces should be activated as places to gather or otherwise spend time, such as sidewalk cafes and plazas. Public spaces may also be programmable for community events. Off-street parking should be behind buildings or in garages. Where block lengths are longer than 500 feet, public pedestrian paths should be provided as cut-through's. This typology has a residential density of at least 25 to 75 units per acre.

CORE MIXED-USE

The Core Mixed-Use typology is intended for the core of the City's Central Business District and along logical extensions from the core (such as the North Meridian Street corridor). It is characterized by dense, compact, and tall building patterns and a substantial degree of activity. Businesses, services, and institutions in this typology serve the entire region as well as residents and tourists. There is a wide range of public spaces, with some designed to accommodate events and festivals. Buildings are at least six stories in height and all off-street parking should be in garages. While buildings in this typology are larger than in other mixed-use typologies, they should still be designed with the pedestrian in mind, with entrances and large windows facing the street. Ideally, this typology has a tight street grid with frequent intersections and small blocks. In areas where small blocks are not practical due to existing development, public pedestrian paths should be provided as cut-through's. This typology has a residential density in excess of 50 units per acre.

INSTITUTION-ORIENTED MIXED-USE (CAMPUS)

The Institution-Oriented Mixed-Use (Campus) typology contains a mix of land uses within and surrounding a significant regional institution campus, such as a university or hospital. This typology is meant to promote development that is permeable to pedestrians and integrates into its surrounding context. Uses in this typology will often be thematically or economically linked to the anchor institution. Residential areas of this typology have a density of 8 to 15 dwelling units per acre.

WORKING TYPOLOGIES

Working Typologies are primarily non-residential areas - places where people work. Generally, these typologies are intended for uses that are too intense to be near homes - either because of their scale and form (such as a business park) or because they may cause a nuisance (such as heavy industrial uses).

OFFICE COMMERCIAL

The Office Commercial typology provides for single and multi-tenant office buildings. It is often a buffer between higher intensity land uses and lower intensity land uses. Office commercial development can range from a small freestanding office to a major employment center. This typology is intended to facilitate establishments such as medical and dental facilities, education services, insurance, real estate, financial institutions, design firms, legal services, and hair and body care salons.

COMMUNITY COMMERCIAL

The Community Commercial typology provides for low-intensity commercial and office uses that serve nearby neighborhoods. These uses are usually in freestanding buildings or small, integrated centers. Examples include small-scale shops, personal services, professional and business services, grocery stores, drug stores, restaurants, and public gathering spaces.

REGIONAL COMMERCIAL

The Regional Commercial typology provides for general commercial and office uses that serve a significant portion of the county rather than just the surrounding neighborhoods. Uses are usually in large freestanding buildings or integrated centers. Typical examples include shopping malls, strip shopping centers, department stores, and home improvement centers.

HEAVY COMMERCIAL

The Heavy Commercial typology provides for consumer-oriented general commercial and office uses that tend to exhibit characteristics that are not compatible with less intensive land uses. They are often dominated by exterior operations, sales, and display of goods. Examples include vehicle sales and commercial lumber yards.

OFFICE/INDUSTRIAL MIXED-USE (BUSINESS PARK)

The Office/Industrial Mixed-Use (Business Park) typology is intended to provide for light industrial, distribution, and office uses conducted within enclosed structures and unlikely to create emissions of light, odor, noise, or vibrations. The typology is characterized by groups of buildings within office/warehouse parks. Examples of typical uses include warehousing, wholesaling, research and development facilities, testing and evaluation facilities, offices, education resource centers, assembly of high technology products, and conference centers. Industrial or truck traffic should be separated from local/residential traffic in this typology.

LIGHT INDUSTRIAL

The Light Industrial typology provides for industrial, production, distribution, and repair uses conducted within enclosed structures and unlikely to create emissions of light, odor, noise, or vibrations. This typology is characterized by freestanding buildings or groups of buildings, often within industrial parks. Typical uses include warehousing, self-storage, assembly of parts, laboratories, wholesaling, and printing. Industrial or truck traffic should be separated from local/residential traffic.

HEAVY INDUSTRIAL

The Heavy Industrial typology provides for industrial, production, distribution, and repair uses that are intense and may create emissions of light, odor, noise, or vibrations. This typology is characterized by freestanding buildings or groups of buildings, often within industrial parks. Outdoor operations and storage are common. Typical uses include food processing, milling, storage of petroleum products, recycling, welding, and concrete mixing. Industrial or truck traffic should be separated from local/residential traffic.

OVERLAYS

Overlays are used in places where the land uses that are allowed in a typology need to be adjusted. They may be needed because an area is environmentally sensitive, near an airport, or because a certain type of development should be promoted. Overlays can add uses, remove uses, or modify the conditions that are applied to uses in a typology

ENVIRONMENTALLY SENSITIVE AREAS (ES)

The Environmentally Sensitive Areas (ES) Overlay is intended for areas containing high quality woodlands, wetlands, or other natural resources that should be protected. The purpose of this overlay is to prevent or mitigate potential damage to these resources caused by development. This overlay is also appropriate for areas that present an opportunity to create a new environmental asset. This overlay is not intended for the preservation of open space.

TRANSIT-ORIENTED DEVELOPMENT (TOD)

The Transit-Oriented Development (TOD) overlay is intended for areas within walking distance of a transit station. The purpose of this overlay is to promote pedestrian connectivity and a higher density than the surrounding area.

TOWN CENTER (TC)

The Town Center (TC) overlay is intended for new and historic neighborhood centers. Its purpose is to promote development with a high degree of pedestrian connectivity that has a slightly higher density than the surrounding area.

RESIDENTIAL CORRIDOR RESERVE (RR)

The Residential Corridor Reserve (RR) overlay is intended for areas where the residential nature of a corridor is at risk due to encroachment from other land uses. An example might be residential areas that are being overtaken by school, hospital, or corporate campuses.

INDUSTRIAL RESERVE (IR)

The Industrial Reserve (IR) overlay is intended for areas that are prime for industrial development due to factors such as large parcel size, proximity to compatible uses, and/or interstate access.

AIRPORT VICINITY (AV)

The Airport Vicinity (AV) overlay is intended to provide for development that appropriately responds to the unique needs and constraints of airports.

CRITICAL AREA (CA)

Critical Area (CA) overlays are intended for special circumstances where custom modifications need to be made. If the property in question falls into a Critical Area overlay, please refer to the 'Critical Areas' section for further guidance.

LIVING TYPOLOGY:

RURAL OR ESTATE NEIGHBORHOOD

The **Rural or Estate Neighborhood** typology applies to both rural or agricultural areas and historic, urban areas with estate-style homes on large lots. In both forms, this typology prioritizes the exceptional natural features – such as rolling hills, high quality woodlands, and wetlands – that make these areas unique. Development in this typology should work with the existing topography as much as possible. Typically, this typology has a residential density of less than one dwelling unit per acre unless housing is clustered to preserve open space.

recommended land uses

Detached Housing

Should preserve open space.

In older, established historic areas, lots should be deep and narrow with deep setbacks. This allows for city services such as streets and sewer lines to be used more efficiently. Mature trees should be preserved whenever possible.

In more rural areas, the protection of open space is even more critical. Lots should be both deep and wide.

Denser development is appropriate only if the houses are clustered together and public open space is provided.

"Flag lots" (lots that are behind other lots, buildings, or otherwise not visible from the road) should be avoided.

Lots should be no larger than one and a half times the adjacent lots.

Working farms

Livestock feedlots, open food composting, or other uses emitting significant and unmitigated odors should be separated from all other land use typologies with the exception of Heavy Commercial, Light Industrial, and Heavy Industrial by a minimum of 500 feet.

Group Homes

Should be in harmony with the character of the surrounding neighborhood in terms of materials, building placement, entrance location, and vehicle and service areas.

Healthy 3.2
Resilient 1.2

Resilient 1.2

Resilient 2.1

Resilient 3.4

Resilient 3.4

Resilient 3.4

RURAL OR ESTATE NEIGHBORHOOD

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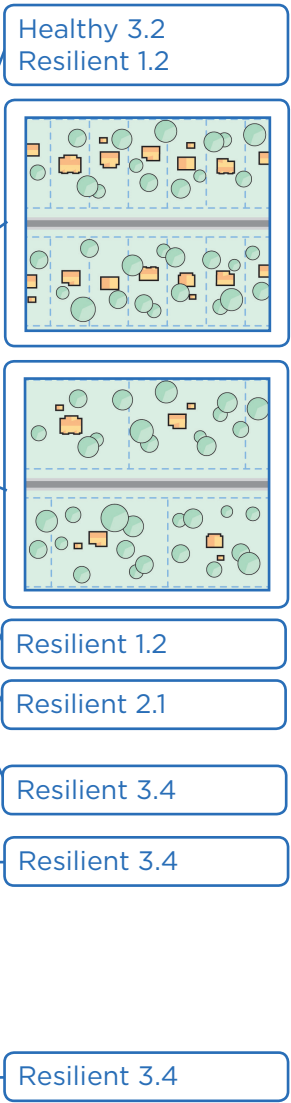
▌ Should be located adjacent to residential uses.

<div style="float:right">Healthy 3.3</div>

Bed and Breakfast

▌ Should be in harmony with the character of the surrounding neighborhood in terms of materials, building placement, entrance location, and vehicle and service areas.

<div style="float:right">Resilient 3.4</div>

Wind or Solar Farms

▌ Recommended only where it is unlikely to have an impact on areas of exceptional topography or sight-lines.

<div style="float:right">Competitive 3.1</div>

overlay modifications

ENVIRONMENTALLY SENSITIVE AREAS (ES)

The Environmentally Sensitive Areas (ES) Overlay is intended for areas containing high quality woodlands, wetlands, or other natural resources that should be protected. The purpose of this overlay is to prevent or mitigate potential damage to these resources caused by development. This overlay is also appropriate for areas that present an opportunity to create a new environmental asset. This overlay is not intended for the preservation of open space.

Added Uses

No uses are added.

Modified Uses

Detached Housing - Should be oriented to minimize impact on the natural environment, including trees, wetlands, and exceptional topography. Housing is significantly discouraged in floodplains. Additionally, development should preserve or add at least 30% of the entire parcel as tree canopy or naturalized area.

<div style="float:right">Resilient 1.1.1, 1.4</div>

Group Homes - Should be oriented to minimize impact on the natural environment, including trees, wetlands, and exceptional topography. Additionally, development should preserve or add at least 30% of the entire parcel as tree canopy or naturalized area.

<div style="float:right">Resilient 1.1.1, 1.4</div>

Bed and Breakfast - Should be oriented to minimize impact on the natural environment, including trees, wetlands, and exceptional topography. Additionally, development should preserve or add at least 30% of the entire parcel as tree canopy or naturalized area.

<div style="float:right">Resilient 1.1.1, 1.4</div>

Removed Uses

Working Farms

Wind or Solar Farms

<div style="float:right">Resilient 1.1.3</div>

Added Uses

No uses are added.

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RURAL OR ESTATE NEIGHBORHOOD

TRANSIT-ORIENTED DEVELOPMENT (TOD)

Transit-Oriented Development (TOD) overlays are not appropriate in this typology.

TOWN CENTER (TC)

Town Center (TC) overlays are not appropriate in this typology.

RESIDENTIAL CORRIDOR RESERVE (RR)

The Residential Corridor Reserve (RR) overlay is intended for areas where the residential nature of a corridor is at risk due to encroachment from other land uses. An example might be residential areas that are being overtaken by school, hospital, or corporate campuses.

Added Uses
No uses are added.

Modified Uses
No uses are modified.

Removed Uses
Bed and Breakfast

Working Farms

Solar Farms

Resilient 3.3

INDUSTRIAL RESERVE (IR)

Industrial Reserve (IR) overlays are not appropriate in this typology.

AIRPORT VICINITY (AV)

Airport Vicinity (AV) overlays are not appropriate in this typology.

CRITICAL AREA (CA)

Critical Area (CA) overlays are intended for special circumstances where custom modifications need to be made. If the property in question falls into a Critical Area overlay, please see its corresponding text for further guidance.

SUBURBAN NEIGHBORHOOD

The **Suburban Neighborhood** typology is predominantly made up of single-family housing, but is interspersed with attached and multifamily housing where appropriate. This typology should be supported by a variety of neighborhood-serving businesses, institutions, and amenities. Natural Corridors and natural features such as stream corridors, wetlands, and woodlands should be treated as focal points or organizing systems for development. Streets should be well-connected and amenities should be treated as landmarks that enhance navigability of the development. This typology generally has a residential density of 1 to 5 dwelling units per acre, but a higher density is recommended if the development is within a quarter mile of a frequent transit line, greenway, or park.

recommended land uses

Conditions for All Land Use Types

All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.

Resilient 3.1

All development should include sidewalks along the street frontage.

Healthy 1.1
Inclusive 2.2

Hydrological patterns should be preserved wherever possible.

Resilient 1.5, 2.5

Curvilnear streets should be used with discretion and should maintain the same general direction.

Healthy 1.1
Inclusive 2.2

In master-planned developments, block lengths of less than 500 feet, or pedestrian cut-throughs for longer blocks, are encouraged.

Healthy 1.1, 3.1
Competitive 1.1

Conditions for All Housing

A mix of housing types is encouraged.

Inclusive 1.1, 2.1
Resilient 3.2
Competitive 1.2

Developments of more than 30 housing units must have access to at least one arterial street of 3 or more continuous travel lanes between the intersections of two intersecting arterial streets.

Resilient 2.3, 3.1

Should be within a one-mile distance (using streets, sidewalks, and/or off-street paths) of a school, playground, library, public greenway, or similar publicly-accessible recreational or cultural amenity that is available at no cost to the user.

Healthy 1.2
Inclusive 1.3
Competitive 1.1

Should be oriented towards the street with a pedestrian connection from the front door(s) to the sidewalk. Driveways/parking areas do not qualify as a pedestrian connection.

> Healthy 3.1
> Resilient 2.4
> Competitive 1.1

Developments with densities higher than 5 dwelling units per acre should have design character compatible with adjacent properties. Density intensification should be incremental with higher density housing types located closer to frequent transit lines, greenways or parks.

> Resilient 3.4
> Competitive 1.2

Detached Housing

The house should extend beyond the front of the garage.

> Healthy 3.1
> Competitive 1.1

Lots should be no more than 1.5 times the size (larger or smaller) of adjacent/surrounding lots, except in cases where lots abut existing residential lots of one acre or more in size. In those cases, lots should be no smaller than 10,000 square feet and no larger than 1.5 times the size of the abutting lot.

Attached Housing

Duplexes should be located on corner lots, with entrances located on different sides of the lot or otherwise interspersed with detached housing.

Duplexes should be architecturally harmonious with adjacent housing.

> Resilient 3.4

Townhomes should be organized around intersections of neighborhood collector streets, greenways, parks or public squares, or neighborhood-serving retail.

> Healthy 1.2
> Resilient 3.1, 3.3
> Competitive 1.1, 1.2

Multifamily Housing

Should be located along arterial or collector streets, parks, or greenways.

> Healthy 1.2
> Resilient 3.1, 3.3
> Competitive 1.1, 1.2

Parking should be either behind or interior to the development.

> Healthy 1.1
> Resilient 2.4
> Competitive 3.1

Individual building height, massing, and footprint should gradually transition from adjacent developments. Specifically, buildings located adjacent to existing residential developments should be no more than one and a half times the height and no more than than twice the average footprint of the existing adjacent residential buildings.

> Resilient 3.4
> Competitive 1.2

Assisted Living Facilities/Nursing Homes

Should be located along an arterial or collector street.

> Resilient 2.3, 3.1

Should be in harmony with the surrounding neighborhoods and should site and screen their parking, service, and emergency vehicle areas to buffer surrounding residential uses.

> Resilient 3.4
> Competitive 3.1

Should not be within 1000 feet of a highway, freeway, or expressway.

> Healthy 4.1

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SUBURBAN NEIGHBORHOOD

Group Homes

Should be in harmony with the character of the surrounding neighborhood in terms of materials, building placement, entrance location, and vehicle and service areas.

Should be located adjacent to residential uses.

Should not be located on the same block as another group home.

> Resilient 3.4
> Competitive 3.1

> Healthy 3.3

Bed and Breakfast

Should be in harmony with the character of the surrounding neighborhood in terms of materials, building placement, entrance location, and vehicle and service areas.

> Resilient 3.4
> Competitive 3.1

Small-Scale Offices, Retailing, and Personal or Professional Services

If proposed within one-half mile along an adjoining street of an existing or approved residential development, then connecting, continuous pedestrian infrastructure between the proposed site and the residential development (sidewalk, greenway, or off-street path) should be in place or provided.

> Competitive 3.1

> Healthy 1.1
> Inclusive 2.2

Should be located at the intersections of arterial streets, and should be no closer than one mile to another commercial node with one acre or more of commercial uses except as reuse of a historic building.

> Competitive 1.1, 1.3

Should be limited to an aggregate of 3.5 acres per intersection, with no one corner having more than 1.5 acres.

> Resilient 3.3

Should be limited to areas and parcels with adequate space for required screening and buffering.

Automotive uses (such as gas stations and auto repair) and uses requiring a distance of separation of greater than 20 feet under the zoning ordinance (such as liquor stores, adult uses, and drive-through lanes) are excluded.

> Resilient 3.4

Should not include outdoor display of merchandise.

> Competitive 3.1

Small-Scale Schools, Places of Worship, Neighborhood-Serving Institutions/Infrastructure, and Other Places of Assembly

Should be located along an arterial street.

> Resilient 2.3, 3.1

If proposed within one-half mile along an adjoining street of an existing or approved residential development, then connecting, continuous pedestrian infrastructure between the proposed site and the residential development (sidewalk, greenway, or off-street path) should be in place or provided.

> Healthy 1.1
> Inclusive 2.2

Schools should not be within 1000 feet of a highway, freeway, or expressway.

> Healthy 4.1

Should be located within one-half mile of a bus or rapid transit stop, unless there is no or limited bus service within the institution's service area.

> Inclusive 1.3, 2.2

Large-Scale Schools, Places of Worship, Community-Serving Institutions/Infrastructure, and Other Places of Assembly

- Should be located along an arterial street.

  Resilient 2.3, 3.1

- If proposed within one-half mile along an adjoining street of an existing or approved residential development, then connecting, continuous pedestrian infrastructure between the proposed site and the residential development (sidewalk, greenway, or off-street path) should be in place or provided.

  Healthy 1.1
  Inclusive 2.2

- Schools should not be within 1000 feet of a highway, freeway, or expressway.

  Healthy 4.1

- Should be located within one-half mile of a bus or rapid transit stop, unless there is no bus service within the institution's service area.

  Inclusive 1.3, 2.2

- In predominantly platted, single-family neighborhoods, site should be at least as wide as it is deep.

  Resilient 3.4

- Should be in harmony with the surrounding neighborhoods and site and screen their parking, service, and emergency vehicle areas to buffer surrounding residential uses.

  Resilient 3.4
  Competitive 3.1

Small-Scale Parks

- With the exception of minimally-improved natural areas or golf courses, parks should be integrated as focal points and should not have more than 25% of their perimeter comprised of adjoining rear or side yards.

  Resilient 2.4
  Competitive 3.1

- Should be situated along streets on which the front door of housing units is located.

  Resilient 2.4
  Competitive 1.1

- If a component of a master-planned development, continuous pedestrian infrastructure (sidewalk, greenway, or off-street path) between the proposed site and any residential uses within the development should be provided.

  Healthy 1.1
  Inclusive 2.2

Community Farms/Gardens

- Should be limited to three acres each.

  Resilient 3.4

- May include sales of products grown onsite.

  Healthy 2.2

overlay modifications

ENVIRONMENTALLY SENSITIVE AREAS (ES)

The Environmentally Sensitive Areas (ES) Overlay is intended for areas containing high quality woodlands, wetlands, or other natural resources that should be protected. The purpose of this overlay is to prevent or mitigate potential damage to these resources caused by development. This overlay is also appropriate for areas that present an opportunity to create a new environmental asset. This overlay is not intended for the preservation of open space.

Added Uses

No uses are added.

SUBURBAN NEIGHBORHOOD

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Modified Uses

Detached Housing - Should be oriented to minimize impact on the natural environment, including trees, wetlands, and exceptional topography. Housing is significantly discouraged in floodplains. Additionally, development should preserve or add at least 30% of the entire parcel as tree canopy or naturalized area.

> Resilient 1.1.1, 1.4

Attached Housing - Any development impacting wetlands or high-quality woodlands should include a one-for-one replacement of such features. Housing is significantly discouraged in floodplains. Additionally, development should preserve or add at least 20% of the entire parcel as tree canopy or naturalized area.

> Resilient 1.1.2, 1.4

Small-Scale Multifamily Housing - Any development impacting wetlands or high-quality woodlands should include a one-for-one replacement of such features. Housing is significantly discouraged in floodplains. Additionally, development should preserve or add at least 20% of the entire parcel as tree canopy or naturalized area.

> Resilient 1.1.2, 1.4

Assisted Living Facilities/Nursing Homes - Any development impacting wetlands or high-quality woodlands should include a one-for-one replacement of such features. Additionally, development should preserve or add at least 20% of the entire parcel as tree canopy or naturalized area.

> Resilient 1.1.2, 1.4

Group Homes - Should be oriented to minimize impact on the natural environment, including trees, wetlands, and exceptional topography. Additionally, development should preserve or add at least 30% of the entire parcel as tree canopy or naturalized area.

> Resilient 1.1.1, 1.4

Bed and Breakfast - Should be oriented to minimize impact on the natural environment, including trees, wetlands, and exceptional topography. Additionally, development should preserve or add at least 30% of the entire parcel as tree canopy or naturalized area.

> Resilient 1.1.1, 1.4

Small-Scale Offices, Retailing, and Personal or Professional Services - Any development impacting wetlands or high-quality woodlands should include a one-for-one replacement of such features. Additionally, development should preserve or add at least 20% of the entire parcel as tree canopy or naturalized area.

