

**DRAFT  
LAND USE PLAN UPDATE**

- a. Summary Memo
  - b. DRAFT Future Land Use Plan
  - c. *DRAFT Future Land Use Categories*
  - d. DRAFT Zoning Plan
-

*planning review*

Date : 04.28 .2023  
From: John Iacoangeli, FAICP  
**To: Novi Master Plan Steering Committee**  
Project: Land Use Plan Update

**Remarks:**

At the May 3 Steering Committee, the group will be presented with three documents for review and comment. These documents will include the Future Land Use Map (FLUM), Land Use Category descriptions, and the proposed Zoning Plan.

**Future Land Use Map (FLUM)**

This is undoubtedly the most important map included in the Master Plan report because it depicts the vision for how land uses will develop in the future. The Novi FLUM is very detailed because it represents how parcels have been developed, what properties that were subject to special zoning approvals (i.e., PRO' s), and how properties can be transformed in the future. The FLUM is used by the Planning Commission to guide decisions involving rezoning requests, site development reviews, capital improvements programming, and transportation planning.

The main thrust of the FLUM is setting stage for transformative land use changes that may occur along the 1-96 corridor between Grand River and 12 Mile Road, and east of M-5. The land use categories within this zone recognize the evolution of various mixed-use districts to assist with redevelopment of regional commercial properties, the Town Center area, and properties along Grand River Avenue between Taft and Beck Roads. These mixed-use districts provide an opportunity and tool for developers and property owners to reorganize and redeveloped their properties based on prevailing market trends, changes in consumer behavior, and/or designing with natural features.

**Land Use Categories**

The Land Use Categories describes the purpose of the land use category, the type of regulated land use typically found in the category, and the suggested built form density, building height, etc.). There are seventeen (17) future land use categories . Thirteen (13) categories are from the previous 2017 FLUM and four (4) are the new mixed-use districts.

**Zoning Plan**

The Zoning Plan is a requirement found in the Michigan Planning Enabling Act (PA 33 of 2008). The zoning plan is the bridge between the FLUM and the zoning ordinance. It outlines which zoning provisions needed to be added, amended, or deleted to facilitate the timely implementation of the FLUM. As noted in the Zoning Plan document there are no contemplated revisions to any of the current zoning districts. Recommended revisions involve an amendment to accommodate the use of the proposed mixed-use districts are

*planningreview*

the framework of a planned unit development prov1s1on, and the incorporation of accessory dwelling units (ADU's) in certain residential dist ricts.

Thank you.

