

Land Use

Introduction

A. General Land Use Policies

Growth Management

Land Use Compatibility

Community Facilities and Services

Green Infrastructure

Open Space and Resource Protection

B. Land Use Plan Map and Designations

Residential

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Other Employment

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General Policies

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Designation Policies

LU-61 Business Park Designation

Purpose.

Provide for attractively designed and efficiently used areas for business and manufacturing employment opportunities that complement commercial activities typically found in the Downtown, involve limited outdoor storage and include a high level of amenities.

Allowed Uses.

Implement this designation through the Business Park zone. Permit uses, such as research and development, software development, advanced technology industries, wholesale businesses, certain manufacturing businesses, associated offices and similar uses, that do not compete with the Downtown, do not serve the general public, and will not create adverse impacts on the environment or surrounding uses. Also permit residences in upper floors of buildings and allow additional building height and increased floor area ratios for these buildings. Consider allowing uses, such as a medical diagnostic and short-term treatment facility, that require large floor plates.

Encourage a mix of compatible uses to internalize vehicle trips and provide needed support services within close proximity to business park uses. Examples of compatible uses include business services that directly support surrounding businesses and limited retail and service activities, such as retail marijuana sales, restaurants and fitness centers, that serve employees and residents in the immediate areas.

LU-62 Manufacturing Park Designation

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