> Resilient 1.1.2, 1.4

Small-Scale Schools, Places of Worship, Neighborhood-Serving Institutions/Infrastructure and Other Places of Assembly - Any development impacting wetlands or high-quality woodlands should include a one-for-one replacement of such features. Additionally, development should preserve or add at least 20% of the entire parcel as tree canopy or naturalized area.

> Resilient 1.1.2, 1.4

Small Scale Parks - Should preserve or add at least 50% of the entire parcel as tree canopy or naturalized area.

> Resilient 1.4

Community Farms/Gardens - Should be oriented to minimize impact on the natural environment, including trees,

SUBURBAN NEIGHBORHOOD

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wetlands, and exceptional topography. Additionally, development should preserve or add at least 30% of the entire parcel as tree canopy or naturalized area. Removed Uses

Resilient 1.1.1, 1.4

Large-Scale Schools, Places of Worship, Community-Serving Institutions/Infrastructure, Other Places of Assembly

Resilient 1.1.3

TRANSIT-ORIENTED DEVELOPMENT (TOD)

The Transit-Oriented Development (TOD) overlay is intended for areas within walking distance of a rapid transit station. The purpose of this overlay is to promote pedestrian connectivity and a higher density than the surrounding area.

Added Uses
No uses are added.

Modified Uses
Attached Housing - A residential density of 4 to 15 units per acre is recommended.

Small-Scale Multi-Family Housing - A residential density of 15+ units per acre is recommended.

Large-Scale Multi-Family Housing - A residential density of 15+ units per acre is recommended.

Healthy 4.2
Inclusive 1.2
Resilient 3.3

Assisted Living Facilities/Nursing Homes - Vehicular access should be provided from a street with few or no pedestrian destinations.

Resilient 2.1

Small-Scale Parks - Ballards or other vehicular barriers should be present.

Resilient 2.3

Removed Uses
Detached Housing - Where detached housing already exists, secondary units are encouraged. Detached Housing is not recommended as new development.

Healthy 4.2
Inclusive 1.2
Resilient 3.3

Large-Scale Schools, Places of Worship, Community-Serving Institutions/Infrastructure, and Other Places of Assembly

Inclusive 2.2
Competitive 1.1

Community Farms/Gardens

Resilient 3.1

TOWN CENTER (TC)

The Town Center (TC) overlay is intended for new and historic neighborhood centers. Its purpose is to promote development with a high degree of pedestrian connectivity that has a slightly higher density than the surrounding area.

Added Uses
No uses are added.

Modified Uses
Detached Housing - Where detached housing already exists, secondary units are encouraged.

Healthy 2.1
Inclusive 1.1, 2.1
Resilient 3.2

Attached Housing - A residential density of 4 to 15 units per acre is recommended.

Small-Scale Multi-Family Housing - A residential density of 4 to 15 units per acre is recommended.

Assisted Living Facilities/Nursing Homes - Vehicular access should be provided from a street with few or no pedestrian destinations.

Small-Scale Parks - Ballards or other vehicular barriers should be present.

Removed Uses

Large-Scale Schools, Places of Worship, Community-Serving Institutions/Infrastructure, and Other Places of Assembly

| Resilient 2.1 |
| Resilient 2.3 |
| Resilient 3.4 Competitive 1.1 |

RESIDENTIAL CORRIDOR RESERVE (RR)

The Residential Corridor Reserve (RR) overlay is intended for areas where the residential nature of a corridor is at risk due to encroachment from other land uses. An example might be residential areas that are being overtaken by school, hospital, or corporate campuses.

Added Uses

No uses are added.

Modified Uses

No uses are modified.

Removed Uses

Assisted Living Facilities/Nursing Homes

Small-Scale Offices, Retailing, and Personal and Professional Services

Small-Scale Schools, Places of Worship, and Neighborhood-Serving Institutions/Infrastructure and Other Places of Assembly

Large-Scale Schools, Places of Worship, Community-Serving Institutions/Infrastructure, and Other Places of Assembly

| Resilient 3.3 |

INDUSTRIAL RESERVE (IR)

Industrial Reserve (IR) overlays are not appropriate in this typology.

AIRPORT VICINITY (AV)

Airport Vicinity (AV) overlays are not appropriate in this typology.

CRITICAL AREA (CA)

Critical Area (CA) overlays are intended for special circumstances where custom modifications need to be made. If the property in question falls into a Critical Area overlay, please see its corresponding text for further guidance.

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TRADITIONAL NEIGHBORHOOD

LIVING TYPOLOGY:
TRADITIONAL NEIGHBORHOOD

The **Traditional Neighborhood** typology includes a full spectrum of housing types, ranging from single family homes to large-scale multifamily housing. The development pattern of this typology should be compact and well-connected, with access to individual parcels by an alley when practical. Building form should promote the social connectivity of the neighborhood, with clearly defined public, semi-public, and private spaces. Infill development should continue the existing visual pattern, rhythm, or orientation of surrounding buildings when possible. A wide range of neighborhood-serving businesses, institutions, and amenities should be present. Ideally, most daily needs are within walking distance. This typology usually has a residential density of 5 to 15 dwelling units per acre, but a higher density is recommended if the development is within a quarter mile of a frequent transit line, greenway, or park

recommended land uses

Conditions for All Land Use Types

All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.

> Resilient 3.1

All development should include sidewalks along the street frontage.

> Healthy 1.1
> Inclusive 2.2

In master-planned developments, block lengths of less than 500 feet, or pedestrian cut-throughs for longer blocks, are encouraged.

> Healthy 1.1, 3.1
> Competitive 1.1

Conditions for All Housing

A mix of housing types is encouraged.

> Inclusive 1.1, 2.1
> Resilient 3.2
> Competitive 1.2

Should be within a one-mile distance (using streets, sidewalks, and/or off-street paths) of a school, playground, library, public greenway, or similar publicly-accessible recreational or cultural amenity that is available at no cost to the user.

> Healthy 1.2
> Inclusive 1.3
> Competitive 1.1

Primary structures should be no more than one and a half times the height of other adjacent primary structures.

> Resilient 3.4

Should be oriented towards the street with a pedestrian connection from the front door(s) to the sidewalk. Driveways/parking areas do not qualify as a pedestrian connection.

> Healthy 3.1
> Resilient 2.4
> Competitive 1.1

Developments with densities higher than 15 dwelling units per acre should have design character compatible with adjacent properties. Density intensification should be incremental with higher density housing types located closer to frequent transit lines, greenways or parks.

> Resilient 3.4
> Competitive 1.2

Detached Housing

The house should extend beyond the front of the garage. Garages should be loaded from an alley or side street when possible, and should be detached if located on the side of the house.

> Healthy 3.1
> Competitive 1.1

Secondary units are encouraged.

> Healthy 2.1
> Resilient 2.1
> Competitive 3.1

Lots should be no larger than one and a half times the adjacent lots.

Attached Housing

Duplexes should be located on corner lots, with entrances located on different sides of the lot.

> Resilient 2.4, 3.3

It is preferred that townhomes should be organized around intersections of neighborhood collector streets, greenways, parks or public squares, or neighbor-hood-serving retail.

> Healthy 1.2
> Resilient 3.1, 3.3
> Competitive 1.1, 1.2

If the above conditions are not met, individual buildings of attached housing (not part of a complex) may be interspersed with single-family homes, but should not make up more than 25% of the primary residential structures on a block.

> Resilient 3.2, 3.3

Small-Scale Multi-Family Housing

It is preferred that multi-family housing should be organized around intersections of neighborhood collector streets, parks or public squares, or neighborhood-serving retail.

> Healthy 1.2
> Resilient 3.1, 3.3
> Competitive 1.1, 1.2

If the above conditions are not met, individual buildings of small-scale multi-family housing (not part of a complex) may be interspersed with single-family homes, but should not make up more than 25% of the primary residential structures on a block.

> Resilient 3.2, 3.3

In predominantly platted, single-family neighborhoods, site layouts should be similar in site- and building-orientation as the surrounding single-family homes.

> Resilient 3.4

Parking should be either behind or interior to the development.

> Healthy 1.1
> Resilient 2.4
> Competitive 3.1

Individual building height, massing, and footprint should gradually transition from adjacent developments. Specifically, buildings located adjacent to existing residential developments should be no more than one and a half times the height and no more than than twice the average footprint of the existing adjacent residential buildings.

> Resilient 3.4
> Competitive 1.2

Large-Scale Multi-Family Housing

TRADITIONAL NEIGHBORHOOD

Developments of more than 30 housing units must have access to at least one arterial street of 3 or more continuous travel lanes between the intersections of two intersecting arterial streets.

> Resilient 2.3, 3.1

Should be located along an arterial street.

> Resilient 2.3, 3.1

In predominantly platted, single-family neighborhoods, site should be at least as wide as it is deep.

> Resilient 3.4

Parking should be either behind or interior to the development.

> Healthy 1.1
> Resilient 2.4
> Competitive 3.1

Individual building height, massing, and footprint should gradually transition from adjacent developments. Specifically, buildings located adjacent to existing residential developments should be no more than one and a half times the height and no more than than twice the average footprint of the existing adjacent residential buildings.

> Resilient 3.4
> Competitive 1.2

Assisted Living Facilities/Nursing Homes

Should be located along an arterial or collector street.

> Resilient 2.3, 3.1

Should be in harmony with the surrounding neighborhoods and should site and screen their parking, service, and emergency vehicle areas to buffer surrounding residential uses.

> Resilient 3.4
> Competitive 3.1

Should not be within 1000 feet of a highway, freeway, or expressway.

> Healthy 4.1

Group Homes

Should be in harmony with the character of the surrounding neighborhood in terms of materials, building placement, entrance location, and vehicle and service areas.

> Resilient 3.4
> Competitive 3.1

Should be located adjacent to residential uses.

> Healthy 3.3

Should not be located on the same block as another group home.

Bed and Breakfast

Should be in harmony with the character of the surrounding neighborhood in terms of materials, building placement, entrance location, and vehicle and service areas.

> Resilient 3.4
> Competitive 3.1

Small-Scale Offices, Retailing, and Personal or Professional Services

If proposed within one-half mile along an adjoining street of an existing or approved residential development, then connecting, continuous pedestrian infrastructure between the proposed site and the residential development (sidewalk, greenway, or off-street path) should be in place or provided.

> Healthy 1.1
> Inclusive 2.2

Should be located at intersections and limited to an aggregate of 1 acre per intersection.

> Competitive 1.1

Should be limited to areas and parcels with adequate space for required screening and buffering.

> Competitive 3.1

Automotive uses (such as gas stations and auto repair)

and uses requiring a distance of separation of greater than 20 feet under the zoning ordinance (such as liquor stores, adult uses, and drive-through lanes) are excluded.

| Resilient 3.4 |

Mixed-use structures are preferred.

| Resilient 2.4
Competitive 2.2 |

Should not include outdoor display of merchandise.

| Competitive 3.1 |

Small-Scale Schools, Places of Worship, Neighborhood-Serving Institutions/Infrastructure, and Other Places of Assembly

Should be located along an arterial or collector street.

| Resilient 2.3, 3.1 |

If proposed within one-half mile along an adjoining street of an existing or approved residential development, then connecting, continuous pedestrian infrastructure between the proposed site and the residential development (sidewalk, greenway, or off-street path) should be in place or provided.

| Healthy 1.1
Inclusive 2.2 |

Schools should not be within 1000 feet of a highway, freeway, or expressway.

| Healthy 4.1 |

Large-Scale Schools, Places of Worship, Community-Serving Institutions/Infrastructure, and Other Places of Assembly

Should be located along an arterial or collector street. Large-Scale schools should only be located along arterial streets.

| Resilient 2.3, 3.1 |

If proposed within one-half mile along an adjoining street of an existing or approved residential development, then connecting, continuous pedestrian infrastructure between the proposed site and the residential development (sidewalk, greenway, or off-street path) should be in place or provided.

| Healthy 1.1
Inclusive 2.2 |

Schools should not be within 1000 feet of a highway, freeway, or expressway.

| Healthy 4.1 |

Should be located within one-half mile of a bus or rapid transit stop.

| Inclusive 1.3, 2.2 |

In predominantly platted, single-family neighborhoods, site should be at least as wide as it is deep.

| Resilient 3.4 |

Should be in harmony with the surrounding neighborhoods and site and screen their parking, service, and emergency vehicle areas to buffer surrounding residential uses.

| Resilient 3.4
Competitive 3.1 |

Small-Scale Parks

Recommended without additional conditions.

| Healthy 1.2, 3.2 |

Community Farms/Gardens

Should be limited to two acres each.

| Resilient 3.4 |

May include sales of products grown onsite.

| Healthy 2.2 |

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TRADITIONAL NEIGHBORHOOD

overlay modifications

ENVIRONMENTALLY SENSITIVE AREAS (ES)

The Environmentally Sensitive Areas (ES) Overlay is intended for areas containing high quality woodlands, wetlands, or other natural resources that should be protected. The purpose of this overlay is to prevent or mitigate potential damage to these resources caused by development. This overlay is also appropriate for areas that present an opportunity to create a new environmental asset. This overlay is not intended for the preservation of open space.

Added Uses

No uses are added. **Modified Uses**

Detached Housing - Should be oriented to minimize impact on the natural environment, including trees, wetlands, and exceptional topography. Housing is significantly discouraged in floodplains. Additionally, development should preserve or add at least 30% of the entire parcel as tree canopy or naturalized area.

> Resilient 1.1.1, 1.4

Attached Housing - Any development impacting wetlands or high-quality woodlands should include a one-for-one replacement of such features. Housing is significantly discouraged in floodplains. Additionally, development should preserve or add at least 20% of the entire parcel as tree canopy or naturalized area.

> Resilient 1.1.2, 1.4

Small-Scale Multifamily Housing - Any development impacting wetlands or high-quality woodlands should include a one-for-one replacement of such features. Housing is significantly discouraged in floodplains. Additionally, development should preserve or add at least 20% of the entire parcel as tree canopy or naturalized area.

> Resilient 1.1.2, 1.4

Assisted Living Facilities/Nursing Homes - Any development impacting wetlands or high-quality woodlands should include a one-for-one replacement of such features. Additionally, development should preserve or add at least 20% of the entire parcel as tree canopy or naturalized area.

> Resilient 1.1.2, 1.4

Group Homes - Should be oriented to minimize impact on the natural environment, including trees, wetlands, and exceptional topography. Additionally, development should preserve or add at least 30% of the entire parcel as tree canopy or naturalized area.

> Resilient 1.1.1, 1.4

Bed and Breakfast - Should be oriented to minimize impact on the natural environment, including trees, wetlands, and exceptional topography. Additionally, development should preserve or add at least 30% of the entire parcel as tree canopy or naturalized area.

> Resilient 1.1.1, 1.4

Small-Scale Offices, Retailing, and Personal or Professional Services - Any development impacting wetlands

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TRADITIONAL NEIGHBORHOOD

or high-quality woodlands should include a one-for-one replacement of such features. Additionally, development should preserve or add at least 20% of the entire parcel as tree canopy or naturalized area.

Resilient 1.1.2, 1.4

Small-Scale Schools, Places of Worship, Neighborhood-Serving Institutions/Infrastructure, and Other Places of Assembly - Any development impacting wetlands or high-quality woodlands should include a one-for-one replacement of such features. Additionally, development should preserve or add at least 20% of the entire parcel as tree canopy or naturalized area.

Resilient 1.1.2, 1.4

Small-Scale Parks - Should preserve or add at least 50% of the entire parcel as tree canopy or naturalized area.

Resilient 1.4

Community Farms/Gardens - Should be oriented to minimize impact on the natural environment, including trees, wetlands, and exceptional topography. Additionally, development should preserve or add at least 30% of the entire parcel as tree canopy or naturalized area.

Resilient 1.1.1, 1.4

Removed Uses
Large-Scale Multi-Family Housing

Resilient 1.1.3

Large-Scale Schools, Places of Worship, Community-Serving Institutions/Infrastructure, and Other Places of Assembly

TRANSIT-ORIENTED DEVELOPMENT (TOD)

The Transit-Oriented Development (TOD) overlay is intended for areas within walking distance of a rapid transit station. The purpose of this overlay is to promote pedestrian connectivity and a higher density than the surrounding area.

Added Uses
No uses are added.

Modified Uses
Attached Housing - A residential density of 15+ units per acre is recommended.

Small-Scale Multi-Family Housing - A residential density of 15+ units per acre is recommended.

Healthy 4.2
Inclusive 1.2
Resilient 3.3

Large-Scale Multi-Family Housing - A residential density of 15+ units per acre is recommended.

Assisted Living Facilities/Nursing Homes - Vehicular access should be provided from a street with few or no pedestrian destinations.

Resilient 2.1

Small-Scale Parks - Ballards or other vehicular barriers should be present.

Resilient 2.3

Removed Uses
Detached Housing - Where detached housing already exists, secondary units are encouraged. Detached housing is not recommended as new development.

Healthy 4.2
Inclusive 1.2
Resilient 3.3

TRADITIONAL NEIGHBORHOOD

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Large-Scale Schools, Places of Worship, Community-Serving Institutions/Infrastructure, and Other Places of Assembly

| Inclusive 2.2 |
| Competitive 1.1 |

Community Farms/Gardens

| Resilient 3.1 |

TOWN CENTER (TC)

The Town Center (TC) overlay is intended for new and historic neighborhood centers. Its purpose is to promote development with a high degree of pedestrian connectivity that has a slightly higher density than the surrounding area.

Added Uses

No uses are added.

Modified Uses

Detached Housing - Where detached housing already exists, secondary units are encouraged.

| Healthy 4.2 |
| Inclusive 1.2 |
| Resilient 3.3 |

Assisted Living Facilities/Nursing Homes - Vehicular access should be provided from a street with few or no pedestrian destinations.

| Resilient 2.1 |

Removed Uses

Large-Scale Schools, Places of Worship, Community-Serving Institutions/Infrastructure, and Other Places of Assembly

| Resilient 3.4 |
| Competitive 1.1 |

RESIDENTIAL CORRIDOR RESERVE (RR)

The Residential Corridor Reserve (RR) overlay is intended for areas where the residential nature of a corridor is at risk due to encroachment from other land uses. An example might be residential areas that are being overtaken by school, hospital, or corporate campuses.

Added Uses

No uses are added.

Modified Uses

No uses are modified.

Removed Uses

| Resilient 3.3 |

Large-Scale Multi-Family Housing

Assisted Living Facilities/Nursing Homes

Small-Scale Offices, Retailing, and Personal or Professional Services

Small-Scale Schools, Places of Worship, Neighborhood-Serving Institutions/Infrastructure, and Other Places of Assembly

Large-Scale Schools, Places of Worship, Community-Serving Institutions/Infrastructure, and Other Places of Assembly

INDUSTRIAL RESERVE (IR)

Industrial Reserve (IR) overlays are not appropriate in this typology.

AIRPORT VICINITY (AV)

Airport Vicinity (AV) overlays are not appropriate in this typology.

CRITICAL AREA (CA)

Critical Area (CA) overlays are intended for special circumstances where custom modifications need to be made. If the property in question falls into a Critical Area overlay, please see its corresponding text for further guidance.

CITY NEIGHBORHOOD

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LIVING TYPOLOGY:

CITY NEIGHBORHOOD

The **City Neighborhood** typology consists largely of multifamily housing, and is stepped down to other living typologies with attached housing. This typology is dense and walkable with a full range of city services and public amenities. Ideally, block lengths are shorter than 500 feet and publicly-accessible pedestrian connections are provided through large developments. Access to individual parcels is generally by an alley or internal parking structures. Public spaces are typically of a smaller and more intimate scale in the form of smaller parks, streetscapes, and interior courtyards or rooftop spaces. Residential development activates the sidewalk with externalized doors and public or semi-public spaces. The City Neighborhood typology typically has a residential density in excess of 15 dwelling units per acre.

recommended land uses

Conditions for All Land Use Types

All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.

> Resilient 3.1

All development should include sidewalks along the street frontage.

> Healthy 1.1
> Inclusive 2.2

In master-planned developments, block lengths of less than 500 feet, or pedestrian cut-throughs for longer blocks, are encouraged.

> Healthy 1.1, 3.1
> Competitive 1.1

Conditions for All Housing

Should be within a one-half-mile distance (using streets, sidewalks, and/or off-street paths) of a school, playground, library, public greenway, or similar publicly-accessible recreational or cultural amenity that is available at no cost to the user.

> Healthy 1.2
> Inclusive 1.3
> Competitive 1.1

Should be oriented towards the street with a pedestrian connection from the front door(s) to the sidewalk. Driveways/parking areas do not qualify as a pedestrian connection.

> Healthy 3.1
> Resilient 2.4
> Competitive 1.1

Attached Housing

Only recommended as a transition to other adjacent living typologies.

> Resilient 3.4

Small-Scale Multi-Family Housing

Should have externalized residential doors at-grade.

> Healthy 3.1
> Competitive 1.1

Parking should be either behind or interior to the development.

> Healthy 1.1
> Resilient 2.4
> Competitive 3.1

Large-Scale Multi-Family Housing

▍ Should have externalized residential doors at-grade.

> Healthy 3.1
> Competitive 1.1

▍ Parking should be either behind or interior to the development.

> Healthy 1.1
> Resilient 2.4
> Competitive 3.1

Assisted Living Facilities/Nursing Homes

▍ Should be in harmony with the surrounding neighborhoods and should site and screen their parking, service, and emergency vehicle areas to buffer surrounding residential uses.

> Resilient 3.4
> Competitive 3.1

▍ Should not be within 1000 feet of a highway, freeway, or expressway.

> Healthy 4.1

Group Homes

▍ Should be in harmony with the character of the surrounding neighborhood in terms of materials, building placement, entrance location, and vehicle and service areas.

> Resilient 3.4
> Competitive 3.1

▍ Should be located adjacent to residential uses.

> Healthy 3.3

▍ Should not be located on the same block as another group home.

Bed and Breakfast

▍ Should be in harmony with the character of the surrounding neighborhood in terms of materials, building placement, entrance location, and vehicle and service areas.

> Resilient 3.4
> Competitive 3.1

Boutique Hotels

▍ Should comprise no more than half of the block face.

> Resilient 3.4

▍ Unless the development requires fewer than 10 spaces, at least 50% of required parking should be provided in structured parking (private or shared).