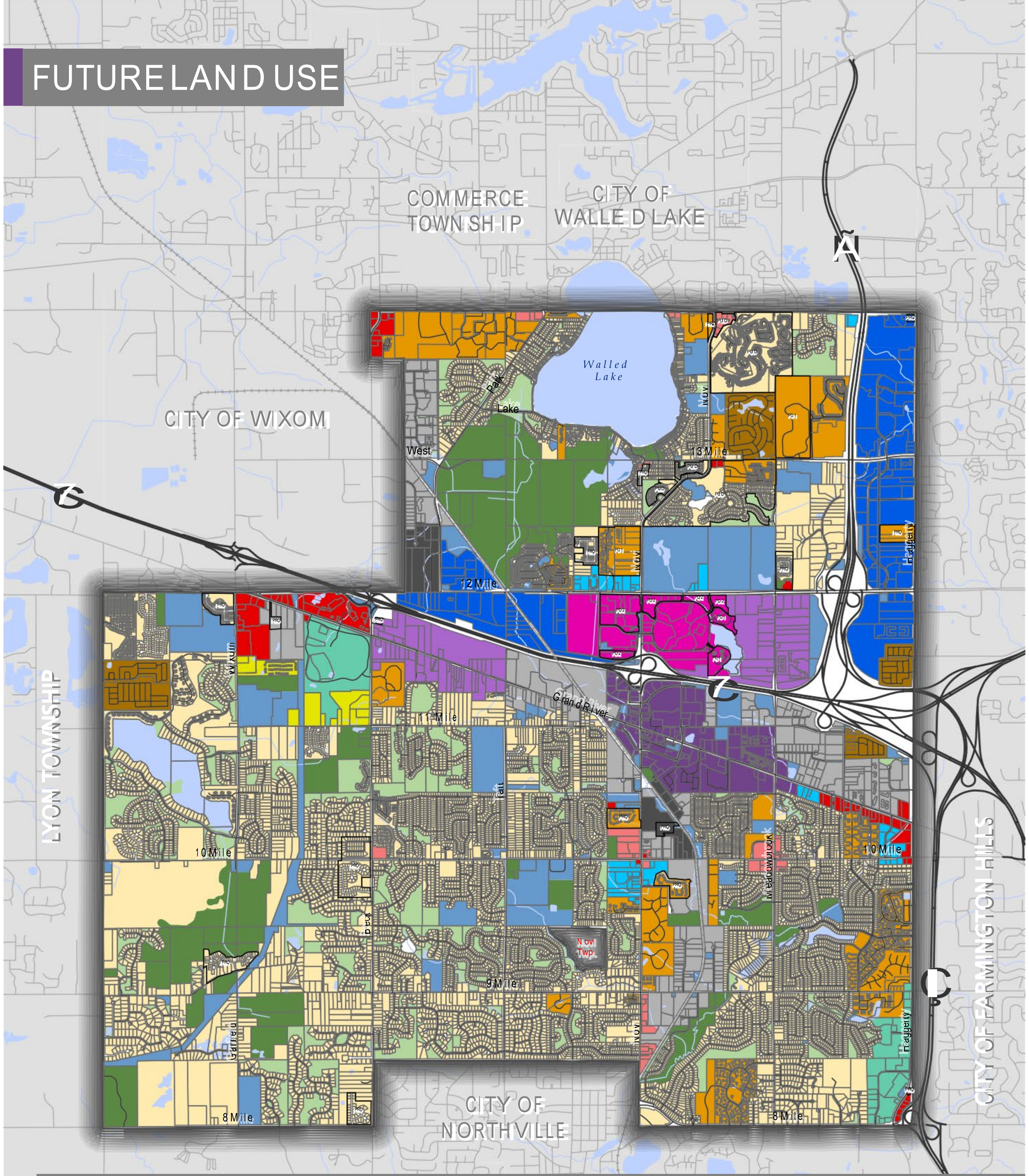
**Enc**


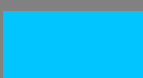










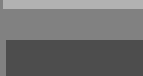
Future Land Use Map (FLUM)

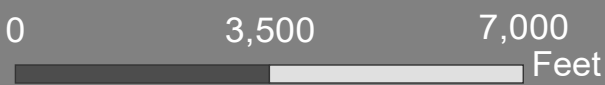
Future Land Use Category Descriptions

Zoning Plan

# FUTURE LAND USE



- |  |   |   |
|--|---|---|
|  Single Family        |  Public/Quasi-Public         |  Community Office        |
|  Multiple Family      |  Commercial Mixed-Use        |  Neighborhood Commercial |
|  Suburban Low-Rise    |  General Mixed-Use           |  Community Commercial    |
|  Manufactured Housing |  Town Center Mixed-Use       |  Industrial/Office       |
|  Public Park          |  Office, Service, Technology |  Heavy Industrial        |
|  Private Park         |  Office, Service, Commercial |   |



Data Sources: Michigan Open Data Portal, City of Novi

SINGLE FAMILY			
<b>Purpose</b>	The Single Family land use category reflects existing and future areas that accommodate single family detached, single family attached, and two-family residential properties. Densities are relatively low.		
<b>Regulated Uses</b>	<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <b>Non-Residential</b> <ul style="list-style-type: none"> <li>» Group day care homes</li> <li>» Family day care homes</li> <li>» Golf Courses</li> <li>» Private noncommercial recreation areas</li> <li>» Home Occupations</li> </ul> </td> <td style="width: 50%; vertical-align: top;"> <b>Residential</b> <ul style="list-style-type: none"> <li>» Single Family (detached and attached)</li> <li>» Two Family (attached)</li> <li>» Accessory Dwelling Units (ADU's)</li> </ul> </td> </tr> </table>	<b>Non-Residential</b> <ul style="list-style-type: none"> <li>» Group day care homes</li> <li>» Family day care homes</li> <li>» Golf Courses</li> <li>» Private noncommercial recreation areas</li> <li>» Home Occupations</li> </ul>	<b>Residential</b> <ul style="list-style-type: none"> <li>» Single Family (detached and attached)</li> <li>» Two Family (attached)</li> <li>» Accessory Dwelling Units (ADU's)</li> </ul>
<b>Non-Residential</b> <ul style="list-style-type: none"> <li>» Group day care homes</li> <li>» Family day care homes</li> <li>» Golf Courses</li> <li>» Private noncommercial recreation areas</li> <li>» Home Occupations</li> </ul>	<b>Residential</b> <ul style="list-style-type: none"> <li>» Single Family (detached and attached)</li> <li>» Two Family (attached)</li> <li>» Accessory Dwelling Units (ADU's)</li> </ul>		
<b>Built Form</b>	Primarily individual detached dwellings ranging in lot size from 7,500 square feet to 1 acre. Typically arranged in planned developments with access to a local collector or arterial streets. Interior streets have reasonable widths which promote slower traffic speeds with parallel sidewalks. In some instances adjacent developments are connected to great large residential neighborhoods.		



