

II - ALLOWED USES AND DEVELOPMENT LIMITS

1 - USE AND LIMITS BY TRAFFIC ANALYSIS ZONE (TAZ)

TRAFFIC ANALYSIS ZONES (TAZS)

This map depicts the 15 TAZs in the Alston ACCP. The TAZ boundaries were established by the existing and planned thoroughfare and collector roadway network, physical features such as stream buffers, and ownership patterns.

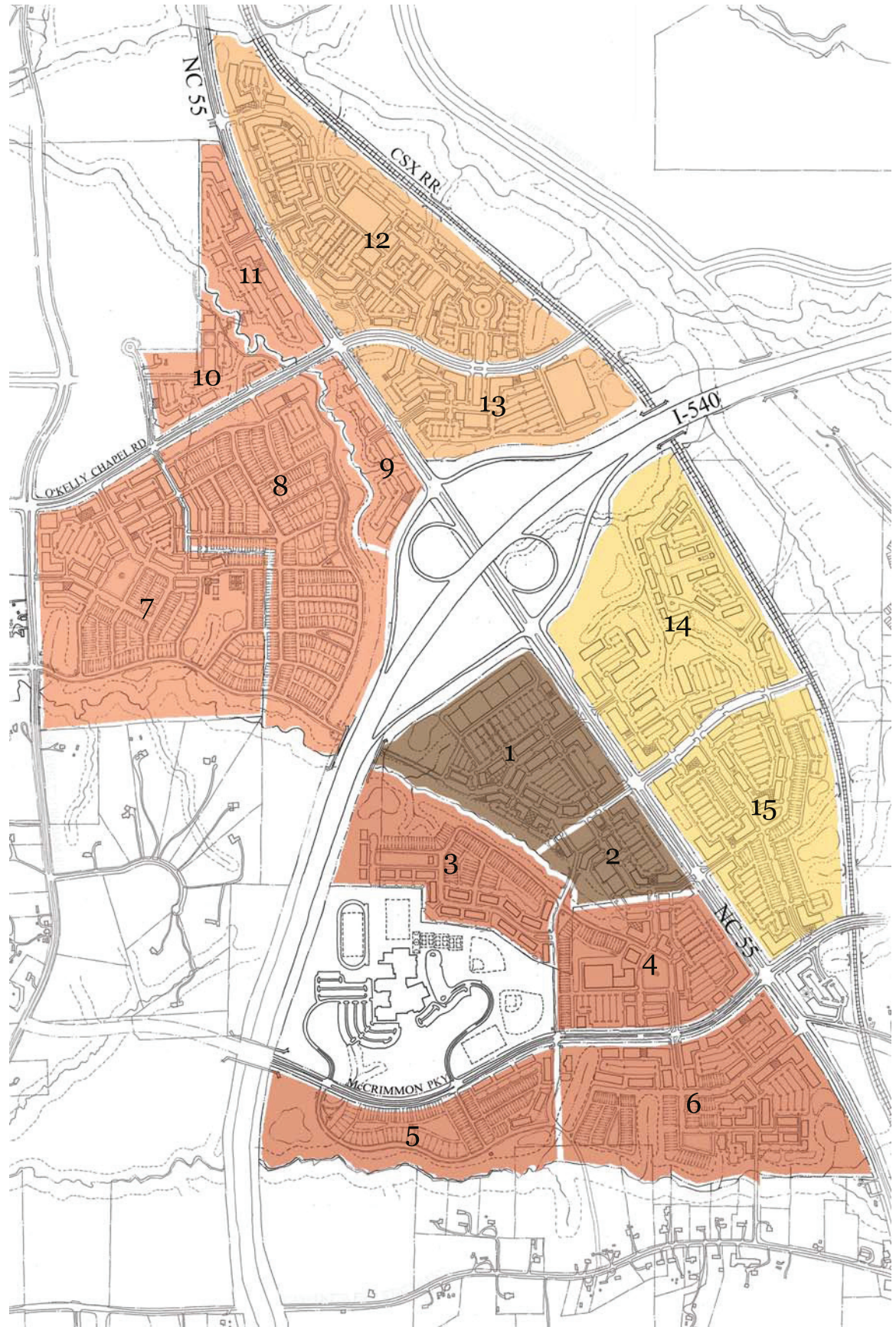


Figure II.1

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GENERAL PROVISIONS FOR EVERY TAZ