> Competitive 1.1

Small-Scale Retailing and Personal or Professional Services

▍ Only recommended for the ground floor of a mixed-use structure.

> Resilient 2.4
> Competitive 2.2

▍ Automotive uses (such as gas stations and auto repair) and uses requiring a distance of separation of greater than 20 feet under the zoning ordinance (such as liquor stores, adult uses, and drive-through lanes) are excluded.

> Resilient 3.4

▍ Should not include outdoor display of merchandise.

> Competitive 3.1

Large-Scale Retailing and Personal or Professional Services

▍ Only recommended for the ground floor of a mixed-use structure.

> Resilient 2.4
> Competitive 2.2

▍ Automotive uses (such as gas stations and auto repair) and uses requiring a distance of separation of greater than 20 feet under the zoning ordinance (such as liquor stores, adult uses, and drive-through lanes) are excluded.

> Resilient 3.4

Offices

Preferred as a component of mixed-use residential structures, unless it is an adaptive reuse of an existing structure.

> Resilient 2.4
> Competitive 1.3, 2.2

Small-Scale Schools, Places of Worship, Neighborhood-Serving Institutions/Infrastructure, and Other Places of Assembly

Schools should not be within 1000 feet of a highway, freeway, or expressway.

> Healthy 4.1

Entire grounds should have a floor-area ratio of at least 2:1.

> Resilient 3.4

Small-Scale Parks

Ballards or other vehicular barriers should be present.

> Resilient 2.3

Structured Parking

If structured parking is publicly accessible, the primary entrance should be from an arterial or collector street.

> Resilient 2.3, 3.1

Mixed-use structures are preferred, unless it is wrapped by another use.

> Resilient 2.4
> Competitive 2.2

Community Farms/Gardens

Should be limited to one acre each.

> Resilient 3.4

May include sales of products grown onsite.

> Healthy 2.2

overlay modifications

ENVIRONMENTALLY SENSITIVE AREAS (ES)

The Environmentally Sensitive Areas (ES) Overlay is intended for areas containing high quality woodlands, wetlands, or other natural resources that should be protected. The purpose of this overlay is to prevent or mitigate potential damage to these resources caused by development. This overlay is also appropriate for areas that present an opportunity to create a new environmental asset. This overlay is not intended for the preservation of open space.

Added Uses

No uses are added.

Modified Uses

Attached Housing - Any development impacting wetlands or high-quality woodlands should include a one-for-one replacement of such features. Housing is significantly discouraged in floodplains. Additionally, development should preserve or add at least 10% of the entire parcel as tree canopy or naturalized area.

> Resilient 1.1.2, 1.4

Small-Scale Multifamily Housing - Any development impacting wetlands or high-quality woodlands should include a one-for-one replacement of such features. Housing is significantly discouraged in floodplains. Additionally, development should preserve or add at least 10% of the entire parcel as tree canopy or naturalized area.

> Resilient 1.1.2, 1.4

Assisted Living Facilities/Nursing Homes - Any development impacting wetlands or high-quality woodlands should include a one-for-one replacement of such features. Additionally, development should preserve or add at least 10% of the entire parcel as tree canopy or naturalized area.

Resilient 1.1.2, 1.4

Group Homes - Should be oriented to minimize impact on the natural environment, including trees, wetlands, and exceptional topography. Additionally, development should preserve or add at least 20% of the entire parcel as tree canopy or naturalized area.

Resilient 1.1.1, 1.4

Bed and Breakfast - Should be oriented to minimize impact on the natural environment, including trees, wetlands, and exceptional topography. Additionally, development should preserve or add at least 20% of the entire parcel as tree canopy or naturalized area.

Resilient 1.1.1, 1.4

Small-Scale Offices, Retailing, and Personal or Professional Services - Any development impacting wetlands or high-quality woodlands should include a one-for-one replacement of such features. Additionally, development should preserve or add at least 10% of the entire parcel as tree canopy or naturalized area.

Resilient 1.1.2, 1.4

Small-Scale Schools, Places of Worship, Neighborhood-Serving Institutions/Infrastructure, and Other Places of Assembly - Any development impacting wetlands or high-quality woodlands should include a one-for-one replacement of such features. Additionally, development should preserve or add at least 10% of the entire parcel as tree canopy or naturalized area.

Resilient 1.1.2, 1.4

Small-Scale Parks - Should preserve or add at least 50% of the entire parcel as tree canopy or naturalized area.

Resilient 1.4

Community Farms/Gardens - Should be oriented to minimize impact on the natural environment, including trees, wetlands, and exceptional topography. Additionally, development should preserve or add at least 20% of the entire parcel as tree canopy or naturalized area.

Resilient 1.1.1, 1.4

Removed Uses

Large-Scale Multi-Family Housing

Resilient 1.1.3

Large-Scale Retailing and Personal or Professional Services

Large-Scale Offices

Structured Parking

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TRANSIT-ORIENTED DEVELOPMENT (TOD)

The Transit-Oriented Development (TOD) overlay is intended for areas within walking distance of a rapid transit station. The purpose of this overlay is to promote pedestrian connectivity and a higher density than the surrounding area.

Added Uses
No uses are added.

Modified Uses
Structured Parking - Should include ground-floor office, retail, or personal or professional services.

Assisted Living Facilities/Nursing Homes - Vehicular access should be provided from a street with few or no pedestrian destinations.

> Resilient 2.4
> Competitive 2.2

> Resilient 2.1

Removed Uses
Community Farms/Gardens

> Resilient 3.1

TOWN CENTER (TC)

The Town Center (TC) overlay is intended for new and historic neighborhood centers. Its purpose is to promote development with a high degree of pedestrian connectivity that has a slightly higher density than the surrounding area.

Added Uses
No uses are added.

Modified Uses
Structured Parking - Should include ground-floor office, retail, or personal or professional services.

Assisted Living Facilities/Nursing Homes - Vehicular access should be provided from a street with few or no pedestrian destinations.

> Resilient 2.4
> Competitive 2.2

> Resilient 2.1

Removed Uses
No uses are removed.

RESIDENTIAL CORRIDOR RESERVE (RR)

The Residential Corridor Reserve (RR) overlay is intended for areas where the residential nature of a corridor is at risk due to encroachment from other land uses. An example might be residential areas that are being overtaken by school, hospital, or corporate campuses.

Added Uses
No uses are added.

Modified Uses
No uses are modified.

Removed Uses

Large-Scale Multi-Family Housing

Assisted Living Facilities/Nursing Homes

Small-Scale Offices, Retailing, and Personal or Professional Services

Large-Scale Retailing and Personal or Professional Services

Large-Scale Offices

Small-Scale Schools, Places of Worship, Neighborhood-Serving Institutions/Infrastructure, and Other Places of Assembly

Structured Parking

Resilient 3.3

INDUSTRIAL RESERVE (IR)

Industrial Reserve (IR) overlays are not appropriate in this typology.

AIRPORT VICINITY (AV)

Airport Vicinity (AV) overlays are not appropriate in this typology.

CRITICAL AREA (CA)

Critical Area (CA) overlays are intended for special circumstances where custom modifications need to be made. If the property in question falls into a Critical Area overlay, please see its corresponding text for further guidance.

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MIXED-USE TYPOLOGY:
VILLAGE MIXED-USE

The **Village Mixed-Use** typology creates neighborhood gathering places with a wide range of small businesses, housing types, and public facilities. This typology is intended to strengthen existing, historically small town centers as well as to promote new neighborhood centers. Businesses found in this typology serve adjacent neighborhoods, rather than the wider community. This typology is compact and walkable, with parking at the rear of buildings. Buildings are one to four stories in height and have entrances and large windows facing the street. Pedestrian-scale amenities such as lighting, landscaping, and sidewalk furniture also contributes to a walkable environment in this typology. Uses may be mixed vertically in the same building or horizontally along a corridor. Public spaces in this typology are small and intimate, such as pocket parks and sidewalk cafes. This typology has a residential density of 6 to 25 dwelling units per acre.

recommended land uses

Conditions for All Land Use Types

All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.

> Resilient 3.1

All development should include sidewalks along the street frontage.

> Healthy 1.1
> Inclusive 2.2

In master-planned developments, block lengths of less than 500 feet, or pedestrian cut-throughs for longer blocks, are encouraged.

> Healthy 1.1, 3.1
> Competitive 1.1

Where possible, contributing historic buildings should be preserved or incorporated into new development.

> Competitive 1.3, 3.1

Conditions for All Housing

Should be within a one-quarter-mile distance (using streets, sidewalks, and/or off-street paths) of a school, playground, library, public greenway, or similar publicly-accessible recreational or cultural amenity that is available at no cost to the user.

> Healthy 1.2
> Inclusive 1.3
> Competitive 1.1

Should be oriented towards the street with a pedestrian connection from the front door(s) to the sidewalk. Driveways/parking areas do not qualify as a pedestrian connection.

> Healthy 3.1
> Resilient 2.4
> Competitive 1.1

Detached Housing

The house should extend beyond the front of the garage. Garages should be loaded from an alley or sides street when possible, and should be detached if located on the side of the house.

> Healthy 3.1
> Competitive 1.1

Attached Housing

Recommended without additional conditions.

> Inclusive 1.2, 2.1
> Resilient 3.2
> Competitive 1.2

Small-Scale Multi-Family Housing

Mixed-Use structures are preferred.

> Resilient 2.4
> Competitive 2.2

Parking should be either behind or interior to the development.

> Healthy 1.1
> Resilient 2.4
> Competitive 3.1

Large-Scale Multi-Family Housing

Should be located along an arterial or collector street.

> Resilient 2.3, 3.1

Mixed-Use structures are preferred.

> Resilient 2.4
> Competitive 2.2

Parking should be either behind or interior to the development.

> Healthy 1.1
> Resilient 2.4
> Competitive 3.1

Assisted Living Facilities/Nursing Homes

Should be in harmony with the surrounding neighborhoods and should site and screen their parking, service, and emergency vehicle areas to buffer surrounding residential uses.

> Resilient 3.4
> Competitive 3.1

Should not be within 1000 feet of a highway, freeway, or expressway.

> Healthy 4.1

Group Homes

Should be in harmony with the character of the surrounding neighborhood in terms of materials, building placement, entrance location, and vehicle and service areas.

> Resilient 3.4
> Competitive 3.1

Should be located adjacent to residential uses.

Should not be located on the same block as another group home.

> Healthy 3.3

Bed and Breakfast

Should be in harmony with the character of the surrounding neighborhood in terms of materials, building placement, entrance location, and vehicle and service areas.

> Resilient 3.4
> Competitive 3.1

Small-Scale Offices, Retailing and Personal or Professional Services

Mixed-Use structures are preferred.

> Resilient 2.4
> Competitive 2.2

Automotive uses (such as gas stations and auto repair) and uses with drive-through lanes are excluded.

> Resilient 3.4

Should not include outdoor display of merchandise.

> Competitive 3.1

VILLAGE MIXED-USE

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Small-Scale Schools, Places of Worship, Neighborhood-Serving Institutions/Infrastructure, and Other Places of Assembly

▎ If proposed within a one-half mile along an adjoining street of an existing or approved residential development, then connecting pedestrian infrastructure (sidewalk, greenway, or off-street path) should be in place or provided.

Healthy 1.1
Inclusive 2.2

▎ Mixed-use structures are preferred.

Resilient 2.4
Competitive 2.2

▎ Schools should not be within 1000 feet of a highway, freeway, or expressway.

Healthy 4.1

Large-Scale Schools, Places of Worship, Community-Serving Institutions/Infrastructure, and Other Places of Assembly

▎ Should be located along an arterial or collector street.

Resilient 2.3, 3.1

▎ If proposed within one-half mile along an adjoining street of an existing or approved residential development, then connecting, continuous pedestrian infrastructure between the proposed site and the residential development (sidewalk, greenway, or off-street path) should be in place or provided.

Healthy 1.1
Inclusive 2.2

▎ Should be located within one-half mile of a bus or rapid transit stop.

Inclusive 1.3, 2.2

▎ Schools should not be within 1000 feet of a highway, freeway, or expressway.

Healthy 4.1

Small-Scale Parks

▎ Ballards or other vehicular barriers should be present.

Resilient 2.3

Artisan Manufacturing and Food Production

▎ Automotive uses are excluded.

Resilient 3.4

▎ Mixed-use structures are preferred.

Resilient 2.4
Competitive 2.2

▎ Operations should be fully contained within buildings.

Resilient 3.4

▎ Should be in harmony with the character of the surrounding neighborhood in terms of materials, building placement, entrance location, and vehicle and service areas.

Resilient 3.4
Competitive 3.1

▎ Should include a commercial component that is open to the public.

Competitive 1.1

Structured Parking

▎ Should include ground-floor office or retail uses.

Resilient 2.4
Competitive 2.2

Community Farms/Gardens

▎ Should be limited to one-quarter acre each.

Resilient 3.4

▎ May include sales of products grown onsite.

Healthy 2.2

VILLAGE MIXED-USE

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overlay modifications

ENVIRONMENTALLY SENSITIVE AREAS (ES)

The Environmentally Sensitive Areas (ES) Overlay is intended for areas containing high quality woodlands, wetlands, or other natural resources that should be protected. The purpose of this overlay is to prevent or mitigate potential damage to these resources caused by development. This overlay is also appropriate for areas that present an opportunity to create a new environmental asset. This overlay is not intended for the preservation of open space.

Added Uses

No uses are added.

Modified Uses

Detached Housing - Should be oriented to minimize impact on the natural environment, including trees, wetlands, and exceptional topography. Housing is significantly discouraged in floodplains. Additionally, development should preserve or add at least 20% of the entire parcel as tree canopy or naturalized area.

> Resilient 1.1.1, 1.4

Attached Housing – Any development impacting wetlands or high-quality woodlands should include a one-for-one replacement of such features. Housing is significantly discouraged in floodplains. Additionally, development should preserve or add at least 10% of the entire parcel as tree canopy or naturalized area.

> Resilient 1.1.2, 1.4

Small-Scale Multifamily Housing - Any development impacting wetlands or high-quality woodlands should include a one-for-one replacement of such features. Housing is significantly discouraged in floodplains. Additionally, development should preserve or add at least 10% of the entire parcel as tree canopy or naturalized area.

> Resilient 1.1.2, 1.4

Assisted Living Facilities/Nursing Homes - Any development impacting wetlands or high-quality woodlands should include a one-for-one replacement of such features. Additionally, development should preserve or add at least 10% of the entire parcel as tree canopy or naturalized area.

> Resilient 1.1.2, 1.4

Group Homes - Should be oriented to minimize impact on the natural environment, including trees, wetlands, and exceptional topography. Additionally, development should preserve or add at least 20% of the entire parcel as tree canopy or naturalized area.

> Resilient 1.1.1, 1.4

Bed and Breakfast - Should be oriented to minimize impact on the natural environment, including trees, wetlands, and exceptional topography. Additionally, development should preserve or add at least 20% of the entire parcel as tree canopy or naturalized area.

> Resilient 1.1.1, 1.4

VILLAGE MIXED-USE

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Small-Scale Offices, Retailing, and Personal or Professional Services - Any development impacting wetlands or high-quality woodlands should include a one-for-one replacement of such features. Additionally, development should preserve or add at least 10% of the entire parcel as tree canopy or naturalized area.

Resilient 1.1.2, 1.4

Small-Scale Schools, Places of Worship, Neighborhood-Serving Institutions/Infrastructure, and Other Places of Assembly - Any development impacting wetlands or high-quality woodlands should include a one-for-one replacement of such features. Additionally, development should preserve or add at least 10% of the entire parcel as tree canopy or naturalized area.

Resilient 1.1.2, 1.4

Small-Scale Parks - Should preserve or add at least 50% of the entire parcel as tree canopy or naturalized area.

Resilient 1.4

Community Farms/Gardens - Should be oriented to minimize impact on the natural environment, including trees, wetlands, and exceptional topography. Additionally, development should preserve or add at least 20% of the entire parcel as tree canopy or naturalized area.

Resilient 1.1.1, 1.4

Removed Uses

Artisan Manufacturing and Food Production

Large-Scale Multi-Family Housing

Large-Scale Schools, Places of Worship, Community-Serving Institutions/Infrastructure, and Other Places of Assembly

Structured Parking

Resilient 1.1.3

TRANSIT-ORIENTED DEVELOPMENT (TOD)

The Transit-Oriented Development (TOD) overlay is intended for areas within walking distance of a rapid transit station. The purpose of this overlay is to promote pedestrian connectivity and a higher density than the surrounding area.

Added Uses

No uses are added.

Modified Uses

Attached Housing - A residential density of 15+ units per acre is recommended.

Small-Scale Multi-Family Housing - A residential density of 15+ units per acre is recommended.

Large-Scale Multi-Family Housing - A residential density of 15+ units per acre is recommended.

Healthy 4.2
Inclusive 1.2
Resilient 3.3

Small-Scale Schools, Places of Worship, Neighborhood-Serving Institutions/Infrastructure, and Other Places of Assembly - Development should be supportive of pedestrian activity (e.g. compact, connected to a pedestrian system, no more than one third of the frontage used for parking.)

Inclusive 1.3, 2.2
Competitive 1.1

Large-Scale Schools, Places of Worship, Community-Serving Institutions/Infrastructure, and Other Places of Assembly - Development should be supportive of pedestrian activity (e.g. compact, connected to a pedestrian system, no more than one third of the frontage used for parking.)

Inclusive 1.3, 2.2
Competitive 1.1

Assisted Living Facilities/Nursing Homes - Vehicular access should be provided from a street with few or no pedestrian destinations.

Resilient 2.1

Removed Uses

Detached Housing

Healthy 4.2
Inclusive 1.2
Resilient 3.3

Community Farms/Gardens

Resilient 3.1

TOWN CENTER (TC)

The Town Center (TC) overlay is intended for new and historic neighborhood centers. Its purpose is to promote development with a high degree of pedestrian connectivity that has a slightly higher density than the surrounding area.

Added Uses

No uses are added.

Modified Uses

Small-Scale Multi-Family Housing - Should include ground-floor office, retail, or personal or professional services.

Resilient 2.4
Competitive 2.2

Large-Scale Multi-Family Housing - Should include ground-floor office, retail, or personal or professional services.

Resilient 2.4
Competitive 2.2

Assisted Living Facilities/Nursing Homes - Vehicular access should be provided from a street with few or no pedestrian destinations.

Resilient 2.1

Removed Uses

Detached Housing

Healthy 2.1
Inclusive 1.1, 2.1
Resilient 3.2

Large-Scale Schools, Places of Worship, Community-Serving Institutions/Infrastructure, and Other Places of Assembly

Resilient 3.4
Competitive 1.1

Artisan Manufacturing and Food Production

Resilient 3.4

VILLAGE MIXED-USE

mixed-use typologies • mixed-use typologies • mixed-use typologies • mixed-use typologies • mixed-use typologies • mixed-use typologies

RESIDENTIAL CORRIDOR RESERVE (RR)

The Residential Corridor Reserve (RR) overlay is intended for areas where the residential nature of a corridor is at risk due to encroachment from other land uses. An example might be residential areas that are being overtaken by school, hospital, or corporate campuses.

Added Uses

No uses are added.

Modified Uses

No uses are modified.

Removed Uses

Large-Scale Multi-Family Housing

Assisted Living Facilities/Nursing Homes

Small-Scale Offices, Retailing, and Personal and Professional Services

Small-Scale Schools, Places of Worship, Neighborhood-Serving Institutions/Infrastructure, and Other Places of Assembly

Large-Scale Schools, Places of Worship, Community-Serving Institutions/Infrastructure, and Other Places of Assembly

Artisan Manufacturing and Food Production

Structured Parking

Resilient 3.3

INDUSTRIAL RESERVE (IR)

The Industrial Reserve (IR) overlay is not appropriate in this typology.

AIRPORT VICINITY (AV)

The Airport Vicinity (AV) overlay is not appropriate in this typology.

CRITICAL AREA (CA)

Critical Area (CA) overlays are intended for special circumstances where custom modifications need to be made. If the property in question falls into a Critical Area overlay, please see its corresponding text for further guidance.

URBAN MIXED-USE

mixed-use typologies • mixed-use typologies • mixed-use typologies • mixed-use typologies • mixed-use typologies • mixed-use typologies

MIXED-USE TYPOLOGY:

URBAN MIXED-USE

The **Urban Mixed-Use** typology provides dense, pedestrian-oriented development with a wide range of businesses, services, and institutions that serve both adjacent neighborhoods and the broader Indianapolis community. Buildings are four to eight stories in height with entrances and large windows facing the street. Where possible, sidewalks and other pedestrian spaces should be activated as places to gather or otherwise spend time, such as sidewalk cafes and plazas. Public spaces may also be programmable for community events. Off-street parking should be behind buildings or in garages. Where block lengths are longer than 500 feet, public pedestrian paths should be provided as cut-through's. This typology has a residential density of at least 25 to 75 units per acre.

recommended land uses

Conditions for All Land Use Types

All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.

> Resilient 3.1

All development should include sidewalks along the street frontage.

> Healthy 1.1
> Inclusive 2.2

Mixed-Use structures are preferred for all land uses except Public Administration, Associations, and Region-Serving Institutions/Infrastructure, Entertainment, and Small-Scale Parks.

> Resilient 2.4
> Competitive 2.2

In master-planned developments, block lengths of less than 500 feet, or pedestrian cut-throughs for longer blocks, are encouraged.

> Healthy 1.1, 3.1
> Competitive 1.1

Where possible, contributing historic buildings should be preserved or incorporated into new development.

> Competitive 1.3, 3.1

Conditions for All Housing

Should be within a one-quarter-mile distance (using streets, sidewalks, and/or off-street paths) of a school, playground, library, public greenway, or similar publicly-accessible recreational or cultural amenity that is available at no cost to the user.

> Healthy 1.2
> Inclusive 1.3
> Competitive 1.1

Should be oriented towards the street with a pedestrian connection from the front door(s) to the sidewalk. Driveways/parking areas do not qualify as a pedestrian connection.

> Healthy 3.1
> Resilient 2.4
> Competitive 1.1

Attached Housing
▌ Should have a minimum of 10 units per acre.