## MULTIPLE FAMILY

<b>Purpose</b>	The Multiple Family land use category provides opportunities for mid to high-density residential developments mainly consisting of low rise and high rise apartments. These developments are typically located near office and commercial districts along major arterials and function as a transition between single family residential districts and commercial areas.	
<b>Regulated Uses</b>	<b>Non-Residential</b> <ul style="list-style-type: none"><li>» Convalescent homes</li><li>» Hospice Centers</li><li>» Child and Family Care Facilities</li><li>» Independent and Congregate Care Facilities</li><li>» Home Occupations</li></ul>	<b>Residential</b> <ul style="list-style-type: none"><li>» Multiple-family dwellings</li><li>» Single Family</li><li>» Two Family</li></ul>
<b>Built Form</b>	Residential developments that exceed single family residential densities. Multiple-family developments can range in size between 2-stories to 5-stories depending on the zoning district. Developments include on-site parking and some outdoor amenities.	



## MANUFACTURED HOME

<b>Purpose</b>	This land use is designated for housing within a manufactured housing community, created according to the regulations in the Manufactured home Commission Act. Housing in these areas is manufactured in a factory, brought to the site, and in most cases placed on property leased from a park operator.	
<b>Regulated Uses</b>	<b>Non-Residential</b> <ul style="list-style-type: none"><li>» Farms and Greenhouses</li><li>» Cemeteries</li></ul>	<b>Residential</b> <ul style="list-style-type: none"><li>» Single Family</li><li>» Mobile Homes</li><li>» Manufactured Housing Units</li><li>» Mobile Home Condominium</li></ul>
<b>Built Form</b>	Mobile homes and manufactured housing are typically located in planned parks. These parks usually include private roads and project amenities including, but not limited to, community rooms, health facilities, pool, and outdoor playgrounds. These projects are usually under one ownership and managed by a property management firm.	



**PUBLIC PARK**

<b>Purpose</b>	The Public Park land use category designates properties that under the ownership of the City of Novi and used for park and recreation facilities and activities, open space, and preservation of natural and sensitive landscapes.	
<b>Regulated Uses</b>	<b>Non-Residential</b> <ul style="list-style-type: none"><li>» Parks</li><li>» Recreation Activities (Indoor and Outdoor)</li><li>» Open Spaces</li><li>» Natural and Sensitive Areas</li><li>» Nonmotorized facilities</li></ul>	<b>Residential</b> <ul style="list-style-type: none"><li>» None</li></ul>
<b>Built Form</b>	Depending on the specific park the character can range from active outdoor recreation (Bosco Fields), natural areas (Wildlife Woods Park), to nonmotorized trails (Lakeshore Trail).	