1. BIG BOX LIMITS

No more than 50% of commercial square footage may be in big (or mid) boxes greater than 60,000 square feet (applies to footprint only). Commercial square footage in TAZs 1 and 2 and TAZs 12 and 13 may be combined to meet this requirement. The 50% cap described above may be exceeded if:

- a) no "main street" length reduction is requested, and
- b) the by-right maximum big box size is not exceeded or if structured parking is provided for any big boxes that exceed the by-right maximum so that the associated parking acreage is not increased.

2. RESIDENTIAL UNITS

Provide a minimum mix of residential types. (See allowed residential unit types for each TAZ in Table II.1. Also see design zone information in Chapter III, Design Standards, for complete information on allowed uses.)

- a) If four types are allowed, then at least two types will be built.
- b) If five types are allowed, then at least three types will be built.
- c) Hotel rooms may be substituted for one residential unit type.
- d) The minimum mix of residential unit types will be reviewed at the neighborhood level. For example, the McCrimmon Neighborhood includes TAZs 3 - 6. Collectively, there are five residential unit types allowed in these TAZs: live/work, multi-family over commercial, multi-family, single-family attached, and single-family detached. In the McCrimmon Neighborhood, there will be at least three different residential unit types.
- e) In Alston Center and Parkside, fewer residential unit types than what is listed above may be approved by the Planning Director. Residential unit types in the Alston Center Neighborhood may be applied to the residential unit mix requirement for the McCrimmon Neighborhood.
- f) If more than 50% of development, by acreage, has occurred in a neighborhood, and the required number of residential unit types are not yet present (built or approved site plan), then an additional required residential unit type must be provided in the next residential development plan. The new residential unit type must occupy at least 20% of the development site by acreage. Panther Creek High School is not included in the developed acreage calculation for the McCrimmon Neighborhood.
- g) In lieu of item f above, the layout and mix of residential unit types in the Illustrative Diagrams (Figures IV.1 - IV.5) may be followed.
- h) Residential development sites greater than 40 acres shall include at least two residential unit types. Each type may be no less than 20% of the total by acreage.

3. USING 75 - 100% OF COMMERCIAL FLOORSPACE ALLOCATION REQUIRES RESIDENTIAL UNITS

In TAZs that allow both commercial square footage and residential units:

- a) It is preferred (not required) to provide a minimum of one dwelling unit per 2000 square feet of commercial space up to the maximum number of residential units allowed per TAZ.
- b) 75% of the maximum commercial square footage allowed (see table II.1) may not be exceeded if residential units are not provided within the same TAZ. An incentive to allow increases in commercial square footage up to the maximum allowed is based on providing one residential unit for each 2,000 commercial square foot increase above 75% of the maximum commercial square footage. TAZs 1 and 2 and TAZs 12 and 13 may be combined to meet this incentive.
 - i) Residential units located in an adjacent TAZ that are within walking distance (1,350' +/-) of a TAZ's "main street" area may be counted towards meeting the residential units necessary to exceed the 75% of allowed commercial square footage. Distance will be measured following actual proposed pedestrian routes. For example, residential units in TAZ 3 that are in walking distance to the "main street" in TAZs 1 and/or 2 can provide credit for a commercial square footage increase for TAZs 1 and/or 2.
 - ii) 75% residential unit credit is given for hotel rooms. It is preferred that hotel rooms be located within walking distance (1,350' +/-) of a "main street" area.