> Resilient 2.4
> Competitive 2.2

Small-Scale Multi-Family Housing
▌ Should be located along an arterial or collector street.

▌ The primary entrance should be served by an arterial or collector street.

> Resilient 2.3, 3.1

▌ Mixed-Use structures are preferred.

> Resilient 2.4
> Competitive 2.2

▌ Parking should be either behind or interior to the development.

> Healthy 1.1
> Resilient 2.4
> Competitive 3.1

Large-Scale Multi-Family Housing
▌ Should be located along an arterial or collector street.

> Resilient 2.3, 3.1

▌ Mixed-Use structures are preferred.

> Resilient 2.4
> Competitive 2.2

▌ Parking should be either behind or interior to the development.

> Healthy 1.1
> Resilient 2.4
> Competitive 3.1

Assisted Living Facilities/Nursing Homes
▌ Should be in harmony with the surrounding neighborhoods and should site and screen their parking, service, and emergency vehicle areas to buffer surrounding residential uses.

> Resilient 3.4
> Competitive 3.1

▌ Should not be within 1000 feet of a highway, freeway, or expressway.

> Healthy 4.1

Group Homes
▌ Should be in harmony with the character of the surrounding neighborhood in terms of materials, building placement, entrance location, and vehicle and service areas.

> Resilient 3.4
> Competitive 3.1

▌ Should be located adjacent to residential uses.

▌ Should not be located on the same block as another group home.

> Healthy 3.3

Bed and Breakfast
▌ Should be in harmony with the character of the surrounding neighborhood in terms of materials, building placement, entrance location, and vehicle and service areas.

> Resilient 3.4
> Competitive 3.1

▌ Appropriate as an adaptive reuse of existing detached housing.

> Competitive 1.3

Boutique Hotels
▌ Should be in harmony with the character of the surrounding neighborhood in terms of materials, building placement, entrance location, and vehicle and service areas.

> Resilient 3.4
> Competitive 3.1

▌ Unless the development requires fewer than 10 spaces, at least 50% of required parking should be provided in structured parking (private or shared).

> Competitive 1.1

Small-Scale Offices, Retailing and Personal or Professional Services

▎ If proposed within one-half mile along an adjoining street of an existing or approved residential development, then connecting, continuous pedestrian infrastructure between the proposed site and the residential development (side-walk, greenway, or off-street path) should be in place or provided.

> Healthy 1.1
> Inclusive 2.2

▎ Automotive uses (such as gas stations and auto repair) and uses with drive-through lanes are excluded.

> Resilient 3.4

▎ Mixed-use structures are preferred.

> Resilient 2.4
> Competitive 2.2

▎ Should not include outdoor display of merchandise.

> Competitive 3.1

Large-Scale Offices, Retailing and Personal or Professional Services

▎ Retailing is only recommended as a ground-floor use in a mixed-use structure; offices are only recommended on upper floors. .

> Resilient 2.4
> Competitive 2.2

▎ Should be located along an arterial or collector street.

> Resilient 2.3, 3.1

▎ Should not include outdoor display of merchandise.

> Competitive 3.1

Small-Scale Schools, Places of Worship, Neighborhood-Serving Institutions/Infrastructure, and Other Places of Assembly

▎ If proposed within one-half mile along an adjoining street of an existing or approved residential development, then connecting, continuous pedestrian infrastructure between the proposed site and the residential development (side-walk, greenway, or off-street path) should be in place or provided.

> Healthy 1.1
> Inclusive 2.2

▎ Mixed-use structures are preferred.

> Resilient 2.4
> Competitive 2.2

▎ Schools should not be within 1000 feet of a highway, free-way, or expressway.

> Healthy 4.1

Artisan Manufacturing and Food Production

▎ Automotive uses are excluded.

> Resilient 3.4

▎ Mixed-use structures are preferred.

> Resilient 2.4
> Competitive 2.2

▎ Operations should be fully contained within buildings.

> Resilient 3.4

▎ Should be in harmony with the character of the surround-ing neighborhood in terms of materials, building place-ment, entrance location, and vehicle and service areas.

> Resilient 3.4
> Competitive 3.1

▎ Should include a commercial component that is open to the public.

> Competitive 1.1

Small-Scale Parks

▎ Ballards or other vehicular barriers should be present.

> Resilient 2.3

Structured Parking

▎ Should include ground-floor office or retail uses.

> Resilient 2.4
> Competitive 2.2

URBAN MIXED-USE

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Community Farms/Gardens
- Should be limited to one-half acre each.

  Resilient 3.4
- May include sales of products grown onsite.

  Healthy 2.2

overlay modifications

ENVIRONMENTALLY SENSITIVE AREAS (ES)

The Environmentally Sensitive Areas (ES) Overlay is intended for areas containing high quality woodlands, wetlands, or other natural resources that should be protected. The purpose of this overlay is to prevent or mitigate potential damage to these resources caused by development. This overlay is also appropriate for areas that present an opportunity to create a new environmental asset. This overlay is not intended for the preservation of open space.

Added Uses
No uses are added.

Modified Uses

Attached Housing - Any development impacting wetlands or high-quality woodlands should include a one-for-one replacement of such features. Housing is significantly discouraged in floodplains. Additionally, development should preserve or add at least 10% of the entire parcel as tree canopy or naturalized area.

Resilient 1.1.2, 1.4

Small-Scale Multifamily Housing - Any development impacting wetlands or high-quality woodlands should include a one-for-one replacement of such features. Housing is significantly discouraged in floodplains. Additionally, development should preserve or add at least 10% of the entire parcel as tree canopy or naturalized area.

Resilient 1.1.2, 1.4

Assisted Living Facilities/Nursing Homes - Any development impacting wetlands or high-quality woodlands should include a one-for-one replacement of such features. Additionally, development should preserve or add at least 10% of the entire parcel as tree canopy or naturalized area.

Resilient 1.1.2, 1.4

Group Homes - Should be oriented to minimize impact on the natural environment, including trees, wetlands, and exceptional topography. Additionally, development should preserve or add at least 20% of the entire parcel as tree canopy or naturalized area.

Resilient 1.1.1, 1.4

Bed and Breakfast - Should be oriented to minimize impact on the natural environment, including trees, wetlands, and exceptional topography. Additionally, development should preserve or add at least 20% of the entire parcel as tree canopy or naturalized area.

Resilient 1.1.1, 1.4

Boutique Hotels - Any developing impacting wetlands or high-quality woodlands should include a one-for-one replacement of such features. Additionally, development

Resilient 1.1.2, 1.4

should preserve or add at least 10% of the entire parcel as tree canopy or naturalized area.

Small-Scale Offices, Retailing, and Personal or Professional Services - Any development impacting wetlands or high-quality woodlands should include a one-for-one replacement of such features. Additionally, development should preserve or add at least 10% of the entire parcel as tree canopy or naturalized area.

Small-Scale Schools, Places of Worship, Neighborhood-Serving Institutions/Infrastructure, and Other Places of Assembly - Any development impacting wetlands or high-quality woodlands should include a one-for-one replacement of such features. Additionally, development should preserve or add at least 10% of the entire parcel as tree canopy or naturalized area.

> Resilient 1.1.2, 1.4

Small-Scale Parks - Should preserve or add at least 50% of the entire parcel as tree canopy or naturalized area.

> Resilient 1.4

Community Farms/Gardens - Should be oriented to minimize impact on the natural environment, including trees, wetlands, and exceptional topography. Additionally, development should preserve or add at least 20% of the entire parcel as tree canopy or naturalized area.

> Resilient 1.1.1, 1.4

Removed Uses

Artisan Manufacturing and Food Production

> Resilient 1.1.3

Large-Scale Multi-Family Housing

Large-Scale Retailing and Personal and Professional Services

Large-Scale Offices

Structured Parking

TRANSIT-ORIENTED DEVELOPMENT (TOD)

The Transit-Oriented Development (TOD) overlay is intended for areas within walking distance of a rapid transit station. The purpose of this overlay is to promote pedestrian connectivity and a higher density than the surrounding area.

Added Uses

No Uses are Added

Modified Uses

Small-Scale Offices, Retailing, and Personal and Professional Services - Development should be supportive of pedestrian activity (e.g. compact, connected to a pedestrian system, no more than one third of the frontage used for parking.)

> Inclusive 1.3, 2.2
> Competitive 1.1

Large-Scale Retailing and Personal and Professional Services - Development should be supportive of pedestrian activity (e.g. compact, connected to a pedestrian system, no more than one third of the frontage used for parking.)

> Inclusive 1.3, 2.2
> Competitive 1.1

Large-Scale Offices - Development should be supportive

URBAN MIXED-USE

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of pedestrian activity (e.g. compact, connected to a pedestrian system, no more than one third of the frontage used for parking.)

**Inclusive 1.3, 2.2
Competitive 1.1**

Assisted Living Facilities/Nursing Homes - Vehicular access should be provided from a street with few or no pedestrian destinations.

Resilient 2.1

Boutique Hotels - Development should be supportive of pedestrian activity (e.g. compact, connected to a pedestrian system, no more than a third of the frontage used for parking

**Inclusive 1.3, 2.2
Competitive 1.1**

Removed Uses
Community Farms/Gardens

Resilient 3.1

TOWN CENTER (TC)

The Town Center (TC) overlay is intended for new and historic neighborhood centers. Its purpose is to promote development with a high degree of pedestrian connectivity that has a slightly higher density than the surrounding area.

Added Uses
No uses are added.

Modified Uses
Attached Housing – Only appropriate in live/work arrangements.

**Resilient 2.4
Competitive 1.1**

Small-Scale Multi-Family Housing - Should include ground-floor office, retail, or personal or professional services.

**Resilient 2.4
Competitive 1.1**

Assisted Living Facilities/Nursing Homes - Vehicular access should be provided from a street with few or no pedestrian destinations.

Resilient 2.1

Removed Uses
Large-Scale Retailing and Personal and Professional Services

Large-Scale Offices

Competitive 1.1

Artisan Manufacturing and Food Production

Resilient 3.4

RESIDENTIAL CORRIDOR RESERVE (RR)

The Residential Corridor Reserve (RR) overlay is intended for areas where the residential nature of a corridor is at risk due to encroachment from other land uses. An example might be residential areas that are being overtaken by school, hospital, or corporate campuses.

Added Uses
No uses are added.

Modified Uses
No uses are modified.

Removed Uses

> Assisted Living Facilities/Nursing Homes
>
> Small-Scale Offices, Retailing, and Personal or Professional Services
>
> Large-Scale Retailing and Personal and Professional Services
>
> Large-Scale Offices
>
> Small-Scale Schools, Places of Worship, Neighborhood-Serving Institutions/Infrastructure, and Other Places of AssemblyArtisan Manufacturing and Food Production
>
> Structured Parking

INDUSTRIAL RESERVE (IR)

The Industrial Reserve (IR) overlay is not appropriate in this typology.

AIRPORT VICINITY (AV)

The Airport Vicinity (AV) overlay is not appropriate in this typology.

CRITICAL AREA (CA)

Critical Area (CA) overlays are intended for special circumstances where custom modifications need to be made. If the property in question falls into a Critical Area overlay, please see its corresponding text for further guidance.

CORE MIXED-USE

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MIXED-USE TYPOLOGY:
CORE MIXED-USE

The **Core Mixed-Use** typology is intended for the core of the City's Central Business District and along logical extensions from the core (such as the North Meridian Street corridor). It is characterized by dense, compact, and tall building patterns and a substantial degree of activity. Businesses, services, and institutions in this typology serve the entire region as well as residents and tourists. There is a wide range of public spaces, with some designed to accommodate events and festivals. Buildings are at least six stories in height and all off-street parking should be in garages. While buildings in this typology are larger than in other mixed-use typologies, they should still be designed with the pedestrian in mind, with entrances and large windows facing the street. Ideally, this typology has a tight street grid with frequent intersections and small blocks. In areas where small blocks are not practical due to existing development, public pedestrian paths should be provided as cut-through's. This typology has a residential density in excess of 50 units per acre.

recommended land uses

Conditions for All Land Use Types

All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.

> Resilient 3.1

All development should include sidewalks along the street frontage.

> Healthy 1.1
> Inclusive 2.2

Mixed-Use structures are preferred for all land uses except Public Administration, Associations, and Region-Serving Institutions/Infrastructure, Entertainment, and Small-Scale Parks.

> Resilient 2.4
> Competitive 2.2

In master-planned developments, block lengths of less than 500 feet, or pedestrian cut-throughs for longer blocks, are encouraged.

> Healthy 1.1, 3.1
> Competitive 1.1

Conditions for All Housing

Should be within a one-quarter-mile distance (using streets, sidewalks, and/or off-street paths) of a school, playground, library, public greenway, or similar public-ly-accessible recreational or cultural amenity that is available at no cost to the user.

> Healthy 1.2
> Inclusive 1.3
> Competitive 1.1

Should be oriented towards the street with a pedestrian connection from the front door(s) to the sidewalk. Driveways/parking areas do not qualify as a pedestrian connection.

> Healthy 3.1
> Resilient 2.4
> Competitive 1.1

CORE MIXED-USE

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Small-Scale Multifamily Housing

▌ Should have either retail uses or externalized residential doors at-grade.

> Healthy 3.1
> Competitive 1.1

Large-Scale Multifamily Housing

▌ Should have either retail uses or externalized residential doors at-grade.

> Healthy 3.1
> Competitive 1.1

▌ Parking should be in structures or behind or interior to the development.

> Healthy 1.1
> Resilient 2.4
> Competitive 3.1

Boutique Hotels

▌ Unless the development requires fewer than 10 spaces, at least 50% of required parking should be provided in structured parking (private or shared).

> Competitive 1.1

Motels, Hotels, or Hostels

▌ The primary entrance should be served by an arterial street.

> Resilient 2.3, 3.1

▌ Should have a floor-area ratio of at least 6:1.

> Resilient 3.4

▌ Parking should be in structures or behind or interior to the development.

> Healthy 1.1
> Resilient 2.4
> Competitive 3.1

Offices

▌ Recommended without additional conditions.

> Inclusive 1.3
> Competitive 2.1

Small-Scale Offices, Retailing, and Personal or Professional Services

▌ Automotive uses (such as gas stations and auto repair) and uses with drive-through lanes are excluded.

> Resilient 3.4

▌ Should not include outdoor display of merchandise.

> Competitive 3.1

Large-Scale Offices, Retailing and Personal or Professional Services

▌ The primary entrance should be served by an arterial street.

> Resilient 2.3, 3.1

▌ Should not include outdoor display of merchandise.

> Competitive 3.1

Regionally-Serving Public Administration

▌ Sufficient handicapped parking options should be available either onsite or adjacent.

> Inclusive 1.3

▌ Ballards or other vehicular barriers should be present.

> Resilient 2.3

Small-Scale Schools, Places of Worship, Neighborhood-Serving Institutions/Infrastructure, and Other Places of Assembly

▌ Schools should not be within 1000 feet of a highway, freeway, or expressway.

> Healthy 4.1

Large-Scale Schools, Places of Worship, Community-Serving Institutions/Infrastructure, and Other Places of Assembly

▌ Should be located along an arterial or collector street.

> Resilient 2.3, 3.1

▌ Schools should not be within 1000 feet of a highway, free-

way, or expressway.

Small-Scale Parks

Ballards or other vehicular barriers should be present.

Structured Parking

Should include ground-floor office or retail uses.

overlay modifications

ENVIRONMENTALLY SENSITIVE AREAS (ES)

The Environmentally Sensitive Areas (ES) Overlay is intended for areas containing high quality woodlands, wetlands, or other natural resources that should be protected. The purpose of this overlay is to prevent or mitigate potential damage to these resources caused by development. This overlay is also appropriate for areas that present an opportunity to create a new environmental asset. This overlay is not intended for the preservation of open space.

Added Uses
No uses are added.

Modified Uses

Small-Scale Multifamily Housing - Any development impacting wetlands or high-quality woodlands should include a one-for-one replacement of such features. Housing is significantly discouraged in floodplains.

Boutique Hotels - Any development impacting wetlands or high-quality woodlands should include a one-for-one replacement of such features.

Hotels, Motels, or Hostels - Any development impacting wetlands or high-quality woodlsands should include a one-for-one replacement of such features.

Small-Scale Offices, Retailing, and Personal or Professional Services - Any development impacting wetlands or high-quality woodlands should include a one-for-one replacement of such features.

Small-Scale Schools, Places of Worship, Neighborhood-Serving Institutions/Infrastructure, and Other Places of Assembly - Any development impacting wetlands or high-quality woodlands should include a one-for-one replacement of such features.

Removed Uses

Large-Scale Multi-Family Housing

Large-Scale Retailing and Personal or Professional Services

Large-Scale Offices

Entertainment Venues

Large-Scale Schools, Places of Worship, Community-Serving Institutions/Infrastructure, and Other Places of Assem-

Healthy 4.1

Resilient 2.3

Resilient 2.4
Competitive 2.2

Resilient 1.1.2

Resilient 1.1.2

Resilient 1.1.2

Resilient 1.1.2

Resilient 1.1.2

Resilient 1.1.3

blyStructured Parking

TRANSIT-ORIENTED DEVELOPMENT (TOD)

The Transit-Oriented Development (TOD) overlay is not appropriate in this typology.

TOWN CENTER (TC)

The Town Center (TC) overlay is not appropriate in this typology.

RESIDENTIAL CORRIDOR RESERVE (RR)

The Industrial Reserve (IR) overlay is not appropriate in this typology.

INDUSTRIAL RESERVE (IR)

The Industrial Reserve (IR) overlay is not appropriate in this typology.

AIRPORT VICINITY (AV)

The Airport Vicinity (AV) overlay is not appropriate in this typology.

CRITICAL AREA (CA)

Critical Area (CA) overlays are intended for special circumstances where custom modifications need to be made. If the property in question falls into a Critical Area overlay, please see its corresponding text for further guidance.

INSTITUTION-ORIENTED MIXED-USE (CAMPUS)

The **Institution-Oriented Mixed-Use (Campus)** typology contains a mix of land uses within and surrounding a significant regional institution campus, such as a university or hospital. This typology is meant to promote development that is permeable to pedestrians and integrates into its surrounding context. Uses in this typology will often be thematically or economically linked to the anchor institution. Residential areas of this typology have a density of 8 to 15 dwelling units per acre.

recommended land uses

Conditions for All Land Use Types

All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.

| Resilient 3.1 |

All development should include sidewalks along the street frontage.

| Healthy 1.1 Inclusive 2.2 |

Master-planned developments in excess of 2 acres should include pedestrian amenities for passive and active recreation internal to the development.

| Healthy 1.1, 3.1, 3.2 |

Anchor Institutions, Including Major Universities and Hospitals

Should be located along an arterial street with a minimum of 4 lanes.

| Resilient 2.3, 3.1 |

If proposed within one-half mile along an adjoining street of an existing or approved residential development, then connecting, continuous pedestrian infrastructure between the proposed site and the residential development (sidewalk, greenway, or off-street path) should be in place or provided.

| Healthy 1.1 Inclusive 2.2 |

Should be located within one-quarter mile of a bus or rapid transit stop.

| Inclusive 1.3 |

All edges of the development should respond to the character of the surrounding area.

| Resilient 3.4 |

Active uses open to the public (such as offices) should be on the edges of the development and should engage with surrounding uses.

| Competitive 1.1 |

Ancillary/smaller buildings should be used to transition to other uses.

| Resilient 3.4 |

High intensity uses (such as emergency rooms) should not be located adjacent to residential uses.

| Resilient 2.3, 3.4 |

INSTITUTION-ORIENTED MIXED-USE

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▌ Only limited surface parking should be present. The majority of required parking should be located within structured parking (private or shared).

> Competitive 1.1

▌ Parking lots should be located towards the interior of the development.

> Competitive 1.1

▌ Connections to adjacent residential uses should be provided through campuses whenever possible.

> Healthy 1.1
> Inclusive 2.2

Research and Technology Businesses, and Institutions with a High Degree of Thematic or Economic Link to the Anchor Institution

▌ Should be located along an arterial or collector street.

> Resilient 2.3, 3.1

Services with a High Degree of Thematic or Economic Link to the Anchor Institution

▌ Should be located along an arterial or collector street.

> Resilient 2.3, 3.1

Conditions for All Housing

▌ Should be within a one-half-mile distance (using streets, sidewalks, and/or off-street paths) of a school, playground, library, public greenway, or similar publicly-accessible recreational or cultural amenity that is available at no cost to the user.

> Healthy 1.2
> Inclusive 1.3
> Competitive 1.1

▌ Should be oriented towards the street with a pedestrian connection from the front door(s) to the sidewalk. Driveways/parking areas do not qualify as a pedestrian connection.

> Healthy 3.1
> Resilient 2.4
> Competitive 1.1

Detached Housing

▌ Only appropriate as infill housing.

▌ Secondary units are encouraged.

> Inclusive 1.2, 2.1
> Resilient 3.2
> Competitive 1.2

Attached Housing

▌ Should be oriented towards the street with parking either behind or interior to the development.

> Healthy 1.1
> Resilient 2.4
> Competitive 3.1

Small-Scale Multi-Family Housing

▌ Should be located along an arterial or collector street.

> Resilient 2.3, 3.1

▌ Should be oriented towards the street with parking either behind or interior to the development.

> Healthy 1.1
> Resilient 2.4
> Competitive 3.1

Large-Scale Multi-Family Housing

▌ Should be located along an arterial or collector street.

> Resilient 2.3, 3.1

▌ In existing, predominantly platted, single-family neighborhoods, site layouts should include a street frontage of a length at least the average depth of the development.

▌ Should be oriented towards the street with parking either behind or interior to the development.

> Healthy 1.1
> Resilient 2.4
> Competitive 3.1

INSTITUTION-ORIENTED MIXED-USE

Assisted Living Facilities/Nursing Homes

▎ Should be located along an arterial or collector street.

Resilient 2.3, 3.1

▎ Should not be within 1000 feet of a highway, freeway, or expressway.

Healthy 4.1

Group Homes

▎ Should be in harmony with the character of the surrounding neighborhood in terms of materials, building placement, entrance location, and vehicle and service areas.

Resilient 3.4
Competitive 3.1

▎ Should be located adjacent to residential uses.