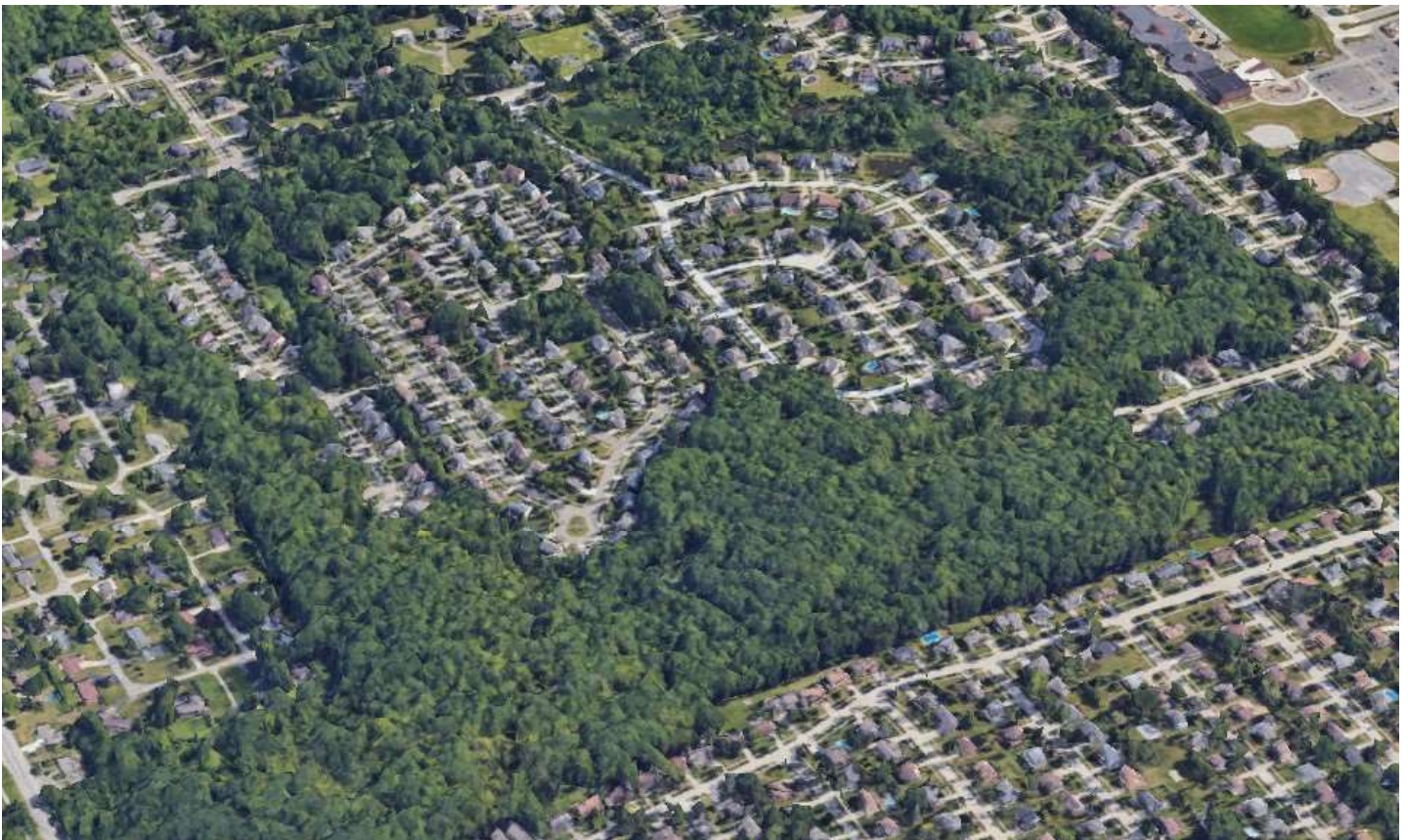


PUBLIC/QUASI PUBLIC			
<b>Purpose</b>	The Public / Quasi Public land use category include non-park facilities and properties under the ownership of public municipalities, non-profits, utility companies, public and private schools, and religious institutions.		
<b>Regulated Uses</b>	<table border="1"> <tr> <td> <b>Non-Residential</b> <ul style="list-style-type: none"> <li>» Government offices</li> <li>» Schools (Public, Charter, and Parochial)</li> <li>» Essential Services</li> <li>» Utility substations and support facilities</li> <li>» Cemeteries</li> <li>» Infrastructure support buildings and yards</li> </ul> </td> <td> <b>Residential</b> <ul style="list-style-type: none"> <li>» None</li> </ul> </td> </tr> </table>	<b>Non-Residential</b> <ul style="list-style-type: none"> <li>» Government offices</li> <li>» Schools (Public, Charter, and Parochial)</li> <li>» Essential Services</li> <li>» Utility substations and support facilities</li> <li>» Cemeteries</li> <li>» Infrastructure support buildings and yards</li> </ul>	<b>Residential</b> <ul style="list-style-type: none"> <li>» None</li> </ul>
<b>Non-Residential</b> <ul style="list-style-type: none"> <li>» Government offices</li> <li>» Schools (Public, Charter, and Parochial)</li> <li>» Essential Services</li> <li>» Utility substations and support facilities</li> <li>» Cemeteries</li> <li>» Infrastructure support buildings and yards</li> </ul>	<b>Residential</b> <ul style="list-style-type: none"> <li>» None</li> </ul>		
<b>Built Form</b>	Public and Quasi-Public facilities represent a broad spectrum of land and building types. For example, Novi City Hall is a large governmental building accessible to the public for business, legislative, and cultural uses. Likewise, public and private cemeteries are characterized by their low scale and open spaces. Utility companies that provide water, sewer, gas, electric and broadband facilities have both subsurface facilities, and above ground facilities, such as, towers, buildings, substations, and accessory uses.		



**PRIVATE PARK**

<b>Purpose</b>	The Private Park land use category designates land within residential subdivisions and housing developments that provide private open space and/or recreational amenities to their residents. The properties are maintained and operated by the homeowner association (HOA) or property management group and add to the overall open space of the community.	
<b>Regulated Uses</b>	<b>Non-Residential</b> <ul style="list-style-type: none"><li>» Park and Open Space</li><li>» Recreation Facilities</li></ul>	<b>Residential</b> <ul style="list-style-type: none"><li>» None</li></ul>
<b>Built Form</b>	Open space within a residential subdivision housing development. Some of these areas include forested areas, wetlands, and ponds that are used for stormwater management.	