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TAZ Number	Maximum Commercial Square Footage	Maximum Office Square Footage	Maximum Residential Units	Allowed Residential Unit Types (see note 5 below)
<i>Alston Center Neighborhood</i>				
1	375,000 sf	120,000 sf	290	Live/work, Multi-family over commercial, Multi-family, Single family attached
2	145,000 sf	55,000 sf	50	Live/work, Multi-family over commercial, Multi-family, Single family attached
<i>McCrimmon Neighborhood</i>				
3	0 sf	0 sf	590	Multi-family, Single family attached
4	255,000 sf	85,000 sf	170	Live/work, Multi-family over commercial, Multi-family, Single family attached
5	0 sf	0 sf	460	Multi-family, Single family attached, Single family detached
6	180,000 sf	170,000 sf	440	Live/work, Multi-family over commercial, Multi-family, Single family attached
<i>Evans Farm Neighborhood</i>				
7	60,000 sf	155,000 sf	660	Live/work, Multi-family over commercial, Multi-family, Single family attached, Single family detached
8	0 sf	0 sf	670	Multi-family, Single family attached, Single family detached
9	15,000 sf	65,000 sf	0	N/A
10	10,000 sf	85,000 sf	280	Live/work, Multi-family over commercial, Multi-family, Single family attached
11	70,000 sf	125,000 sf	0	N/A
<i>Parkside Neighborhood</i>				
12	440,000 sf	345,000 sf	375	Live/work, Multi-family over commercial, Multi-family, Single family attached
13	265,000 sf	120,000 sf	0	N/A
<i>Petty Farm Neighborhood</i>				
14	50,000 sf	350,000 sf	420	Live/work, Multi-family over commercial, Multi-family, Single family attached, Single family detached
15	60,000 sf	400,000 sf	355	Live/work, Multi-family over commercial, Multi-family, Single family attached, Single family detached

Table II.1

ADDITIONAL LIMITS AND CONDITIONS:

1. In TAZs that specify a maximum amount of commercial square footage and residential units, 75% of the maximum commercial square footage allowed may not be exceeded if residential units are not provided within the same TAZ. (See item 3 on page 8.)
2. Hotel space may be taken out of either the commercial (on a square foot basis) or residential allocation (on a one hotel room equals one residential unit basis).
3. Unless there is a different agreement among property owners within a TAZ, apportioning commercial and office square footage and residential units among different property owners in one TAZ will first take into account "main street" location and length, then the location of design zones within a TAZ, and then a proportional division based on acreage.
4. Unused residential allocation in TAZ 7 can be shifted to TAZ 8, and vice versa, but any nonresidential must stay in TAZ 7.
5. Residential types, live/work and multi-family over commercial, are defined in Chapter IV Part 3 of this document. In the Allowed Residential Unit Types column on this page, multi-family includes both multi-family dwelling and boarding house. Single family attached includes both semi-detached/attached dwelling, duplex, and townhouse. Single family detached includes both detached dwelling and patio dwelling. See LDO sec-

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tion 5.1.2 for more information on these residential types.

6. Use Table II.1 in conjunction with the appropriate design zone information in Chapter III, Design Standards, for complete information on allowed uses. All residential unit types listed in Table II.1 may not be allowed in the corresponding design zone.
7. In TAZ 15, located within the Neighborhood Center design zone, at least 75% of the area will include mixed use or non-residential development. Housing types incorporated into mixed use development may be live/work or multi-family over commercial.

USAGE ALLOCATION SHIFTING

Commercial floor space under the allocations in Table II.1 may be exchanged for an additional allocation of either office floor space or residential units according to ratios given in the table below. The table also contains ratios at which it is permissible to exchange office floor space under the allocations in Table II.1 for an additional allocation of commercial floor space or residential units.