Healthy 3.3

▎ Should not be located on the same block as another group home.

Bed and Breakfast

▎ Appropriate as a reuse of formerly residential detached houses.

Resilient 3.4
Competitive 1.3

▎ Should be in harmony with the character of the surrounding neighborhood in terms of materials, building placement, entrance location, and vehicle and service areas.

Resilient 3.4
Competitive 3.1

Boutique Hotels

▎ Unless the development requires fewer than 10 spaces, At least 50% of required parking should be provided in structured parking (private or shared).

Competitive 1.1

Hotels, Motels, or Hostels

▎ Unless the development requires fewer than 10 spaces, At least 50% of required parking should be provided in structured parking (private or shared).

Competitive 1.1

▎ Should be located along an arterial or collector street.

Resilient 2.3, 3.1

Offices

▎ Should be located along an arterial or collector street.

Resilient 2.3, 3.1

Small-Scale Retailing and Personal or Professional Services

▎ Should be located along an arterial or collector street.

Resilient 2.3, 3.1

▎ If proposed within one-half mile along an adjoining street of an existing or approved residential development, then connecting, continuous pedestrian infrastructure between the proposed site and the residential development (sidewalk, greenway, or off-street path) should be in place or provided.

Healthy 1.1
Inclusive 2.2

▎ Automotive uses (such as gas stations and auto repair) and uses requiring a distance of separation of greater than 20 feet under the zoning ordinance (such as liquor stores, adult uses, and drive-through lanes) are excluded when adjacent to residential areas or the dense cores of institution campuses.

Resilient 3.4

▎ Should not include outdoor display of merchandise.

Competitive 3.1

Large-Scale Retailing and Personal or Professional Services
- Should be located along an arterial or collector street.

Resilient 2.3, 3.1

- If proposed within one-half mile along an adjoining street of an existing or approved residential development, then connecting, continuous pedestrian infrastructure between the proposed site and the residential development (sidewalk, greenway, or off-street path) should be in place or provided.

Healthy 1.1
Inclusive 2.2

Small-Scale Schools, Places of Worship, Neighborhood-Serving Institutions/Infrastructure, and Other Places of Assembly
- Should be Located along an arterial or collector street.

Resilient 2.3, 3.1

- If proposed within one-half mile along an adjoining street of an existing or approved residential development, then connecting, continuous pedestrian infrastructure between the proposed site and the residential development (sidewalk, greenway, or off-street path) should be in place or provided.

Healthy 1.1
Inclusive 2.2

- Schools should not be within 1000 feet of a highway, freeway, or expressway.

Healthy 4.1

Large-Scale Schools, Places of Worship, Community-Serving Institutions/Infrastructure, and Other Places of Assembly
- Should be Located along an arterial or collector street.

Resilient 2.3, 3.1

- If proposed within one-half mile along an adjoining street of an existing or approved residential development, then connecting, continuous pedestrian infrastructure between the proposed site and the residential development (sidewalk, greenway, or off-street path) should be in place or provided.

Healthy 1.1
Inclusive 2.2

- Schools should not be within 1000 feet of a highway, freeway, or expressway.

Healthy 4.1

Small-Scale Parks
- If a component of a master-planned development, continuous pedestrian infrastructure (sidewalk, greenway, or off-street path) between the proposed site and any residential uses within the development should be provided.

Healthy 1.1
Inclusive 2.2

- Ballards or other vehicular barriers should be present.

Resilient 2.3

Structured Parking
- Only recommended as a primary use when functionally connected to an anchor institution.

Competitive 1.1

Community Farms/Gardens
- Should be limited to three acres each.

Resilient 3.4

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INSTITUTION-ORIENTED MIXED-USE

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overlay modifications

ENVIRONMENTALLY SENSITIVE AREAS (ES)

The Environmentally Sensitive Areas (ES) Overlay is intended for areas containing high quality woodlands, wetlands, or other natural resources that should be protected. The purpose of this overlay is to prevent or mitigate potential damage to these resources caused by development. This overlay is also appropriate for areas that present an opportunity to create a new environmental asset. This overlay is not intended for the preservation of open space.

Added Uses

No uses are added.

Modified Uses

Detached Housing - Should be oriented to minimize impact on the natural environment, including trees, wetlands, and exceptional topography. Housing is significantly discouraged in floodplains. Additionally, development should preserve or add at least 30% of the entire parcel as tree canopy or naturalized area.

> Resilient 1.1.1, 1.4

Attached Housing - Any development impacting wetlands or high-quality woodlands should include a one-for-one replacement of such features. Housing is significantly discouraged in floodplains. Additionally, development should preserve or add at least 20% of the entire parcel as tree canopy or naturalized area.

> Resilient 1.1.2, 1.4

Small-Scale Multifamily Housing - Any development impacting wetlands or high-quality woodlands should include a one-for-one replacement of such features. Housing is significantly discouraged in floodplains. Additionally, development should preserve or add at least 20% of the entire parcel as tree canopy or naturalized area.

> Resilient 1.1.2, 1.4

Assisted Living Facilities/Nursing Homes - Any development impacting wetlands or high-quality woodlands should include a one-for-one replacement of such features. Additionally, development should preserve or add at least 20% of the entire parcel as tree canopy or naturalized area.

> Resilient 1.1.2, 1.4

Group Homes - Should be oriented to minimize impact on the natural environment, including trees, wetlands, and exceptional topography. Additionally, development should preserve or add at least 30% of the entire parcel as tree canopy or naturalized area.

> Resilient 1.1.1, 1.4

Bed and Breakfast - Should be oriented to minimize impact on the natural environment, including trees, wetlands, and exceptional topography. Additionally, development should preserve or add at least 30% of the entire parcel as tree canopy or naturalized area.

> Resilient 1.1.1, 1.4

Boutique Hotels - Any development impacting wetlands or high-quality woodlands should include a one-for-one replacement of such features. Additionally, development should preserve or add at least 20% of the entire parcel as tree canopy or naturalized area.

Resilient 1.1.2, 1.4

Hotels, Motels, or Hostels - Any development impacting wetlands or high-quality woodlands should include a one-for-one replacement of such features. Additionally, development should preserve or add at least 20% of the entire parcel as tree canopy or naturalized area.

Resilient 1.1.2, 1.4

Small-Scale Offices, Retailing, and Personal or Professional Services - Any development impacting wetlands or high-quality woodlands should include a one-for-one replacement of such features. Additionally, development should preserve or add at least 20% of the entire parcel as tree canopy or naturalized area.

Resilient 1.1.2, 1.4

Services with a High Degree of Thematic or Economic Link to the Anchor Institution - Any development impacting wetlands or high-quality woodlands should include a one-for-one replacement of such features. Additionally, development should preserve or add at least 20% of the entire parcel as tree canopy or naturalized area.

Resilient 1.1.2, 1.4

Small-Scale Schools, Places of Worship, Neighborhood-Serving Institutions/Infrastructure, and Other Places of Assembly - Any development impacting wetlands or high-quality woodlands should include a one-for-one replacement of such features. Additionally, development should preserve or add at least 20% of the entire parcel as tree canopy or naturalized area.

Resilient 1.1.2, 1.4

Small-Scale Parks - Should preserve or add at least 50% of the entire parcel as tree canopy or naturalized area.

Resilient 1.4

Community Farms/Gardens - Should be oriented to minimize impact on the natural environment, including trees, wetlands, and exceptional topography. Additionally, development should preserve or add at least 30% of the entire parcel as tree canopy or naturalized area.

Resilient 1.1.1, 1.4

Removed Uses

Resilient 1.1.3

Large-Scale Multi-Family Housing

Large-Scale Retailing and Personal or Professional Services

Large-Scale Offices

Anchor Institutions, Including Major Universities and Hospitals

Research and Technology Businesses, and Institutions with a High Degree of Thematic or Economic Link to the Anchor Institution

INSTITUTION-ORIENTED MIXED-USE

mixed-use typologies • mixed-use typologies • mixed-use typologies • mixed-use typologies • mixed-use typologies • mixed-use typologies

Large-Scale Schools, Places of Worship, Community-Serving Institutions/Infrastructure, and Other Places of Assembly

Structured Parking

TRANSIT-ORIENTED DEVELOPMENT (TOD)

The Transit-Oriented Development (TOD) overlay is intended for areas within walking distance of a rapid transit station. The purpose of this overlay is to promote pedestrian connectivity and a higher density than the surrounding area.

Added Uses

No uses are added.

Modified Uses

Attached Housing - A residential density of 15+ units per acre is recommended.

Small-Scale Multi-Family Housing - A residential density of 15+ units per acre is recommended.

Large-Scale Multi-Family Housing - A residential density of 15+ units per acre is recommended.

> Healthy 4.2
> Inclusive 1.2
> Resilient 3.3

Boutique Hotels - Development should be supportive of pedestrian activity (e.g. compact, connected to a pedestrian system, no more than a third of the frontage used for parking.

> Inclusive 1.3, 2.2
> Competitive 1.1

Small-Scale Offices, Retailing, and Personal or Professional Services - Development should be supportive of pedestrian activity (e.g. compact, connected to a pedestrian system, no more than one third of the frontage used for parking.) Uses should not be auto-related, require outdoor storage, or have more than minor, accessory outdoor display.

> Inclusive 1.3, 2.2
> Competitive 1.1

Large-Scale Offices - Development should be supportive of pedestrian activity (e.g. compact, connected to a pedestrian system, no more than one third of the frontage used for parking.)

> Inclusive 1.3, 2.2
> Competitive 1.1

Research and Technology Businesses, and Institutions with a High Degree of Thematic or Economic Link to the Anchor Institution - Development should be supportive of pedestrian activity (e.g. compact, connected to a pedestrian system, no more than one third of the frontage used for parking.)

> Inclusive 1.3, 2.2
> Competitive 1.1

Services with a High Degree of Thematic or Economic Link to the Anchor Institution - Development should be supportive of pedestrian activity (e.g. compact, connected to a pedestrian system, no more than one third of the frontage used for parking.)

> Inclusive 1.3, 2.2
> Competitive 1.1

Large-Scale Schools, Places of Worship, Community-Serving Institutions/Infrastructure, and Other Places of Assembly - Development should be supportive of pedestrian activity (e.g. compact, connected to a pedestrian system, no more than one third of the frontage used for parking.)

> Inclusive 1.3, 2.2
> Competitive 1.1

INSTITUTION-ORIENTED MIXED-USE

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Assisted Living Facilities/Nursing Homes - Vehicular access should be provided from a street with few or no pedestrian destinations.

Resilient 2.1

Removed Uses
Detached Housing

Structured Parking

Community Farms/Gardens

Healthy 4.2
Inclusive 1.2
Resilient 3.3

Resilient 3.1

Resilient 3.1

TOWN CENTER (TC)

The Town Center (TC) overlay is intended for new and historic neighborhood centers. Its purpose is to promote development with a high degree of pedestrian connectivity that has a slightly higher density than the surrounding area.

Added Uses
No uses are added.

Modified Uses
Attached Housing - Buildings should include ground floor office or retail uses.

Small-Scale Multi-Family Housing - Condition that use should be within a one-half-mile distance of a school, playground, library, public greenway, or similar public-ly-accessible recreational or cultural amenity does not apply.

Large-Scale Multi-Family Housing - Condition that use should be within a one-half-mile distance of a school, playground, library, public greenway, or similar public-ly-accessible recreational or cultural amenity does not apply.

Healthy 2.1
Inclusive 1.1, 2.1
Resilient 3.2

Small-Scale Offices, Retailing, and Personal or Profession-al Services - Development should be supportive of pe-destrian activity (e.g. compact, connected to a pedestrian system, no more than one third of the frontage used for parking.)

Healthy 1.1, 3.1
Inclusive 2.2
Competitive 1.1

Large-Scale Retailing and Personal or Professional Ser-vices - Development should be supportive of pedestrian activity (e.g. compact, connected to a pedestrian system, no more than one third of the frontage used for parking.)

Healthy 1.1, 3.1
Inclusive 2.2
Competitive 1.1

Large-Scale Offices - Development should be supportive of pedestrian activity (e.g. compact, connected to a pe-destrian system, no more than one third of the frontage used for parking.)

Healthy 1.1, 3.1
Inclusive 2.2
Competitive 1.1

Research and Technology Businesses, and Institutions with a High Degree of Thematic or Economic Link to the Anchor Institution - Development should be supportive of pedestrian activity (e.g. compact, connected to a pedes-trian system, no more than one third of the frontage used for parking.)

Healthy 1.1, 3.1
Inclusive 2.2
Competitive 1.1

Services with a High Degree of Thematic or Economic

INSTITUTION-ORIENTED MIXED-USE

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Link to the Anchor Institution - Development should be supportive of pedestrian activity (e.g. compact, connected to a pedestrian system, no more than one third of the frontage used for parking.)

> Healthy 1.1, 3.1
> Inclusive 2.2
> Competitive 1.1

Large-Scale Schools, Places of Worship, Community-Serving Institutions/Infrastructure, and Other Places of Assembly - Development should be supportive of pedestrian activity (e.g. compact, connected to a pedestrian system, no more than one third of the frontage used for parking.)

> Healthy 1.1, 3.1
> Inclusive 2.2
> Competitive 1.1

Assisted Living Facilities/Nursing Homes - Vehicular access should be provided from a street with few or no pedestrian destinations.

> Resilient 2.1

Structured Parking - Should include ground-floor office, retail, or personal or professional services.

> Resilient 2.4
> Competitive 2.2

Removed Uses

Detached Housing - Where detached housing already exists, secondary units are encouraged. Detached housing is not recommended as new development.

> Healthy 2.1
> Inclusive 1.1, 2.1
> Resilient 3.2

RESIDENTIAL CORRIDOR RESERVE (RR)

The Residential Corridor Reserve (RR) overlay is intended for areas where the residential nature of a corridor is at risk due to encroachment from other land uses. An example might be residential areas that are being overtaken by school, hospital, or corporate campuses.

Added Uses
No uses are added.

Modified Uses

Detached Housing - Condition that this use is only appropriate as infill housing does not apply.

> Resilient 3.3

Removed Uses

> Resilient 3.3

Large-Scale Multi-Family Housing

Assisted Living Facilities/Nursing Homes

Hotels, Motels, or Hostels

Small-Scale Offices, Retailing, and Personal or Professional Services

Large-Scale Retailing and Personal or Professional Services

Large-Scale Offices

Anchor Institutions, Including Major Universities and Hospitals

Research and Technology Businesses, and Institutions with a High Degree of Thematic or Economic Link to the Anchor Institution

Services with a High Degree of Thematic or Economic Link to the Anchor Institution

Small-Scale Schools, Places of Worship, Neighbor-hood-Serving Institutions/Infrastructure, and Other Places of Assembly

Large-Scale Schools, Places of Worship, Community-Serving Institutions/Infrastructure, and Other Places of Assembly

Structured Parking

INDUSTRIAL RESERVE (IR)

Industrial Reserve (IR) overlays are not appropriate in this typology.

AIRPORT VICINITY (AV)

Industrial Reserve (IR) overlays are not appropriate in this typology.

CRITICAL AREA (CA)

Critical Area (CA) overlays are intended for special circumstances where custom modifications need to be made. If the property in question falls into a Critical Area overlay, please see its corresponding text for further guidance.

WORKING TYPOLOGY:
OFFICE COMMERCIAL

The **Office Commercial** typology provides for single and multi-tenant office buildings. It is often a buffer between higher intensity land uses and lower intensity land uses. Office commercial development can range from a small freestanding office to a major employment center. This typology is intended to facilitate establishments such as medical and dental facilities, education services, insurance, real estate, financial institutions, design firms, legal services, and hair and body care salons.

recommended land uses

Conditions for All Land Use Types

All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer. — Resilient 3.1

All development should include sidewalks along the street frontage. — Healthy 1.1 / Inclusive 2.2

Master-planned developments in excess of 2 acres should include pedestrian amenities for passive and active recreation internal to the development. — Healthy 1.1, 3.1, 3.2

Large-Scale Offices

Pedestrian connections between buildings should be provided. — Healthy 1.1

Street connections to perimeter roads should be provided. — Resilient 2.3

Small-Scale Offices, Retailing, and Personal or Professional Services

Appropriate as a primary use only in major employment centers. — Resilient 3.4

Outdoor display of merchandise should be limited. — Competitive 3.1

If adjacent to residential uses or a Living Typology, outdoor display of merchandise is not recommended. — Competitive 3.1

Should be located along an arterial or collector street. — Resilient 2.3, 3.1

If proposed within one-half mile along an adjoining street of an existing or approved residential development, then connecting, continuous pedestrian infrastructure between the proposed site and the residential development (sidewalk, greenway, or off-street path) should be in place or provided. — Healthy 1.1 / Inclusive 2.2

OFFICE COMMERCIAL

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Small-Scale Schools, Places of Worship, Neighborhood-Serving Institutions/Infrastructure, and Other Places of Assembly

Encouraged in multi-tenant environments or as adaptive reuse of an existing structure.

> Competitive 1.3

If proposed within one-half mile along an adjoining street of an existing or approved residential development, then connecting, continuous pedestrian infrastructure between the proposed site and the residential development (sidewalk, greenway, or off-street path) should be in place or provided.

> Healthy 1.1
> Inclusive 2.2

Schools should not be within 1000 feet of a highway, freeway, or expressway.

> Healthy 4.1

Small-Scale Parks

A sidewalk or pedestrian path is required within the park.

Pedestrian connections to employment centers should be provided.

> Healthy 1.1, 3.2

overlay modifications

ENVIRONMENTALLY SENSITIVE AREAS (ES)

The Environmentally Sensitive Areas (ES) Overlay is intended for areas containing high quality woodlands, wetlands, or other natural resources that should be protected. The purpose of this overlay is to prevent or mitigate potential damage to these resources caused by development. This overlay is also appropriate for areas that present an opportunity to create a new environmental asset. This overlay is not intended for the preservation of open space.

Added Uses

No uses are added.

Modified Uses

Small-Scale Offices, Retailing, and Personal or Professional Services - Any development impacting wetlands or high-quality woodlands should include a one-for-one replacement of such features. Additionally, development should preserve or add at least 20% of the entire parcel as tree canopy or naturalized area.

> Resilient 1.1.2, 1.4

Small-Scale Schools, Places of Worship, Neighborhood-Serving Institutions/Infrastructure, and Other Places of Assembly - Any development impacting wetlands or high-quality woodlands should include a one-for-one replacement of such features. Additionally, development should preserve or add at least 20% of the entire parcel as tree canopy or naturalized area.

> Resilient 1.1.2, 1.4

Small-Scale Parks - Should preserve or add at least 50% of the entire parcel as tree canopy or naturalized area.

> Resilient 1.4

Removed Uses

Large-Scale Offices

> Resilient 1.1.3

TRANSIT-ORIENTED DEVELOPMENT (TOD)

The Transit-Oriented Development (TOD) overlay is intended for areas within walking distance of a rapid transit station. The purpose of this overlay is to promote pedestrian connectivity and a higher density than the surrounding area.

Added Uses
No uses are added.

Modified Uses
Small-Scale Offices, Retailing, and Personal or Professional Services - Development should be supportive of pedestrian activity (e.g. compact, connected to a pedestrian system, no more than one third of the frontage used for parking.)

> Inclusive 1.3, 2.2
> Competitive 1.1

Large-Scale Offices - Development should be supportive of pedestrian activity (e.g. compact, connected to a pedestrian system, no more than one third of the frontage used for parking.)

> Inclusive 1.3, 2.2
> Competitive 1.1

Small-Scale Parks - Ballards or other vehicular barriers should be present.

> Resilient 2.3

Removed Uses
No uses are removed.

TOWN CENTER (TC)

The Town Center (TC) overlay is intended for new and historic neighborhood centers. Its purpose is to promote development with a high degree of pedestrian connectivity that has a slightly higher density than the surrounding area.

Added Uses
No uses are added.

Modified Uses
Small-Scale Offices, Retailing, and Personal or Professional Services - Development should be supportive of pedestrian activity (e.g. compact, connected to a pedestrian system, no more than one third of the frontage used for parking.)

> Inclusive 1.3, 2.2
> Competitive 1.1

Large-Scale Offices - Development should be supportive of pedestrian activity (e.g. compact, connected to a pedestrian system, no more than one third of the frontage used for parking.)

> Inclusive 1.3, 2.2
> Competitive 1.1

Small-Scale Parks - Ballards or other vehicular barriers should be present.

> Resilient 2.3

Removed Uses
No uses are removed.

RESIDENTIAL CORRIDOR RESERVE (RR)

The Residential Corridor Reserve (RR) overlay is not appropriate in this typology.

INDUSTRIAL RESERVE (IR)

The Industrial Reserve (IR) overlay is not appropriate in this typology.

AIRPORT VICINITY (AV)

The Airport Vicinity (AV) overlay is intended to provide for development that appropriately responds to the unique needs and constraints of airports.

Added Uses

Hotels, Motels, and Hostels - Should be located along an arterial or collector street.

> Resilient 2.3, 3.1
> Competitive 2.4

Modified Uses

No uses are modified.

Removed Uses

Small-Scale Schools, Places of Worship, Neighborhood-Serving Institutions/Infrastructure, and Other Places of Assembly

> Resilient 3.4

CRITICAL AREA (CA)

Critical Area (CA) overlays are intended for special circumstances where custom modifications need to be made. If the property in question falls into a Critical Area overlay, please see its corresponding text for further guidance.

COMMUNITY COMMERCIAL

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WORKING TYPOLOGY:
COMMUNITY COMMERCIAL

The **Community Commercial** typology provides for low-intensity commercial and office uses that serve nearby neighborhoods. These uses are usually in freestanding buildings or small, integrated centers. Examples include small-scale shops, personal services, professional and business services, grocery stores, drug stores, restaurants, and public gathering spaces.

recommended land uses

Conditions for All Land Use Types

All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.

> Resilient 3.1

All development should include sidewalks along the street frontage..

> Healthy 1.1
> Inclusive 2.2

Small-Scale Offices, Retailing, and Personal or Professional Services

Outdoor display of merchandise should be limited.

> Competitive 3.1

If adjacent to residential uses or a Living Typology, outdoor display of merchandise is not recommended.