**OFFICE SERVICE COMMERCIAL**

<p><b>Purpose</b></p>	<p>The OSC, Office Service Commercial land use category is designed and intended to accommodate a large office building or, more particularly, a planned complex of office buildings with related commercial retail and service establishments which may serve the area beyond the confines of the office complex itself.</p>	
<p><b>Regulated Uses</b></p>	<p><b>Non-Residential</b></p> <ul style="list-style-type: none"> <li>» Professional Office Buildings</li> <li>» Medical office, including laboratories and clinics</li> <li>» Financial Institutions</li> <li>» Personal Service Institutions</li> <li>» Places of Workship</li> <li>» Restaurants (sit down)</li> <li>» Amusement and Entertainment Use</li> </ul>	<p><b>Residential</b></p> <ul style="list-style-type: none"> <li>» None</li> </ul>
<p><b>Built Form</b></p>	<p>Office buildings of greater height and more intense land use activity in an otherwise low-density community. Because of the greater building height, intensity of land use and associated higher volumes of vehicular and pedestrian traffic, it is further intended that this district be located only in proximity to areas of major commercial or civic development and have direct access to freeway or major thoroughfares.</p>	



## NEIGHBORHOOD COMMERCIAL

<b>Purpose</b>	The neighborhood commercial land use category focuses on providing a handful of retail and service businesses that serve adjacent neighborhoods.	
<b>Regulated Uses</b>	<b>Non-Residential</b> <ul style="list-style-type: none"><li>» Retail businesses</li><li>» Professional and Service Businesses</li><li>» Instructional Centers</li><li>» Coffee Shop / Bakeries</li><li>» Restaurants (Sit-Down)</li></ul>	<b>Residential</b> <ul style="list-style-type: none"><li>» None</li></ul>
<b>Built Form</b>	Small-scale buildings that are typically compatible with the adjacent neighborhoods where they are located. Businesses serve both pedestrian and vehicular customers. Building scale is usually limited to 1-story, however, on occasion there may be a 2-story building. Parking is typically off-street, however, in certain circumstances where on-street parking is available that should be encouraged.	



## COMMUNITY COMMERCIAL

<b>Purpose</b>	The community commercial land use category is designed to cater to the needs of a larger consumer population, and is generally characterized by an integrated or planned cluster of establishments served by a common parking area, and generating greater volumes of vehicular and pedestrian traffic and located at the intersection of two major thoroughfares (major arterial, arterial or minor arterial).	
<b>Regulated Uses</b>	<b>Non-Residential</b> <ul style="list-style-type: none"> <li>» Retail businesses</li> <li>» Professional and Service Businesses</li> <li>» Restuarants</li> <li>» Microbreweries</li> <li>» Personal Service-related Businesses</li> <li>» Medical Offices</li> <li>» Hotels and Motels</li> <li>» Fueling Station and Oil Change</li> </ul>	<b>Residential</b> <ul style="list-style-type: none"> <li>» None</li> </ul>
<b>Built Form</b>	Buildings may be grouped into shopping centers with centralized parking lots, or the business can be developed on a single parcel. Primarily vehicular-oriented these uses are typically located along streets with high traffic counts, such as major arterials. Building height is typically 1-story with some architectural fenestration that make the building(s) look taller.	



**COMMUNITY OFFICE**

<b>Purpose</b>	The community office category is to cater to small office buildings that are occupied by a variety of tenants, such as, accountants, attorneys, physicians, dentists, and insurance agents. This type of land use is located along major thoroughfares and in some instances they abut residential areas. Example locations include 12 Mile Road west of Novi Road, Novi Road near 10 Miles, and along Haggerty Road near 9 Mile.	
<b>Regulated Uses</b>	<b>Non-Residential</b> <ul style="list-style-type: none"> <li>» Professional and Service Businesses</li> <li>» Personal Businesses</li> <li>» Places of Worship</li> <li>» Financial Institutions</li> </ul>	<b>Residential</b> <ul style="list-style-type: none"> <li>» None</li> </ul>
<b>Built Form</b>	Multi-tenant buildings located on a separate parcel with access to a major thoroughfare. Low scale (1-3 stories) with off-street landscaped parking lots Typically adjacent to a commercial zoning district.	



