



Zoning Conversion: Commercial/Residential (CR), Industrial, & Employment Zones

PROPOSED ZONES

Commercial /Residential Zones

Commercial Residential Neighborhood (CRN)	Intended for pedestrian-scale, neighborhood-serving mixed use centers and transitional edges. Retail tenant ground floor footprints are limited to preserve community scale.
Commercial Residential Town (CRT)	Intended for small downtown, mixed use, pedestrian-oriented centers and edges of larger, more intense downtowns. Retail tenant ground floor footprints are limited in order to preserve the town center scale.
Commercial Residential (CR)	Intended for larger downtown, mixed-use, and pedestrian-oriented areas in close proximity to transit options such as Metro, light rail, and bus. Retail tenant ground floor footprints are not limited.

Employment Zones

Employment General (EG)	Intended to balance the need for safe, active, and pedestrian-scaled areas with the need for convenient automobile access. Building form standards allow flexibility in building, circulation, and parking lot layout. Retail tenant ground floor footprints are not limited.
Employment Life Sciences (ELS)	Intended primarily for research, development, education, and related activities. Retail and personal services are allowed but are intended for the convenience of employees /residents in the zone.
Employment Office (EOF)	Intended for office and employment activity combined with limited residential and neighborhood commercial uses. Building form standards allow flexibility in building, circulation, and parking lot layout.

Industrial Zones

Industrial Light (IL)	Intended to provide land for industrial activities of a small to medium scale where major transportation links are not typically necessary and noise, dust, vibration, glare, odors, and other adverse environmental impacts are usually minimal.
Industrial Heavy (IH)	Intended to provide land for industrial activities of a larger scale that usually need major transportation links to highways or rail and may create significant noise, dust, vibration, glare, odors, and other adverse environmental impacts.

How Do C/R Zones Work?

- Each individual zone has an overall density (FAR) allowance and a height limit.
- Within the total density allowance, each CR zone also includes maximum densities for residential and commercial uses.
- Developers can mix uses to achieve the overall maximum.

Employment Zone Objectives

The Employment Zones were created to allow nonresidential uses focused on office, technology, and general commercial uses with limited residential use at varying intensities and heights.

Example: Detached Houses and Duplexes will be permitted in the ELS zone and Townhouses and Apartment/Condo buildings will be permitted in all three Employment zones. However, all residential uses will be limited to 30% of the site.

Industrial Zone Conversion

Two of the existing zones for light industrial (I-1 and I-4) will be consolidated into the proposed Industrial Light zone. The existing heavy industrial zone (I-2) will become the proposed Industrial Heavy zone.