> Competitive 3.1

Should be located along an arterial or collector street.

> Resilient 2.3, 3.1

If proposed within one-half mile along an adjoining street of an existing or approved residential development, then connecting, continuous pedestrian infrastructure between the proposed site and the residential development (sidewalk, greenway, or off-street path) should be in place or provided.

> Healthy 1.1
> Inclusive 2.2

Large-Scale Offices, Retailing, and Personal or Professional Services

Should be located along an arterial street.

> Resilient 2.3, 3.1

Outdoor display of merchandise should be limited.

> Competitive 3.1

If adjacent to residential uses or a Living Typology, outdoor display of merchandise is not recommended.

> Competitive 3.1

If proposed within one-half mile along an adjoining street of an existing or approved residential development, then connecting, continuous pedestrian infrastructure between the proposed site and the residential development (sidewalk, greenway, or off-street path) should be in place or provided.

> Healthy 1.1
> Inclusive 2.2

Should be no larger than 25 acres with 125,000 square feet of floor space and no more than three out lots.

> Resilient 3.4

COMMUNITY COMMERCIAL

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Small-Scale Schools, Places of Worship, Neighborhood-Serving Institutions/Infrastructure, and Other Places of Assembly

If proposed within one-half mile along an adjoining street of an existing or approved residential development, then connecting, continuous pedestrian infrastructure between the proposed site and the residential development (sidewalk, greenway, or off-street path) should be in place or provided.

Healthy 1.1
Inclusive 2.2

Schools should not be within 1000 feet of a highway, freeway, or expressway.

Healthy 4.1

Large-Scale Schools, Places of Worship, Community-Serving Institutions/Infrastructure, and Other Places of Assembly

Only recommended as adaptive reuse.

Resilient 3.4

Only recommended if the use contributes to the economic viability of the district/if the use generates a customer base for commercial uses.

Resilient 3.4

If proposed within one-half mile along an adjoining street of an existing or approved residential development, then connecting, continuous pedestrian infrastructure between the proposed site and the residential development (sidewalk, greenway, or off-street path) should be in place or provided.

Healthy 1.1
Inclusive 2.2

Schools should not be within 1000 feet of a highway, freeway, or expressway.

Healthy 4.1

Small-Scale Parks

A sidewalk or pedestrian path is required within the park.

Healthy 1.1, 3.2

overlay modifications

ENVIRONMENTALLY SENSITIVE AREAS (ES)

The Environmentally Sensitive Areas (ES) Overlay is intended for areas containing high quality woodlands, wetlands, or other natural resources that should be protected. The purpose of this overlay is to prevent or mitigate potential damage to these resources caused by development. This overlay is also appropriate for areas that present an opportunity to create a new environmental asset. This overlay is not intended for the preservation of open space.

Added Uses

No uses are added.

Modified Uses

Small-Scale Offices, Retailing, and Personal or Professional Services - Any development impacting wetlands or high-quality woodlands should include a one-for-one replacement of such features. Additionally, development should preserve or add at least 20% of the entire parcel as tree canopy or naturalized area.

Resilient 1.1.2, 1.4

COMMUNITY COMMERCIAL

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Small-Scale Schools, Places of Worship, Neighborhood-Serving Institutions/Infrastructure, and Other Places of Assembly - Any development impacting wetlands or high-quality woodlands should include a one-for-one replacement of such features. Additionally, development should preserve or add at least 20% of the entire parcel as tree canopy or naturalized area.

> Resilient 1.1.2, 1.4

Small-Scale Parks - Should preserve or add at least 50% of the entire parcel as tree canopy or naturalized area.

> Resilient 1.4

Removed Uses

Large-Scale Offices, Retailing, and Personal or Professional Services

> Resilient 1.1.3

Large-Scale Schools, Places of Worship, Community-Serving Institutions/Infrastructure, and Other Places of Assembly

TRANSIT-ORIENTED DEVELOPMENT (TOD)

The Transit-Oriented Development (TOD) overlay is intended for areas within walking distance of a rapid transit station. The purpose of this overlay is to promote pedestrian connectivity and a higher density than the surrounding area.

Added Uses

No uses are added.

Modified Uses

Small-Scale Offices, Retailing, and Personal or Professional Services - Development should be supportive of pedestrian activity (e.g. compact, connected to a pedestrian system, no more than one third of the frontage used for parking.)

> Inclusive 1.3, 2.2
> Competitive 1.1

Large-Scale Offices, Retailing, and Personal or Professional Services - Development should be supportive of pedestrian activity (e.g. compact, connected to a pedestrian system, no more than one third of the frontage used for parking.)

> Inclusive 1.3, 2.2
> Competitive 1.1

Large-Scale Schools, Places of Worship, Community-Serving Institutions/Infrastructure, and Other Places of Assembly - Development should be supportive of pedestrian activity (e.g. compact, connected to a pedestrian system, no more than one third of the frontage used for parking.)

> Inclusive 1.3, 2.2
> Competitive 1.1

Small-Scale Parks - Ballards or other vehicular barriers should be present.

> Resilient 2.3

Removed Uses

No uses are removed.

TOWN CENTER (TC)

The Town Center (TC) overlay is intended for new and historic neighborhood centers. Its purpose is to promote development with a high degree of pedestrian connectivity that has a slightly higher density than the surrounding area.

Added Uses

No uses are added.

Modified Uses

Small-Scale Offices, Retailing, and Personal or Professional Services - Development should be supportive of pedestrian activity (e.g. compact, connected to a pedestrian system, no more than one third of the frontage used for parking.)

> Inclusive 1.3, 2.2
> Competitive 1.1

Large-Scale Offices, Retailing, and Personal or Professional Services - Development should be supportive of pedestrian activity (e.g. compact, connected to a pedestrian system, no more than one third of the frontage used for parking.)

> Inclusive 1.3, 2.2
> Competitive 1.1

Large-Scale Schools, Places of Worship, Community-Serving Institutions/Infrastructure, and Other Places of Assembly - Development should be supportive of pedestrian activity (e.g. compact, connected to a pedestrian system, no more than one third of the frontage used for parking.)

> Inclusive 1.3, 2.2
> Competitive 1.1

Small-Scale Parks - Ballards or other vehicular barriers should be present.

> Resilient 2.3

Removed Uses

No uses are removed.

RESIDENTIAL CORRIDOR RESERVE (RR)

The Residential Corridor Reserve (RR) overlay is not appropriate in this typology.

INDUSTRIAL RESERVE (IR)

The Industrial Reserve (IR) overlay is not appropriate in this typology.

COMMUNITY COMMERCIAL

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AIRPORT VICINITY (AV)

The Airport Vicinity (AV) overlay is intended to provide for development that appropriately responds to the unique needs and constraints of airports.

Added Uses

No uses are added.

Modified Uses

No uses are modified.

Removed Uses

Small-Scale Schools, Places of Worship, Neighborhood-Serving Institutions/Infrastructure, and Other Places of Assembly — Resilient 3.4

Large-Scale Schools, Places of Worship, Neighborhood-Serving Institutions/Infrastructure, and Other Places of Assembly — Resilient 3.4

CRITICAL AREA (CA)

Critical Area (CA) overlays are intended for special circumstances where custom modifications need to be made. If the property in question falls into a Critical Area overlay, please see its corresponding text for further guidance.

REGIONAL COMMERCIAL

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WORKING TYPOLOGY:

REGIONAL COMMERCIAL

The **Regional Commercial** typology provides for general commercial and office uses that serve a significant portion of the county rather than just the surrounding neighborhoods. Uses are usually in large freestanding buildings or integrated centers. Typical examples include shopping malls, strip shopping centers, department stores, and home improvement centers.

recommended land uses

Conditions for All Land Use Types

All land use types except small-scale parks in this typology must have adequate municipal water and sanitary sewer.

> Resilient 3.1

All development should include sidewalks along the street frontage.

> Healthy 1.1
> Inclusive 2.2

Large-Scale Multi-Family Housing

Should be within a one-half-mile distance (using streets, sidewalks, and/or off-street paths) of a school, playground, library, public greenway, or similar publicly-accessible recreational or cultural amenity that is available at no cost to the user.

> Healthy 1.2
> Inclusive 1.3
> Competitive 1.1

Must be located within one-half mile of a bus or rapid transit using sidewalks or off-street paths.

> Healthy 4.2
> Inclusive 1.2, 2.2

Should be oriented towards the street with a pedestrian connection from the front door(s) to the sidewalk. Driveways/parking areas do not qualify as a pedestrian connection.

> Healthy 3.1
> Resilient 2.4
> Competitive 1.1

Hotels, Motels, or Hostels

Should be adjacent to interstate interchanges if present. If no interchange is present, should be located along arterial streets.

> Resilient 2.3

Pedestrian connections between buildings should be provided.

> Healthy 1.1

Large-Scale Offices

Pedestrian connections between buildings should be provided.

> Healthy 1.1

Street connections to perimeter roads should be provided

> Resilient 2.3

Small-Scale Offices, Retailing, and Personal or Professional Services

Outdoor display of merchandise should be limited.

> Competitive 3.1

If adjacent to residential uses or a Living Typology, outdoor display of merchandise is not recommended.

`Competitive 3.1`

Large-Scale Offices, Retailing, and Personal or Professional Services

Should be located along an arterial street.

`Resilient 2.3, 3.1`

Outdoor display of merchandise should be limited.

`Competitive 3.1`

If adjacent to residential uses or a Living Typology, outdoor display of merchandise is not recommended.

`Competitive 3.1`

Pedestrian connections between buildings should be provided.

`Healthy 1.1`

Small-Scale Schools, Places of Worship, Neighborhood-Serving Institutions/Infrastructure, and Other Places of Assembly

If proposed within one-half mile along an adjoining street of an existing or approved residential development, then connecting, continuous pedestrian infrastructure between the proposed site and the residential development (sidewalk, greenway, or off-street path) should be in place or provided.

`Healthy 1.1`
`Inclusive 2.2`

Schools should not be within 1000 feet of a highway, freeway, or expressway.

`Healthy 4.1`

Large-Scale Schools, Places of Worship, Community-Serving Institutions/Infrastructure, and Other Places of Assembly

Should be located along an arterial or collector street.

`Resilient 2.3, 3.1`

If proposed within one-half mile along an adjoining street of an existing or approved residential development, then connecting, continuous pedestrian infrastructure between the proposed site and the residential development (sidewalk, greenway, or off-street path) should be in place or provided.

`Healthy 1.1`
`Inclusive 2.2`

Schools should not be within 1000 feet of a highway, freeway, or expressway.

`Healthy 4.1`

Structured Parking

Should be limited in height when adjacent to attached or detached residential.

`Resilient 3.4`

Small-Scale Parks

Recommended without additional conditions.

`Healthy 1.2, 3.2`

REGIONAL COMMERCIAL

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overlay modifications

ENVIRONMENTALLY SENSITIVE AREAS (ES)

The Environmentally Sensitive Areas (ES) Overlay is intended for areas containing high quality woodlands, wetlands, or other natural resources that should be protected. The purpose of this overlay is to prevent or mitigate potential damage to these resources caused by development. This overlay is also appropriate for areas that present an opportunity to create a new environmental asset. This overlay is not intended for the preservation of open space.

Added Uses
No uses are added.

Modified Uses
Hotels, Motels, or Hostels - Any development impacting wetlands or high-quality woodlands should include a one-for-one replacement of such features. Additionally, development should preserve or add at least 20% of the entire parcel as tree canopy or naturalized area.

> Resilient 1.1.2

Small-Scale Offices, Retailing, and Personal or Professional Services - Any development impacting wetlands or high-quality woodlands should include a one-for-one replacement of such features. Additionally, development should preserve or add at least 20% of the entire parcel as tree canopy or naturalized area.

> Resilient 1.1.2, 1.4

Small-Scale Schools, Places of Worship, Neighborhood-Serving Institutions/Infrastructure, and Other Places of Assembly - Any development impacting wetlands or high-quality woodlands should include a one-for-one replacement of such features. Additionally, development should preserve or add at least 20% of the entire parcel as tree canopy or naturalized area.

> Resilient 1.1.2, 1.4

Small-Scale Parks - Should preserve or add at least 50% of the entire parcel as tree canopy or naturalized area.

> Resilient 1.4

Removed Uses
> Resilient 1.1.3

Large-Scale Multi-family Housing

Large-Scale Retailing and Personal or Professional Services

Large-Scale Offices

Large-Scale Schools, Places of Worship, Community-Serving Institutions/Infrastructure, and Other Places of Assembly

Surface Parking

Structured Parking

TRANSIT-ORIENTED DEVELOPMENT (TOD)

The Transit-Oriented Development (TOD) overlay is intended for areas within walking distance of a rapid transit station. The purpose of this overlay is to promote pedestrian connectivity

and a higher density than the surrounding area.

Added Uses

No uses are added.Modified Uses

Large-Scale Multi-Family Housing - Should include ground-floor office, retail, or personal or professional services.

> Healthy 4.2
> Inclusive 1.2
> Resilient 3.3

Hotels, Motels, or Hostels - Development should be supportive of pedestrian activity (e.g. compact, connected to a pedestrian system, no more than one-third of the frontage used for parking.)

> Inclusive 1.3, 2.2
> Competitive 1.1

Small-Scale Offices, Retailing, and Personal or Professional Services - Development should be supportive of pedestrian activity (e.g. compact, connected to a pedestrian system, no more than one third of the frontage used for parking.) Accessory, structured parking should include ground floor office or retail uses. Only minor amounts of accessory surface parking should be present.

> Inclusive 1.3, 2.2
> Competitive 1.1

Large-Scale Retailing and Personal or Professional Services - Development should be supportive of pedestrian activity (e.g. compact, connected to a pedestrian system, no more than one third of the frontage used for parking.)

> Inclusive 1.3, 2.2
> Competitive 1.1

Large-Scale Schools, Places of Worship, Community-Serving Institutions/Infrastructure, and Other Places of Assembly - Development should be supportive of pedestrian activity (e.g. compact, connected to a pedestrian system, no more than one third of the frontage used for parking.)

> Inclusive 1.3, 2.2
> Competitive 1.1

Structured Parking - Should include ground-floor office, retail, or personal or professional services.

> Resilient 2.4
> Competitive 2.2

Small-Scale Parks - Ballards or other vehicular barriers should be present.

> Resilient 2.3

Removed Uses

Surface Parking

> Resilient 3.1

TOWN CENTER (TC)

The Town Center (TC) overlay is not appropriate in this typology.

RESIDENTIAL CORRIDOR RESERVE (RR)

The Residential Reserve (RR) overlay is not appropriate in this typology.

INDUSTRIAL RESERVE (IR)

The Industrial Reserve (IR) overlay is not appropriate in this typology.

AIRPORT VICINITY (AV)

The Airport Vicinity (AV) overlay is intended to provide for development that appropriately responds to the unique needs and constraints of airports.

Added Uses

Hotels, Motels, and Hostels - Should be located along an arterial or collector street.

Resilient 2.3, 3.1
Competitive 2.4

Modified Uses

No uses are modified.

Removed Uses

Large-Scale Multi-Family Housing

Small-Scale Schools, Places of Worship, Neighborhood-Serving Institutions/Infrastructure, and Other Places of Assembly

Large-Scale Schools, Places of Worship, Community-Serving Institutions/Infrastructure, and Other Places of Assembly

Resilient 3.1

CRITICAL AREA (CA)

Critical Area (CA) overlays are intended for special circumstances where custom modifications need to be made. If the property in question falls into a Critical Area overlay, please see its corresponding text for further guidance.

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HEAVY COMMERCIAL

The **Heavy Commercial** typology provides for consumer-oriented general commercial and office uses that tend to exhibit characteristics that are not compatible with less intensive land uses. They are often dominated by exterior operations, sales, and display of goods. Examples include vehicle sales and commercial lumber yards.

recommended land uses

Heavy Commercial Uses
▌Should be located along an arterial or collector streets. — Resilient 2.3

Small-Scale Offices, Retailing, and Personal or Professional Services
▌Should be subordinate to and serving the primary heavy commercial uses. — Resilient 3.4

▌Should be adjacent to interstate interchanges if present. If no interchange is present, should be located along arterial streets at the edge of the heavy commercial typology. — Resilient 2.3

▌Should be located and served in such a way that the use will not interfere with heavy commercial traffic or loading. — Resilient 2.3

Surface Parking
▌Recommended without additional conditions. — Resilient 3.4

Wind or Solar Farms
▌Recommended without additional conditions. — Resilient 3.4

overlay modifications

ENVIRONMENTALLY SENSITIVE AREAS (ES)

The Environmentally Sensitive Areas (ES) Overlay is intended for areas containing high quality woodlands, wetlands, or other natural resources that should be protected. The purpose of this overlay is to prevent or mitigate potential damage to these resources caused by development. This overlay is also appropriate for areas that present an opportunity to create a new environmental asset. This overlay is not intended for the preservation of open space.

Added Uses
No uses are added.

Modified Uses

Small-Scale Offices, Retailing, and Personal or Professional Services - Any development impacting wetlands or high-quality woodlands should include a one-for-one replacement of such features. Additionally, development should preserve or add at least 20% of the entire parcel as tree canopy or naturalized area.

> Resilient 1.1.2, 1.4

Removed Uses

> Resilient 1.1.3

Heavy Commercial Uses

Surface Parking

Structured Parking

Wind or Solar Farms

TRANSIT-ORIENTED DEVELOPMENT (TOD)

The Transit-Oriented Development (TOD) overlay is not appropriate in this typology.

TOWN CENTER (TC)

The Town Center (TC) overlay is not appropriate in this typology.

RESIDENTIAL CORRIDOR RESERVE (RR)

The Residential Corridor Reserve (RR) overlay is not appropriate in this typology.

INDUSTRIAL RESERVE (IR)

The Industrial Reserve (IR) overlay is not appropriate in this typology.

AIRPORT VICINITY (AV)

The Airport Vicinity (AV) overlay is intended to provide for development that appropriately responds to the unique needs and constraints of airports.

Added Uses

> Resilient 2.3, 3.1
> Competitive 2.4

Surface Parking

Structured Parking

Modified Uses

No uses are modified.

Removed Uses

No uses are removed.

CRITICAL AREA (CA)

Critical Area (CA) overlays are intended for special circumstances where custom modifications need to be made. If the property in question falls into a Critical Area overlay, please see its corresponding text for further guidance.

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OFFICE/INDUSTRIAL MIXED-USE

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WORKING TYPOLOGY:

OFFICE/INDUSTRIAL MIXED-USE (BUSINESS PARK)

The **Office/Industrial Mixed-Use (Business Park)** typology is intended to provide for light industrial, distribution, and office uses conducted within enclosed structures and unlikely to create emissions of light, odor, noise, or vibrations. The typology is characterized by groups of buildings within office/warehouse parks. Examples of typical uses include warehousing, wholesaling, research and development facilities, testing and evaluation facilities, offices, education resource centers, assembly of high technology products, and conference centers. Industrial or truck traffic should be separated from local/residential traffic in this typology.

recommended land uses

Conditions for All Land Use Types
Master-planned developments in excess of 2 acres should include pedestrian amenities for passive and active recreation internal to the development.

> Healthy 1.1, 3.1, 3.2

Light Industrial Uses
Industrial truck traffic should not utilize local, residential streets.

> Resilient 2.3

Streets internal to industrial development must feed onto an arterial street.

> Resilient 2.3

Removed as a recommended land use where they would be adjacent to a living or mixed-use typology.

> Resilient 3.4
> Inclusive 3.1

Research and Production of High-Technology or Biotechnology Related Goods
Recommended without additional conditions.

> Resilient 3.4

Offices
Recommended without additional conditions.

> Resilient 3.4

Small-Scale Retailing, and Personal or Professional Services
Should be subordinate to and serving the primary uses of production, warehousing, and offices.

> Resilient 3.4

Should be adjacent to interstate interchanges if present. If no interchange is present, should be located along arterial streets at the edge of the business park.

> Resilient 2.3

Should be located and served in such a way that the use will not interfere with industrial traffic or loading.

> Resilient 2.3

Hotels, Motels, or Hostels

Should be subordinate to and serving the primary uses of production, warehousing, and offices.

> Resilient 3.4

Should be adjacent to interstate interchanges if present. If no interchange is present, should be located along arterial streets at the edge of the business park.

> Resilient 2.3

Should be located and served in such a way that the use will not interfere with industrial traffic or loading.

> Resilient 2.3

overlay modifications

ENVIRONMENTALLY SENSITIVE AREAS (ES)

The Environmentally Sensitive Areas (ES) Overlay is intended for areas containing high quality woodlands, wetlands, or other natural resources that should be protected. The purpose of this overlay is to prevent or mitigate potential damage to these resources caused by development. This overlay is also appropriate for areas that present an opportunity to create a new environmental asset. This overlay is not intended for the preservation of open space.

Added Uses

No uses are added.

Modified Uses

Hotels, Motels, or Hostels - Any development impacting wetlands or high-quality woodlands should include a one-for-one replacement of such features. Additionally, development should preserve or add at least 20% of the entire parcel as tree canopy or naturalized area.

> Resilient 1.1.2, 1.4

Small-Scale Offices, Retailing, and Personal or Professional Services - Any development impacting wetlands or high-quality woodlands should include a one-for-one replacement of such features. Additionally, development should preserve or add at least 20% of the entire parcel as tree canopy or naturalized area.

> Resilient 1.1.2, 1.4

Removed Uses

> Resilient 1.1.3

Large-Scale Offices

Light Industrial Uses

Research and Production of High-Technology or Biotechnology Related Goods

TRANSIT-ORIENTED DEVELOPMENT (TOD)

The Transit-Oriented Development (TOD) overlay is intended for areas within walking distance of a rapid transit station. The purpose of this overlay is to promote pedestrian connectivity and a higher density than the surrounding area.

Added Uses

No uses are added.

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OFFICE/INDUSTRIAL MIXED-USE

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Modified Uses

Hotels, Motels, and Hostels - Development should be supportive of pedestrian activity (e.g. compact, connected to a pedestrian system, no more than one third of the frontage used for parking.)