**SUBURBAN LOW RISE**

<b>Purpose</b>	The suburban low rise land use classification is a transitional land use utilizing low scale commercial and offices mixed with residential land use to buffer more traditional adjacent residential districts.	
<b>Regulated Uses</b>	<b>Non-Residential</b> <ul style="list-style-type: none"><li>» Retail businesses</li><li>» Professional and Service Businesses</li><li>» Schools</li></ul>	<b>Residential</b> <ul style="list-style-type: none"><li>» Single Family Attached</li><li>» Multiple Family</li></ul>
<b>Built Form</b>	Buildings can be located on a campus-like setting and are between 1 to 3 stories in height. Examples include the Everbrook Academy of Novi, Rose Senior Living at Providence Park and the Villas at Stonebrook.	



INDUSTRIAL-LIGHT					
<b>Purpose</b>	The Industrial land use category designates property that is, or will be used, for research, light industrial uses including warehousing, and wholesale activities. Industrial activities, such as, processing, packaging, assembly, or treatment of finished or semifinished products are found within this category.				
<b>Regulated Uses</b>	<table border="1"> <thead> <tr> <th>Non-Residential</th> <th>Residential</th> </tr> </thead> <tbody> <tr> <td> <ul style="list-style-type: none"> <li>» Research and Development</li> <li>» Warehousing and wholesale establishments</li> <li>» Manufacturing</li> <li>» Laboratories</li> <li>» Data and information processing centers</li> <li>» Medical Offices</li> </ul> </td> <td> <ul style="list-style-type: none"> <li>» None</li> </ul> </td> </tr> </tbody> </table>	Non-Residential	Residential	<ul style="list-style-type: none"> <li>» Research and Development</li> <li>» Warehousing and wholesale establishments</li> <li>» Manufacturing</li> <li>» Laboratories</li> <li>» Data and information processing centers</li> <li>» Medical Offices</li> </ul>	<ul style="list-style-type: none"> <li>» None</li> </ul>
Non-Residential	Residential				
<ul style="list-style-type: none"> <li>» Research and Development</li> <li>» Warehousing and wholesale establishments</li> <li>» Manufacturing</li> <li>» Laboratories</li> <li>» Data and information processing centers</li> <li>» Medical Offices</li> </ul>	<ul style="list-style-type: none"> <li>» None</li> </ul>				
<b>Built Form</b>	Buildings are typically single-site developments with support facilities, such as loading and unloading areas and docks. Often located along the Lake State Rail corridor with access to major arterials and the Interstate. Buildings vary in size with maximum heights regulated to 40 feet.				





INDUSTRIAL-HEAVY					
<b>Purpose</b>	The Industrial land use category designates property that is used for manufacturing, assembly, and fabrication operations. These facilities are normally not located near or adjacent to residential properties due to the noise, odors, hours of operation, and truck traffic.				
<b>Regulated Uses</b>	<table border="1"> <thead> <tr> <th>Non-Residential</th> <th>Residential</th> </tr> </thead> <tbody> <tr> <td> <ul style="list-style-type: none"> <li>» Outdoor Storage</li> <li>» Junkyards</li> <li>» Lumber and planing mills</li> <li>» Manufacturing operations</li> <li>» Metal plating, buffing and polishing</li> <li>» Self-Storage Facilities</li> <li>» Central Dry Cleaning Plants</li> <li>» Tool &amp; Die Plants</li> </ul> </td> <td> <ul style="list-style-type: none"> <li>» None</li> </ul> </td> </tr> </tbody> </table>	Non-Residential	Residential	<ul style="list-style-type: none"> <li>» Outdoor Storage</li> <li>» Junkyards</li> <li>» Lumber and planing mills</li> <li>» Manufacturing operations</li> <li>» Metal plating, buffing and polishing</li> <li>» Self-Storage Facilities</li> <li>» Central Dry Cleaning Plants</li> <li>» Tool &amp; Die Plants</li> </ul>	<ul style="list-style-type: none"> <li>» None</li> </ul>
Non-Residential	Residential				
<ul style="list-style-type: none"> <li>» Outdoor Storage</li> <li>» Junkyards</li> <li>» Lumber and planing mills</li> <li>» Manufacturing operations</li> <li>» Metal plating, buffing and polishing</li> <li>» Self-Storage Facilities</li> <li>» Central Dry Cleaning Plants</li> <li>» Tool &amp; Die Plants</li> </ul>	<ul style="list-style-type: none"> <li>» None</li> </ul>				
<b>Built Form</b>	Sites and buildings tend to be large. Normally located near major arterials or rail lines.				