> Inclusive 1.3, 2.2
> Competitive 1.1

Small-Scale Offices, Retailing, and Personal or Professional Services - Development should be supportive of pedestrian activity (e.g. compact, connected to a pedestrian system, no more than one third of the frontage used for parking.)

> Inclusive 1.3, 2.2
> Competitive 1.1

Large-Scale Offices - Development should be supportive of pedestrian activity (e.g. compact, connected to a pedestrian system, no more than one third of the frontage used for parking.)

> Inclusive 1.3, 2.2
> Competitive 1.1

Light Industrial Uses - Development should be supportive of pedestrian activity (e.g. compact, connected to a pedestrian system, no more than one third of the frontage used for parking.) Only small-scale light industrial uses are appropriate in this overlay.

> Inclusive 1.3, 2.2
> Competitive 1.1

Research and Production of High-Technology or Bio-Technology Related Goods - Development should be supportive of pedestrian activity (e.g. compact, connected to a pedestrian system, no more than one third of the frontage used for parking.)

> Inclusive 1.3, 2.2
> Competitive 1.1

Small-Scale Parks - Ballards or other vehicular barriers should be present.

> Resilient 2.3

Removed Uses

No uses are removed.

TOWN CENTER (TC)

The Town Center (TC) overlay is not appropriate in this typology.

RESIDENTIAL CORRIDOR RESERVE (RR)

The Residential Corridor Reserve (RR) overlay is not appropriate in this typology.

INDUSTRIAL RESERVE (IR)

The Industrial Reserve (IR) overlay is not appropriate in this typology.

AIRPORT VICINITY (AV)

The Airport Vicinity (AV) overlay is intended to provide for development that appropriately responds to the unique needs and constraints of airports.

Added Uses

Surface Parking

Structured Parking

> Resilient 2.3, 3.1
> Competitive 2.4

Modified Uses

No uses are modified.

Removed Uses

No uses are removed.

CRITICAL AREA (CA)

Critical Area (CA) overlays are intended for special circumstances where custom modifications need to be made. If the property in question falls into a Critical Area overlay, please see its corresponding text for further guidance.

LIGHT INDUSTRIAL

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WORKING TYPOLOGY:

LIGHT INDUSTRIAL

The **Light Industrial** typology provides for industrial, production, distribution, and repair uses conducted within enclosed structures and unlikely to create emissions of light, odor, noise, or vibrations. This typology is characterized by freestanding buildings or groups of buildings, often within industrial parks. Typical uses include warehousing, self-storage, assembly of parts, laboratories, wholesaling, and printing. Industrial or truck traffic should be separated from local/residential traffic.

recommended land uses

Light Industrial Uses

Industrial truck traffic should not utilize local, residential streets.

> Resilient 2.3

Streets internal to industrial development must feed onto an arterial street.

> Resilient 2.3

Removed as a recommended land use where they would be adjacent to a living or mixed-use typology.

> Resilient 3.4
> Inclusive 3.1

Heavy Commercial Uses

Removed as a recommended land use where they would be adjacent to a living typology.

> Resilient 3.4

Small-Scale Offices, Retailing, and Personal or Professional Services

Should be subordinate to and serving the primary uses of production, warehousing, and offices.

> Resilient 3.4

Should be adjacent to interstate interchanges if present. If no interchange is present, should be located along arterial streets at the edge of the light industrial typology.

> Resilient 2.3

Should be located and served in such a way that the use will not interfere with industrial traffic or loading.

> Resilient 2.3

Wind or Solar Farms

Recommended without additional conditions.

> Resilient 3.4

LIGHT INDUSTRIAL

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overlay modifications

ENVIRONMENTALLY SENSITIVE AREAS (ES)

The Environmentally Sensitive Areas (ES) Overlay is intended for areas containing high quality woodlands, wetlands, or other natural resources that should be protected. The purpose of this overlay is to prevent or mitigate potential damage to these resources caused by development. This overlay is also appropriate for areas that present an opportunity to create a new environmental asset. This overlay is not intended for the preservation of open space.

Added Uses
No uses are added.

Modified Uses
Small-Scale Offices, Retailing, and Personal or Professional Services - Any development impacting wetlands or high-quality woodlands should include a one-for-one replacement of such features. Additionally, development should preserve or add at least 20% of the entire parcel as tree canopy or naturalized area.

Resilient 1.1.2, 1.4

Removed Uses
Heavy Commercial Uses

Light Industrial Uses

Wind or Solar Farms

Resilient 1.1.3

TRANSIT-ORIENTED DEVELOPMENT (TOD)

The Transit-Oriented Development (TOD) overlay is intended for areas within walking distance of a rapid transit station. The purpose of this overlay is to promote pedestrian connectivity and a higher density than the surrounding area.

Added Uses
No uses are added.

Modified Uses
Small Scale Offices, Retailing, and Personal or Professional Services - Development should be supportive of pedestrian activity (e.g. compact, connected to a pedestrian system, no more than one third of the frontage used for parking.)

Inclusive 1.3, 2.2
Competitive 1.1

Light Industrial Uses - Development should be supportive of pedestrian activity (e.g. compact, connected to a pedestrian system, no more than one third of the frontage used for parking.) Only small-scale light industrial uses are appropriate in this overlay.

Inclusive 1.3, 2.2
Competitive 1.1

Removed Uses
Heavy Commercial Uses

Wind or Solar Farms

Resilient 3.1

TOWN CENTER (TC)

The Town Center (TC) overlay is not appropriate in this typology.

RESIDENTIAL CORRIDOR RESERVE (RR)

The Residential Corridor Reserve (RR) overlay is not appropriate in this typology.

INDUSTRIAL RESERVE (IR)

The Industrial Reserve (IR) overlay is intended for areas that are prime for industrial development due to factors such as large parcel size, proximity to compatible uses, and/or interstate access.

Added Uses
No uses are added.

Modified Uses
No uses are modified.

Removed Uses
Small-Scale Offices, Retailing, and Personal or Professional Services   — Competitive 2.3

Heavy Commercial Uses

AIRPORT VICINITY (AV)

The Airport Vicinity (AV) overlay is intended to provide for development that appropriately responds to the unique needs and constraints of airports.

Added Uses
Surface Parking   — Resilient 2.3, 3.1 / Competitive 2.4

Structured Parking

Modified Uses
No uses are modified.

Removed Uses
No uses are removed.

CRITICAL AREA (CA)

Critical Area (CA) overlays are intended for special circumstances where custom modifications need to be made. If the property in question falls into a Critical Area overlay, please see its corresponding text for further guidance.

HEAVY INDUSTRIAL

HEAVY INDUSTRIAL

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The **Heavy Industrial** typology provides for industrial, production, distribution, and repair uses that are intense and may create emissions of light, odor, noise, or vibrations. This typology is characterized by freestanding buildings or groups of buildings, often within industrial parks. Outdoor operations and storage are common. Typical uses include food processing, milling, storage of petroleum products, recycling, welding, and concrete mixing. Industrial or truck traffic should be separated from local/residential traffic.

recommended land uses

Light Industrial Uses

Industrial truck traffic should not utilize local, residential streets. | Resilient 2.3

Streets internal to industrial development must feed onto an arterial street. | Resilient 2.3

Removed as a recommended land use where they would be adjacent to a living or mixed-use typology. | Resilient 3.4 / Inclusive 3.1

Heavy Industrial Uses

The primary entrance should be served by an arterial street. | Resilient 2.3

Industrial truck traffic should not utilize local, residential streets. | Resilient 2.3

Streets internal to industrial development must feed onto an arterial street. | Resilient 2.3

Removed as a recommended land use where they would be adjacent to a living or mixed-use typology. | Resilient 3.4 / Inclusive 3.1

Heavy Commercial Uses

Recommended without additional conditions. | Resilient 3.4

Small-Scale Offices, Retailing, and Personal or Professional Services

Should be subordinate to and serving the primary uses of production, warehousing, and offices. | Resilient 3.4

Should be adjacent to interstate interchanges if present. If no interchange is present, should be located along arterial streets at the edge of the heavy industrial typology. | Resilient 2.3

Should be located and served in such a way that the use will not interfere with industrial traffic or loading. | Resilient 2.3

Wind or Solar Farms

Recommended without additional conditions. | Resilient 3.4

HEAVY INDUSTRIAL

working typologies • working typologies • working typologies • working typologies • working typologies • working typologies • working typologies

overlay modifications

ENVIRONMENTALLY SENSITIVE AREAS (ES)

The Environmentally Sensitive Areas (ES) Overlay is intended for areas containing high quality woodlands, wetlands, or other natural resources that should be protected. The purpose of this overlay is to prevent or mitigate potential damage to these resources caused by development. This overlay is also appropriate for areas that present an opportunity to create a new environmental asset. This overlay is not intended for the preservation of open space.

Added Uses

No uses are added.

Modified Uses

Small-Scale Offices, Retailing, and Personal or Professional Services - Any development impacting wetlands or high-quality woodlands should include a one-for-one replacement of such features. Additionally, development should preserve or add at least 10% of the entire parcel as tree canopy or naturalized area.

> Resilient 1.1.2, 1.4

Removed Uses

> Resilient 1.1.3

Heavy Commercial Uses

Light Industrial Uses

Wind or Solar Farms

Heavy Industrial Uses

TRANSIT-ORIENTED DEVELOPMENT (TOD)

The Transit-Oriented Development (TOD) overlay is not appropriate in this typology.

TOWN CENTER (TC)

The Town Center (TC) overlay is not appropriate in this typology.

RESIDENTIAL CORRIDOR RESERVE (RR)

The Residential Corridor Reserve (RR) overlay is not appropriate in this typology.

INDUSTRIAL RESERVE (IR)

The Industrial Reserve (IR) overlay is intended for areas that are prime for industrial development due to factors such as large parcel size, proximity to compatible uses, and/or interstate access.

Added Uses

No uses are added.

Modified Uses

No uses are modified.

Removed Uses

Small Scale Offices, Retailing, and Personal or Professional Services

Heavy Commercial Uses

Wind or Solar Farms

> Competitive 2.3

AIRPORT VICINITY (AV)

The Airport Vicinity (AV) overlay is intended to provide for development that appropriately responds to the unique needs and constraints of airports.

Added Uses

Surface Parking

Structured Parking

> Resilient 2.3, 3.1
> Competitive 2.4

Modified Uses

No uses are modified.

Removed Uses

No uses are removed.

CRITICAL AREA (CA)

Critical Area (CA) overlays are intended for special circumstances where custom modifications need to be made. If the property in question falls into a Critical Area overlay, please see its corresponding text for further guidance.

PLANNING RATIONALE

This chapter outlines the planning rationale for the recommendations made in this Pattern Book. It explains how each of the conditions applied to different land uses relates to the four goals of the Bicentennial Agenda: To make Indianapolis Healthier, More Resilient, More Inclusive, and More Competitive.

To look up the rationale for a condition, refer to the call-out box to find the section of this chapter that explains the rationale for that condition.

Resilient 3.4
Competitive 3.1

For example, the call-out box above refers to Section 3.4 of 'Make Indy More Resilient' (Compatibility) and Section 3.1 of 'Make Indy more Competitive' (Aesthetics).

Make Indy
HEALTHIER

"...nothing is more vital to the long-term prosperity of our city than the physical and mental health of our population."

1. ACTIVE LIVING

1.1 WALKABILITY

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www.activelivingresearch.org

When land uses are separated into different areas, commuting and running errands by foot, transit, or bike is much more difficult. However, when neighborhoods mix shops, workplaces, and gathering places in with housing, walking to the store to grab milk or riding your bike to work is a more attractive option. Transit is also more viable because when there are people, jobs, and destinations in the same area, there are more bus riders to serve during more times of the day.

To promote active living, it's not enough for neighborhoods to be compact and mixed-use. Walking also needs to be enjoyable and feel safe. By placing buildings with activated ground floors (uses and features on the first floor that engage pedestrians, such as front doors, windows, and seating) adjacent to sidewalks and putting parking lots behind the buildings instead of in front of them, a more pedestrian-friendly environment can be created.

For residential uses, this means creating a clear connection between the front door and the sidewalk. Attached housing and multifamily housing should have externalized entry to individual units instead of having all the units enter from a central corridor. Transitional space between the public sidewalk and private entry - such as front porches and screened seating area - can help spaces feel public enough to engage with passersby but private enough that residents want

the big picture

In Indiana, almost a third of all adults are obese. We have the 10th highest rate of obesity in the nation.[1] In lower-density areas with poorly connected street networks, active modes of transportation are less viable. In these types of areas, people are more dependent on their cars. In traditional dense, mixed-use neighborhoods, however, physical activity is built in to day-to-day life because walking, bicycling, and riding transit are safe and convenient options. Walk Score, an organization that scores cities and neighborhoods based on how accessible they are via these active modes of transportation, gives Indianapolis a Walk Score of 30 out of 100, a Bike Score of 41 out of 100, and a Transit Score of just 24 out of 100.

learn more!
www.walkscore.com

[1] *stateofobesity.org*

to use them. This creates an active pedestrian environment that is engaging and feels safer because there are people coming and going.

For non-residential uses such as shops and offices, this can be achieved by making a transparent street-wall so that the sidewalk feels visible, and extending the use of the space to the sidewalk with outdoor seating and other amenities.

1.2 PARKS

Access to parks and greenways is a critical component to active living. This is especially true for families with children, who might rely on parks, greenways, and playgrounds as a resource to meet recommended levels of physical activity. Greenways and linear parks can create active transportation opportunities for residents, who may opt to walk or bike to some destinations rather than drive if more comfortable infrastructure were available. Parks and greenways also provide opportunities for 'active leisure', making them an important resource for older adults and others who might not be able to participate in more strenuous physical activity. Health benefits of green space include reduced risks of chronic disease including diabetes, obesity, and autoimmune diseases.

**learn more!
www.pps.org**

Concentrating denser housing types around parks and greenways and planning development of new housing around existing park amenities will increase the percentage of the population that has a park within a convenient distance of their home. Parks should also be promoted in mixed-use areas to encourage their accesibility and use. Parks should be an integral part of everyday life for residents.

Pedestrian connections through sidewalks or greenways are just as critical as proximity. If there is no pedestrian connection to a nearby park, it's possible that the area might not be ready for residential development. Parks should also have pedestrian connections within them to connect amenities and encourage walking.

2. FOOD ACCESS

2.1 HOUSING DENSITY & DIVERSITY

Whether or not a neighborhood can attract a grocery store is largely a question of economics. Many Indianapolis neighborhoods simply do not have the population and income density to attract a grocery

store. In order for healthy food to be equitably accessible throughout the city, our neighborhoods must have a wide and diverse range of housing options. When all of the high income households are concentrated in a few select neighborhoods, grocery stores concentrate around them and the rest of the city gets left behind.

2.2 COMMUNITY GARDENS

While they cannot on their own solve the issue of food deserts in Indianapolis, community gardens provide an opportunity to educate and advocate for healthy eating. Researchers have found that not only can community gardens increase the consumption of healthy fruits and vegetables, but that gardening can actually decrease stress and increase levels of self-esteem.

the big picture

According to Walk Score, Indianapolis ranks worse than any other city in the nation for access to healthy food. The lack of availability of healthy food in a neighborhood is often an indicator of the obesity levels of residents. Consumption of unhealthy food, often the only available food within a convenient distance of a home, can lead to obesity and other chronic diseases including heart disease, cancer, and stroke.

3. MENTAL HEALTH

3.1 SOCIAL INTERACTION

According to the Project for Public Spaces, "positive social networks, civic engagement, and social interaction have all been shown to decrease risks of mental health disorders, as well as some physical health problems." Research shows that architectural features that encourage social interaction, such as front porches, reduce levels of psychological distress. Conversely, features that prevent interaction, such as parking on the first floor of buildings, can actually cause people to feel isolated and uneasy. Communities with a mix of uses, a compact development pattern, and a well-connected street grid foster a strong sense of community and higher levels of social interaction among residents. Mixed-use development also promotes the co-location of housing and social gathering places such as cafes and barber shops. Transit can also provide benefit by connecting people to places and decreasing the risk of isolation for residents who lack other transportation options.

the big picture

The built environment can have an impact on mental health as well as physical health. By creating vibrant, active, and engaging spaces that encourage social interaction, instill a sense of belonging, and increase access to nature and greenspace, development patterns can greatly influence the mental health of Indianapolis residents.

3.2 THE NATURAL ENVIRONMENT

In addition to the physical health benefits that can come from park access, people who have access and proximity to green space have lower levels of stress, depression, and even some autoimmune disorders. This is even true of people who live in neighborhoods with more street trees. Access to parks, open space, community gardens, and natural features such as high-quality woodlands can help to improve the mental well-being of Indianapolis residents. Protection of high-quality natural resources throughout the county is beneficial to the greater community even when residents may not have direct access to the property.

3.3 GROUP HOMES

Group Homes (shared housing for persons with disabilities or individuals in recovery) often generate opposition from neighborhood residents due to fears of the perceived negative effects the home or its residents will have on property values and the safety of the community. However, many studies have disputed these fears, and the American Planning Association actually recommends that group homes be scattered throughout residential neighborhoods. Social integration into neighborhoods can lead to better outcomes for individuals living in group homes.

4. AIR QUALITY

4.1 ASTHMA

Contributors to poor air quality include 'point sources' such as industrial uses, but other causes, such as traffic, should also be considered in land use planning. Exposure to traffic pollution is especially dangerous to children, as it can stunt lung growth, trigger asthma, and may even effect a child's ability to learn. Places where children and other vulnerable populations spend long periods of time should be separated from highways, which are a major source of air pollution.

4.2 TRANSIT ORIENTED DEVELOPMENT

Transit-Oriented Development can help reduce some of the emissions caused by vehicles. By concentrating development around transit stations and promoting a mix of housing, employment centers, shops, and neighborhood services within walking distance, residents' reliance on cars, and therefore greenhouse gas emissions, can be reduced.

Make Indy
MORE INCLUSIVE

"As a community, we must acknowledge diversity in all facets and areas as a defining element of who we are. Indianapolis is a place of opportunity that should provide hope to residents old and new."

1. ECONOMIC MOBILITY

1.1 HOUSING DIVERSITY

Having a wide variety of housing options within a neighborhood, rather than segregating low- and high-income housing, leads to better outcomes for low-income residents. Researchers have found that children of low-income families who live in low poverty neighborhoods have higher rates of college graduation than children who live in areas of concentrated poverty. A diverse housing stock can help to make Indy a more inclusive city by providing the kinds of mixed-income neighborhoods that help disadvantaged children to thrive.

Housing diversity also leads to income diversity and a reduced risk of displacement, as neighborhoods have a wider range of options for residents with a range of incomes. By having a variety of housing types and lot sizes, neighborhoods are more able to maintain affordable housing options as they grow and change.

the big picture

Intergenerational income mobility is the ability of a child to earn more in their lifetime than their parents. In a 2014 study, Indianapolis ranked 47th out of the 50th largest cities in inter-generational mobility. In Indianapolis, a child born into the lowest quintile of income distribution has only a 4.9 percent chance of entering the top quintile of income distribution within their lifetime. [1]

learn more!
www.equality-of-opportunity.com

[1]Chetty, Raj, Nathaniel Hendren, Patrick Kline, and Emmanuel Saez. 2014. Where is the Land of Opportunity? The Geography of Intergenerational Mobility in the United States. Equality of Opportunity Project.

1.2 TRANSIT-ORIENTED DEVELOPMENT

While Indianapolis has relatively low housing costs, much of that savings is counteracted by high transportation costs. Marion County residents spend as much for transportation as they do for housing. At the time of writing, Marion County residents spend 23% of their income on transportation. Concentrating housing development around transit can decrease the reliance residents have on vehicles, thereby decreasing their transportation costs and giving them more room to invest in assets that appreciate in value such as homeownership, savings, and investments, as well as other opportunities such as education.

learn more!
www.htaindex.cnt.org

1.3 ACCESS TO EDUCATION, JOBS, SERVICES, & COMMUNITY

Promoting housing near transit is just one part of the equation. Transit can only be a successful tool for economic mobility if it connects residents to the education, jobs, services, and community amenities that provide opportunities for success. Additionally, complete communities should have cultural, educational, and other community amenities within close proximity to housing. Education, jobs, services, and community amenities should be accessible to all.

2. NEIGHBORHOODS FOR ALL AGES + ABILITIES

2.1 HOUSING DIVERSITY

An inclusive neighborhood should provide a diverse range of affordable housing options for people of all ages. This includes rental units for residents that are not ready to buy homes, housing that can accommodate families, and housing that meets the needs of older residents who may be ready to downsize and may have specific needs relating to their ability. Residents who choose to age in place should have a variety of options depending on the level of independence and support they need.
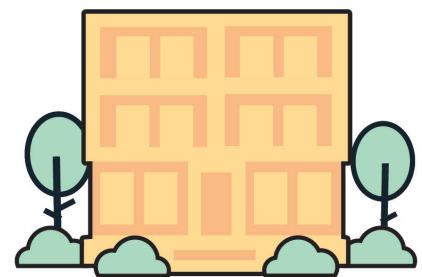
'Stacked Flats', which consist of single-level residential units stacked vertically, are a good option for older adults looking to downsize to a smaller home with fewer stairs.

2.2 WALKABILITY + TRANSIT ACCESS

Walkable neighborhoods are more inclusive of residents who are unable to drive or do not desire to drive by allowing them to access shops, services, and other amenities without using a vehicle. Transit helps older adults to access health care and human services more easily (American Planning Association, 2014) and helps teenagers to access education and job opportunities without having to rely on family members for transportation. Additionally, transit access allows people with disabilities to be more independent.

3. ENVIRONMENTAL EQUITY

3.1 HAZARDS

Some uses, such as light and heavy industrial uses, are never appropriate in a neighborhood setting. Like many cities across the nation, Indianapolis has a history of disproportionate burden of environmental hazards in low-income and minority neighborhoods. Hazardous uses should never be located in proximity to residential areas, regardless of race or income.

3.1 ASSETS

Just as environmental hazards are never appropriate in neighborhoods regardless of their demographic makeup, environmental assets such as parks should be available and accessible to all neighborhoods, regardless of race or income. Equity in environmental assets should extend to the protection of environmentally sensitive areas.

learn more!
www.parkscore.tpl.org

Make Indy
MORE RESILIENT

"A community's resilience can be measured by how it functions when it encounters change or controversy."

1. PRESERVING + PROMOTING NATURAL RESOURCES

1.1 DEVELOPMENT IN ENVIRONMENTALLY SENSITIVE AREAS

Preserving existing wetlands and high-quality woodlands can have a range of positive impacts on the city and its residents, including improved air quality, reduced risk of flooding, and an improved quality of life for residents. In areas that are designated in the Land Use Map as 'Environmentally Sensitive', recommendations are made based on the scale and intensity of the land use.

- **1.1.1 Low-impact uses**, such as single-family homes, can often be oriented on a site in such a way that their impact on natural resources, including trees and wetlands, is minimal. Land uses that are appropriate for this type of treatment in Environmentally Sensitive areas should have a small footprint, generate little traffic, and should not have significant parking needs.
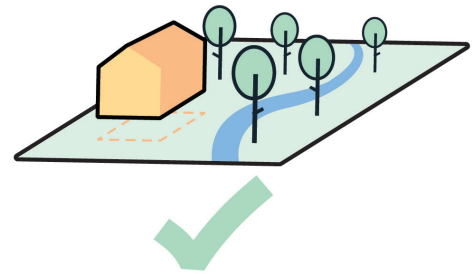
- **1.1.2 Medium-impact uses**, such as small scale offices and retailing, have more people coming and going and have a higher demand for parking. Buildings may or may not be larger than those of low-impact uses. In Environmentally Sensitive areas, medium-impact uses should include a one-for-one replacement of trees or wetlands that are negatively impacted by the development. This mitigation should occur on the same site as the development, and should be of the same or higher quality, and connected to the same hydrological or ecosystem as the impacted environmental assets
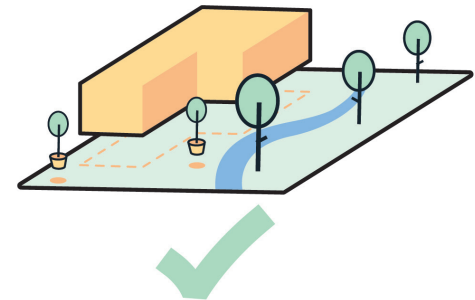
- **1.1.3 High-impact uses**, such as large schools and big box stores, have large footprints, require a significant amount of parking, and have many more people coming and going. These uses have an impact on natural resources that cannot be mitigated, and are therefore not appropriate in Environmentally Sensitive areas.
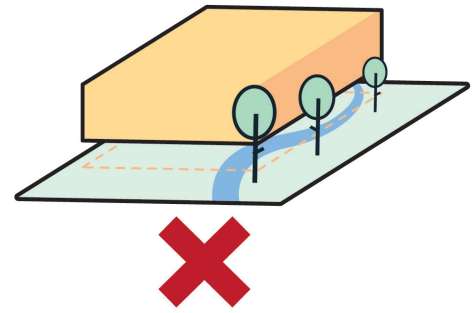
1.2 PRESERVATION OF OPEN SPACE

Some areas of the county are defined by their high-quality natural environment. Preserving scenic views, rolling hills, tree coverage, and other natural features is critical to their success. In these areas, clustering development can actually allow for larger continuous areas of open space and will ensure that their valuable natural resources are preserved for future generations.

1.3 PRESERVATION OF HIGH-QUALITY FARM LAND

Marion County has some of the best soil quality for agriculture in the state, yet much of the land throughout the county has already been developed. With food systems becoming a more important part of the conversation about resiliency, the limited agricultural land we have left should be preserved.

1.4 NATURALIZED AREAS

Tree canopy, and naturalized areas such as prairies, wetlands, and naturalized stream corridors have many benefits to the environmental health of Marion County. They can reduce flooding, provide natural habitat for wildlife, shade neighborhoods, repair soil, and improve air quality.

1.5 HYDROLOGY

Where possible, the natural states of our streams and other waterways should be maintained. Protecting the natural functions of our waterways will help to manage stormwater while also contributing to a richer ecology.

2. SAFETY

2.1 EMERGENCY VEHICLES

In case of emergency, homes need to be safely accessible by emergency vehicles. This means they must be visible from the street, so that they can be found quickly. To achieve visibility from the street, flag lots should be avoided.

'Flag lots' should be avoided.

In areas with high levels of pedestrian activity, uses that generate an above-average number of calls to emergency vehicles (such as hospitals) should be avoided unless a vehicular access point can be provided from a street with few or no pedestrian destinations.
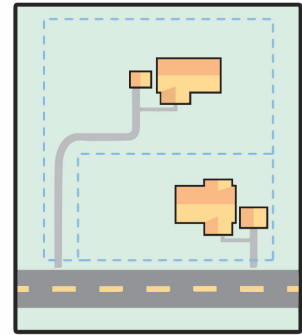
2.2 MULTIPLE ACCESS POINTS

In times of emergency, having multiple access points to a neighborhood or development is critical to safety. Multiple access points reduce the risk of traffic becoming stalled if the area needs to be evacuated, and give safety vehicles such as firetrucks and ambulances more options to easily access the scene of an emergency.

2.3 TRAFFIC

Traffic can play a major role in determining whether a certain use is appropriate for a neighborhood or area. Uses that generate a large volume of traffic likely aren't appropriate in quiet neighborhoods or in areas with a high degree of pedestrian activity. Some uses, such as warehousing, have even more specific needs and constraints due to the truck traffic that is associated with their operations.

Densely populated neighborhoods, mixed-use neighborhood, and other places where people gather (such as university campuses) should have bollards or other barriers in places in public spaces such as parks and plazas to separate traffic from groups of people.

2.4 EYES ON PUBLIC SPACES

Orienting uses towards the streets and other public spaces and activating sidewalks and the ground floors of buildings through window transparency and externalized front doors increases the number of people that have their eye on our public spaces. This ultimately creates a safer pedestrian environment where people can watch out for each other and wrong-doers feel less shielded from witnesses. Neighborhood streets are not the only streets that need to be activated – while busier arterial streets are used by more people, they are often less activated. This makes them uncomfortable for pedestrians, and it means that businesses, homes, and parked cars are more vulnerable.

Mixed-use development also promotes eyes on public spaces by ensuring that places are active at all times of the day, not just evenings (like areas that are primarily residential) or weekdays (like areas that are primarily commercial).

2.5 FLOODING

In addition to their other ecological benefits, protecting waterways and wetlands can help to improve stormwater infiltration, reducing the risk of flooding during storm events.

3. ECONOMIC RESILIENCE

3.1 SUPPORTING CITY INVESTMENTS

In order to promote the responsible use of public resources, development should be concentrated on properties that already have adequate infrastructure, such as streets, parks, schools, and sewers. If a property does not have appropriately improved facilitates to handle the proposed use, it may not be ready for development.

Making efficient use of city investments also translates to reduced maintenance costs, meaning that the city would have more resources for other improvements and services.

3.2 HOUSING DIVERSITY

Areas with little housing diversity are more vulnerable during economic downturns and can also create an unbalanced tax base. For instance, an area that has only mid-range single-family homes places

a large burden on schools while not providing the density to provide the kind of tax base that supports city services and infrastructure. Housing diversity also makes neighborhoods less vulnerable to changing preferences. Areas with little housing diversity, such as large single-family developments or areas with only apartments are at risk of decline if that housing type becomes less desirable or less needed.

3.3 DURABILITY

Some housing types are more 'durable' than others – this means that are more resilient to the intensity of surrounding uses. For example, apartments are a more appropriate use for a downtown neighborhood than a single family home, which might do better in a quieter residential area. Medium-density housing such as townhomes or duplexes are appropriate somewhere in-between. At the neighborhood scale, apartments may be more appropriate on a busier corridor than a single-single family home. Locating land uses based on their durability will help ensure that they hold their value over time.

In some cases, non-residential uses and inappropriately dense housing should be restricted to ensure that the residential character of a neighborhood or key corridor remains durable over time.

3.4 COMPATIBILITY

Compatibility between land uses is key to maintaining stable property values and resilient neighborhoods. Compatibility should be considered at the typology level, where transitions in scale and character between typologies should happen gradually rather than abruptly. It should also be considered parcel by parcel, where uses integrated into residential neighborhoods should respect the existing scale and character of the built environment. Uses that create a higher level of disturbance (such as loading zones or pick-up/drop-off areas) should include buffers along their perimeter.

Some uses (such as large multi-family development and some institutional uses) have the tendency to grow in such a way that they eventually protrude into residential neighborhoods, eliminating pedestrian and vehicular connections and ultimately having a negative impact on the character of the neighborhood. This can be seen when some hospitals or schools aren't sensitive to their context, or when large areas of surface parking from corporate campuses degrade the built environment. Development should always be sensitive to it's context, and respond with similar development patterns and appropriate transitions in scale and intensity.

Make Indy
MORE COMPETITIVE

"We must create a city that current residents and businesses do not want to leave and that new residents and businesses want to move to."

1. ADAPTING TO MARKET CHANGES

1.1 VIBRANT, WALKABLE PLACES

Vibrant walkable places can be created by allowing for more density (so that there are enough residents to support vibrant small businesses and restaurants), by activating buildings at-grade (through transparency, externalized entryways, and public-private space) to create a more interesting and engaging pedestrian experience, by creating pedestrian connections between destinations, and by promoting a range of uses in the same area (so that the area is activated throughout the entire day).

In some places, such as areas with lower residential density or along transit lines, clustering commercial uses together can create vibrant nodes of activity.

1.2 "MISSING MIDDLE HOUSING"

A national preference survey conducted by the National Association of Realtors found that over half of millennials and over 40% of other age cohorts would prefer to live in an attached home in a mixed-use neighborhood with a shorter commute[1], and 52% of Indianapolis residents would prefer to live in a mixed-use neighborhood[2]. In order for Indianapolis to be more competitive both regionally and nationally, it needs to provide a range of housing options, including townhomes, condos, and stacked flats within walking distance to restaurants, shops, and services.

[1] *NAR & Portland State University. 2015. "2015 Community and Transportation Preferences Survey."*
[2] *MIBOR, 2012 "MIBOR Community Preference Survey."*
[3]

1.3 ADAPTIVE REUSE

Planning for the adaptive reuse of historic or underutilized buildings can help neighborhoods to grow and change with market shifts. This is especially important to consider in areas that are largely made up of a single land use, such as large shopping centers and office complexes.

Historic buildings can contribute to the character and quality of neighborhoods, making them more vibrant, competitive places.

2. ATTRACTING + RETAINING BUSINESSES

2.1 ACCESS TO EMPLOYMENT

There is a disconnect between the location of high-quality blue-collar jobs in the Indianapolis region and the people who need those jobs the most. While many manufacturing, logistics, and warehousing jobs are located outside of the urban core (or even outside of the county), low-income residents are concentrated closer to downtown in the first-ring suburbs and in primarily residential suburban areas further from downtown, but not near employment. This lack of proximity makes it difficult for low-income families to find the kind of stable, full-time jobs with benefits that would help them to be self-sufficient. This can be corrected in a couple of ways. One way is by bringing people to the jobs through reliable, high-frequency transit. If more employers locate near transit lines, it will be easier for them to access their workforce. The second way this issue can be corrected is by allowing some uses, such as artisan manufacturing, to locate where the people are – in neighborhoods.

2.2 NEIGHBORHOODS THAT ARE GOOD FOR BUSINESS

Mixed-use, walkable neighborhoods command higher rents for retail space than areas that are purely commercial. Neighborhoods with these characteristics, such as Fountain Square, Irvington, and Broad Ripple have retail rents per square foot of $13.42, $14.68, $23.72, respectively, compared to just $12.98 for the city as a whole. Neighborhoods that promote foot traffic ultimately generate more business for retail than areas that are only accessible by vehicle.

2.3 INDUSTRIAL PRESERVATION

Our logistics and industry businesses provide opportunities for Indianapolis residents in the form of high-quality, well-paying, full-time employment while also supporting the tax base so that infrastructure can be built and maintained and city services can be provided. However, undeveloped land that has the necessary proximity to transportation systems is dwindling. Once these large tracts of land are divided into smaller parcels, they become difficult to reassemble for large developments. Additionally, once non-compatible land uses are developed, the value for industry, and the jobs it supports, become threatened. Land for industrial uses needs to be preserved so that these job-creators can continue to grow and thrive.

2.4 AIRPORT

Indy is known for having a great airport, and the ease of travel in and out of the city is a key factor to making Indianapolis attractive to businesses. Thoughtfully locating travel amenities such as hotels and parking facilities can help to support this asset.

3. LASTING VALUE

3.1 AESTHETICS

Aesthetics are an important factor in ensuring that neighborhoods and individual properties hold their value over time. At the scale of individual properties, quality, durable materials and carefully considered facades are just a couple of factors that can contribute to a higher aesthetic value. Native trees and plants are better suited to our climate and conditions. Because of this, they often contribute aesthetic value longer than their non-native counterparts and they cost less to maintain because they require less water and fertilizer. At the neighborhood scale, thoughtful and engaging streetscapes, unique landmarks, and interesting sight lines are examples of aesthetic improvements that help create lasting value.

Critical Area 001
WASHINGTON TOWNSHIP

This Critical Area is intended to promote development that is oriented towards and provides access to trails and greenways. All new development should have a primary entrance facing the trail or greenway. Existing development should retrofit to provide a public access point to the trail or greenway and wherever possible, provide a direct, protected pedestrian connection between the trail/greenway and the primary entrance(s). Existing development should provide significant screening for dumpsters, loading docks/ areas, and parking. Addressing on all development should be provided on both the trail and vehicular access sides to accommodate wayfinding and emergency access. Pedestrian amenities, including benches, lighting, public art, and drinking fountains are encouraged.

Added Uses
No Uses are added.

Modified Uses
Multi-family Housing - Buildings should be located along the trail/greenway frontage with parking internal to the development. Clear delineation of public, semi-public, and private spaces through the use of landscaping, walls, or fences should be provided.

Small-Scale Offices, Retailing and Personal or Professional Services - Where present, outdoor seating and similar public spaces should be located along the trail or green-way.

Removed Uses
Detached Housing - Removed from recommended uses in the Village Mixed-Use Typology.

THE COMPREHENSIVE PLAN
LAND USE ELEMENT
PRIMARY PLAN
INDIANAPOLIS AND MARION COUNTY

Critical Area 002
WASHINGTON TOWNSHIP

This Critical Area is intended to preserve existing open space and natural resources with private development in the Suburban Neighborhood Typology. If greenways or trails are present in or adjacent to the Critical Area, a public access should be provided as a component of the development.

Added Uses
No Uses are added.

Modified Uses
All Housing - Development may increase density to a maximum of 10 units per acre if at least 50% of the existing open space is preserved as publicly accessible open space or park. Open space should be oriented to preserve any existing natural resources such as (but not limited to) woodlands.

Removed Uses
No Uses are removed.

Critical Area 003
FRANKLIN TOWNSHIP

This Critical Area is intended to ensure that future development provides appropriate protections to the surrounding neighborhoods and is developed as an integrated center that will stimulate jobs and a balanced property tax base. Any development on the north, east, or south edge of this Critical Area should include a landscaped buffer demonstrably sufficient in size to substantially mitigate any light, noise, or visual intrusion to adjacent properties. The primary entrances for developments on Post Road should be aligned so that the entrances and exits of traffic from Post Road are orderly and coordinated on both sides of the road.

Added Uses
No Uses are added.

Modified Uses
Heavy Commercial Uses - More intense or taller uses should be placed central to the development. Truck fueling stations/truck stops are not recommended. Truck parking, docks, and maneuvering areas should be screened from any surrounding use that is not industrial or heavy commercial.

Light Industrial Uses - More intense or taller uses should be placed central to the development. Truck fueling stations are not recommended. Truck parking, docks, and maneuvering areas should be screened from any surrounding use that is not industrial or heavy commercial.

Small-Scale Retailing and Personal or Professional Services - Should be limited to Post Road frontage.

Hotel, Motel, or Hostel - Should be limited to Post Road frontage.

Removed Uses
Truck/Fueling Stations

Critical Area 004
DECATUR TOWNSHIP

This Critical Area is intended to support a mix of retail, offices, and residential uses with the goal of increasing the economic diversity of Decatur Township. Housing for all ages is a priority in this critical area. Development within this Critical Area should be master-planned, walkable suburbanism with a high degree of both vehicular and pedestrian connectivity. Buildings and landscaping should incorporate a high quality of design, and should act as a gateway for the township. This Critical Area should create a destination that draws consumers and employees from outside the surrounding community.

Added Uses

Large-Scale Retailing

Large-Scale Offices

Hotel, Motel, or Hostel - Should be located along an arterial or collector street.

Light Industrial Uses - If significant development (such as, but not limited to, the establishment of an economic development area, infrastructure improvements, or building construction) of the Critical Area does not occur within 5 years of adoption, light industrial uses are added as a recommended use. Individual buildings should be limited to a maximum footprint of 200,000 square feet. Aggregate footprint of light industrial buildings (not including research and production of high-technology or biotechnology-related goods) should be limited to a maximum of 40% of the aggregate square footage of all buildings in the critical area.

Modified Uses

All Uses - Heights for buildings adjacent to residential typologies should provide a transition from the core of the area to the adjacent uses. In general, these buildings should be no more than 150% of the height of existing residential development or 35 feet, whichever is less.

Removed Uses

No uses are removed.

Critical Area 005
DECATUR TOWNSHIP

This Critical Area is intended to preserve the traditional, small town character of West Newton. New development should promote multi-modal connectivity and should be limited to a residential density of no more than 8 dwelling units per acre.

Added Uses

No uses are added.

Modified Uses

All Uses - Infill development should be sensitive to the massing (shape and form) and character of adjacent uses. Materials should be compatible with existing buildings in West Newton, such as wood siding and brick.

Small-Scale Offices, Retailing, and Personal or Professional Services - At grade level, adjacent to pedestrian pathways, glass and/or glazing materials should have high trans-missivity of visible light and low reflectivity qualities. Building entrances should face the public street and be directly linked to the sidewalk by a pedestrian path.

Small-Scale Multi-Family Housing - Should have either neighborhood-serving commercial uses or externalized residential doors at-grade.

Removed Uses

Large-Scale Multi-Family Housing

ADOPTED BY THE
METROPOLITAN DEVELOPMENT COMMISSION
AS AN ELEMENT OF THE COMPREHENSIVE PLAN
FOR INDIANAPOLIS AND MARION COUNTY

DECEMBER 5, 2018
2018-CPS-R-009

THE COMPREHENSIVE PLAN
LAND USE ELEMENT
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Critical Area 006
DECATUR TOWNSHIP

This Critical Area is intended to promote master-planned, walkable suburbanism with a high degree of both vehicle and pedestrian connectivity. Development should include a spectrum of housing types and a mix of neighborhood-serving commercial uses and neighborhood gathering places. Development should not consist of a single housing type or land use.

Added Uses

No uses are added.

Modified Uses

Multi-family Housing - Should be located at the core of the site, rather than the edges.

All Uses - Development should emphasize horizontal, rather than vertical mixed use, with different uses in different buildings. Site design should include a well-connected intrasite pedestrian network with buildings connected directly to pedestrian sidewalks or pathways. Vehicular drives and parking should be designed to minimize conflicts with pedestrian access. Development at the edges of the site should be sensitive to the massing and character of adjacent uses.

Removed Uses

No uses are removed.

DEFINITIONS

ADAPTIVE REUSE: The process of taking an old building and reusing it for a purpose other than it was designed.

ARTERIAL STREET: A high-capacity road with the primary function to deliver traffic from collector roads to freeways or expressways, and between urban centers. To identify the classification of specific roads, refer to the Marion County Thoroughfare Plan.

BUFFER: A feature used to lessen or moderate the impact of potentially incompatible uses, such as an intervening land use, an undeveloped area, landscaped vegetation, and a fence or wall.

CENTRAL BUSINESS DISTRICTS: Four zoning areas of Indianapolis identified as commercial and business centers. To identify specific Central Business Districts, refer to the Zoning Ordinance.

COLLECTOR STREET: A street primarily designed and intended to collect traffic from an area and move it to an arterial while also providing substantial service to abutting land uses. To identify the classification of specific roads, refer to the Marion County Thoroughfare Plan.

COMPACT: Designed in a way that preserves open space and makes efficient use of land and resources.

DENSITY: Measures the amount of residential development on a given parcel of land. It is measured in dwelling units per acre – the larger the number of units recommended per acre, the higher the density; the fewer units recommended, the lower the density.

FLOOR AREA RATIO (FAR): Floor Area Ratio is the ratio of total square footage of all floors in all buildings within a development or parcel to the square footage of that development or parcel. The sum of the floor area for each floor in all buildings within the parcel is divided by the Lot Area of the parcel to yield the Floor Area Ratio.

INTENSIFICATION: The development or redevelopment of a site at a density or use higher than what currently exists.

LAND USE: The recommended type of activity that should occur on a property.

LOCAL STREET: A low-capacity road with the primary function to direct access to residential commercial, industrial or other abutting property. To identify the classification of specific roads, refer to the

Marion County Thoroughfare Plan.

MASSING: The 3-dimensional form of a building.

MIXED-USE: Properties on which various uses like office, commercial, institutional, and residential are vertically combined in a single building or horizontally combined on a single site in an integrated development.

NATURALIZED AREA: An ecologically diverse and undeveloped area of land that is minimally manicured and suitable for plant and animal habitat.

PEDESTRIAN INFRASTRUCTURE: The physical structures that improve the safety and comfort of pedestrians and increases their visibility, including sidewalks, trails, crosswalks, crossing lights, and similar features.

TRANSIT-ORIENTED DEVELOPMENT (TOD): A type of development pattern that includes a mixture of housing types with office, retail and/or other amenities integrated into a walkable neighborhood and located within a half-mile of quality public transportation.

TREE CANOPY: The layer of leaves, branches, and stems of trees that cover the ground when viewed from above.

TYPOLOGY: A combination or "bucket" of compatible land uses that work well together to create a development, neighborhood, or district development pattern. Typologies provide guidance on what uses might be appropriate based on the context of the neighborhood or area.