## COMMERCIAL MIXED USE AREA

<b>Purpose</b>	The CMX land use category allows for a combination of commercial, office, lodging, and residential within an integrated development. Parks, plazas and pedestrian areas are encouraged to provide a high degree of connectivity between uses. These areas would be primarily commercial/retail in nature with ancillary uses that create opportunities for shopping, dining, living and play. Properties within this designated land use category can also utilize the PUD option as a development tool to provide a variety of uses within an approved master plan development.	
<b>Regulated Uses</b>	<b>Non-Residential</b> <ul style="list-style-type: none"> <li>» Retail; Regional and National Franchises</li> <li>» Retail; General</li> <li>» Restaurants; Dine-in with Outdoor Seating</li> <li>» Professional Offices</li> <li>» Hotels</li> <li>» Open Space and Plazas</li> <li>» Parking Structures</li> </ul>	<b>Residential</b> <ul style="list-style-type: none"> <li>» Upper Story Apartments and Lofts</li> <li>» Attached Single Family</li> <li>» Multiple Family</li> </ul>
<b>Built Form</b>	Dense, pedestrian-dependent mixed use development accessible from an Interstate or major thoroughfare. Preference to utilize land for buildings instead of surface parking lots. Allowance for higher buildings with a limitation on 6-8 stories. Outdoor retail and dining connected with plazas and outdoor gathering spaces. On-street and deck parking facilities.	



## TOWN CENTER MIXED USE AREA

<b>Purpose</b>	The TCMX, Town Center Mixed Use land use is designed and intended to promote the development of a pedestrian oriented, neighborhood-scaled commercial service district in which a variety of retail, commercial, office, civic, residential uses and open space are permitted. Based on existing development patterns pedestrian circulation is internal within the respective properties. Properties within this designated land use category can also utilize the PUD option as a development tool to provide a variety of uses within an approved master plan development.	
<b>Regulated Uses</b>	<b>Non-Residential</b> <ul style="list-style-type: none"> <li>» Retail; General</li> <li>» Restaurants; Dine-in with Outdoor Seating</li> <li>» Professional Offices</li> <li>» Hotels</li> <li>» Public and Quasi Public</li> <li>» Financial, Insurance and Real Estate</li> <li>» Parks, Plazas and Open Space</li> </ul>	<b>Residential</b> <ul style="list-style-type: none"> <li>» Upper Story Apartments and Lofts</li> <li>» Attached Single Family</li> <li>» Multiple Family</li> </ul>
<b>Built Form</b>	Retail, workplace and civic activities mixed with attached housing types such as lofts and apartments all developed at a community scale. Commercial and office uses are allowed on the first floor and upper stories of the structure. Designed to increase walkability and create a intimate urban space where pedestrian traffic is favorable over vehicular traffic. Tradition building materials with a building height of 1-story to 3 stories.	



GENERAL MIXED USE AREA

<p><b>Purpose</b></p>	<p>The GMX land use category provides the highest flexibility of the categories. It recognizes that certain properties will be developed based on prevailing market trends utilizing a site-specific master plan to guide development reserving certain portions of the subject property for different land use typologies. Properties within this designated land use category can also utilize the PUD option as a development tool to provide a variety of uses within an approved master plan development.</p>	
<p><b>Regulated Uses</b></p>	<p><b>Non-Residential</b></p> <ul style="list-style-type: none"> <li>» Retail; General</li> <li>» Exhibition and Conference Facilities</li> <li>» Research and Development</li> <li>» Healthcare Facilities</li> <li>» Professional Offices</li> <li>» Restaurants; Dine-in with Outdoor Seating</li> <li>» Open Space and Plazas</li> </ul>	<p><b>Residential</b></p> <ul style="list-style-type: none"> <li>» Single Family Attached</li> <li>» Multiple Family</li> <li>» Upper Story Apartments and Lofts</li> </ul>
<p><b>Built Form</b></p>	<p>Unique properties that may have environmental limitations (wetlands, brownfields, etc.) Development is focused on maximizing the site while creating a unique and integrated development. Pedestrian walkability and connectivity would be desirable and encouraged components. Building height could vary between 2 to 5 stories.</p>	



## OFFICE, SERVICE, TECHNOLOGY MIXED USE AREA

<b>Purpose</b>	The OST land use classification positions the City to accommodate existing office, research and development enterprises and forecasted growth and emerging market sectors. Properties within this designated land use category can also utilize the PUD option as a development tool to provide a variety of uses within an approved master plan development.	
<b>Regulated Uses</b>	<b>Non-Residential</b> <ul style="list-style-type: none"> <li>» Professional Offices</li> <li>» Research and Development</li> <li>» Scientific and Technical Services</li> <li>» Healthcare</li> <li>» Information Technology</li> <li>» Automotive-related Research</li> <li>» Light Industrial without assembly</li> <li>» E-commerce distribution</li> <li>» Pharmaceutical research</li> </ul>	<b>Residential</b> <ul style="list-style-type: none"> <li>» None (with PUD Optional Development Tool)</li> </ul>
<b>Built Form</b>	Primarily office environments dedicated to research, development and technology businesses. Low-rise to mid-rise buildings typically established in a campus-like setting with outdoor spaces and walkways. Building heights 1-story to 3 stories.	



## ZONING PLAN

The purpose of a zoning plan is to take note of areas where the future land use plan and zoning ordinance are not sufficiently calibrated so that appropriate changes can be made to align the two. In Novi there is significant alignment between the future land use map (FLUM) and the zoning districts. There are two zoning amendments recommended. The table below shows the linkage between the future land use categories and the corresponding zoning districts, and what zoning ordinance revisions will be required to advance the implementation of the future land use map.

**TABLE: ZONING PLAN**

Future Land Use Category	Applicable Zoning District	Description of Revisions
Single Family	R-A: Residential Acreage R-1: One-Family Residential R-2 One-Family Residential R-3 One-Family Residential R-4: One-Family Residential RT: Two Family	Possible inclusion of Accessory Dwelling Units (ADU's)
Multiple Family	RM-1: Low Density, Low Rise RM-2: High Density, Mid Rise	No revisions
Manufacture Home	MH: Mobile Home Park	No revisions
Public Park	Most Zoning Districts	No revisions
Public / Quasi Public	Most Zoning Districts	No revisions
Private Park	R-A: Residential Acreage R-1: One-Family Residential R-2 One-Family Residential R-3 One-Family Residential R-4: One-Family Residential RT: Two-Family Residential RM-1: Low Density, Low Rise RM-2: High Density, Mid Rise	No revisions
Office Service Commercial	OSC: Office Service Commercial	No revisions
Neighborhood Commercial	B-1: Local Business	No revisions
Community Commercial	B-2: Community Business B-3: General Business	No revisions
Community Office	OS-1: Office Service	No revisions
Suburban Low Rise	PSLR: Planned Suburban Low Rise	No revisions
Industrial-Light	L-1: Light Industrial	No revisions
Industrial-Heavy	L-2: General Industrial	No revisions

Commercial Mixed Use	RC: Regional Center C: Conference RM-1: Low Density; Low Rise PD-1: Planned Development PD-2: Planned Development	Amendment to include a Planned Unit Development Overlay option
General Mixed-Use	OST: Office Service Technology EXO: Exposition Overlay I-1: Light Industrial B-3: General Business RA: Residential Acreage OS-1: Office Service FSL Freeway Service City West	Amendment to include a Planned Unit Development Overlay option
Town Center Mixed-Use	TC: Town Center TC-1: Town Center-1 OSC: Office Service Commercial B-3: General Business NCC: Non-Center Commercial GE: Gateway East RM-1: Low Density, Low Rise RM-2: High Density, Mid Rise P-1: Vehicular Parking	Amendment to include a Planned Unit Development Overlay option
Office, Service, Technology Mixed-Use	OST: Office, Service, Technology I-1: Light Industrial B-3: General Business RM-2: High Density, Mid Rise MH: Mobile Home Park	Amendment to include a Planned Unit Development Overlay option

**Recommended Zoning Amendments**

1. Allow Accessory Dwelling Units. Accessory dwelling units (ADU’s) are residential units that can be a detached dwelling unit on the same lot as the primary or an attached dwelling to the primary dwelling. The purpose of an ADU is to provide a smaller dwelling footprint that can be used to supplement housing demand providing housing for a family member (i.e. grannie flat, on-site caregiver, family member) or non-family member. In communities that have a high cost of housing coupled with a service economy, ADU’s are used to provide local housing options for those working in the service, dining and retail sectors.
2. Planned Unit Development (Mixed-Use Developments. Creation of a planned unit development (PUD) provision that would accommodate the four transformational mixed-use districts; Commercial Mixed-Use, General Mixed-Use, Town Center Mixed-Use, and Office, Service Technology Mixed-Use. The PUD would be an overlay provision and not a traditional zoning district. The purpose and intent are to allow, with City approval, innovative and transformative development of properties within the designated land use categories based on the vision described in the master plan. Land uses allowed within the respective PUD

would be based on the underlying zoning districts and those listed in the land use descriptions. Advantages of the PUD overlay allow for variations in dimensional and bulk requirements, site development standards (i.e. parking, landscaping, lighting, etc.), and the ability to mix land uses into an integrate master planned development based on market conditions.

3. Planned Unit Development (General). Amend the Zoning Ordinance to allow for a general planned unit development on properties 10 acres or more in size anywhere within the City. The type and intensity of the PUD would be based on the future land use map and the guiding principles of the master plan.