TAZ Number	For every 1,000 square feet of unused Commercial Floorspace allocation, the Office or Residential allocations may increase by either:		For every 1,000 square feet of unused Office Floorspace allocation, the Commercial or Residential allocations may increase by either:	
	Square Feet of Office	or Residential Units	Square Feet of Commercial	or Residential Units
1	1,600	6.0	625	0.52
2	2,120	6.2	472	0.64
3	N/A	N/A	N/A	N/A
4	1,580	3.6	633	0.80
5	N/A	N/A	N/A	N/A
6	1,720	4.66	581	0.63
7	1,460	2.88	685	0.30
8	N/A	N/A	N/A	N/A
9	4,200	N/A	238	N/A
10	3,800	11.0	263	0.64
11	2,680	N/A	373	N/A
12	1,450	7.7	690	1.00
13	1,840	8.6	543	0.20
14	2,800	7.2	357	0.60
15	2,480	7.0	403	0.60

Table II.2

CRITERIA FOR SHIFTING ALLOCATIONS PER THE ABOVE TABLE:

1. Development allocation can only be shifted out of either the commercial or office usage allocation provided that a reasonable amount of that use is or will be provided within the TAZ. Thus, allocation could only be shifted out of the office category provided that a reasonable amount of office was already provided or planned within the TAZ. A minimum reasonable amount is defined as 15% of the maximum allowed square footage.
2. If office allocation is shifted to commercial uses, then for every 2,000 square feet of extra commercial space so attained, at least one dwelling unit should be provided within walking distance of the neighborhood's main street area, as described in the General Provisions for Every TAZ.
3. Subject to the preceding criteria, a maximum of up to 15% of the total allowed floorspace can be shifted out of either the commercial or office allocations using Table II.2, or up to 30% with Planning Director approval.
4. Allocation shifting between different property owners within a TAZ is permitted provided there is consent and coordinated planning among the owners.

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TAZ No.	<i>Exceptions to Uses Allowed for a Regional Activity Center Overlay District in the LDO</i> (These uses are not allowed in the Alston ACCP. Household Living uses are addressed in Table II.1.)	<i>Additions to Uses Requiring a Special Use Permit</i>	<i>Additions to Uses Allowed in the LDO for a Regional Activity Center Overlay District</i>
1	Group living uses, large and small home day care, Hospital uses, public athletic field, transportation facility (except transit stations), private athletic field, golf driving range, commercial outdoor amphitheater, auto sales, heavy vehicle repair, Industrial Service uses, Manufacturing and Production uses, and Warehouse and Freight Movement uses	N/A	Live/work units and Multi-family dwelling units over commercial
2	Group living uses, large and small home day care, Hospital uses, public athletic field, transportation facility (except transit stations), private athletic field, golf driving range, commercial outdoor amphitheater, auto sales, heavy vehicle repair, Industrial Service uses, Manufacturing and Production uses, and Warehouse and Freight Movement uses	N/A	Live/work units and Multi-family dwelling units over commercial
3	All non-residential uses except large and small home day care, and guest house	Large and small home day cares and produce stand	N/A
4	Public athletic field, private athletic field, golf driving range, auto sales, general industrial service, and Warehouse and Freight Movement uses, heavy vehicle repair	Large and small home day cares, produce stand, and Manufacturing and Production uses	Live/work units and Multi-family dwelling units over commercial
5	All non-residential uses except large and small home day care, and guest house	Large and small home day cares	N/A
6	Public athletic field, private athletic field, golf driving range, auto sales, general industrial service, and Warehouse and Freight Movement uses, heavy vehicle repair	Large and small home day cares, produce stand, and Manufacturing and Production uses	Live/work units and Multi-family dwelling units over commercial
7	Public athletic field, private athletic field, golf driving range, auto sales, general industrial service, and Warehouse and Freight Movement uses, heavy vehicle repair	Large and small home day cares, produce stand, and Manufacturing and Production uses	Live/work units and Multi-family dwelling units over commercial
8	All non-residential uses except large and small home day care, and guest house	Large and small home day cares	N/A
9	Large and small home day cares, public athletic field, private athletic field, golf driving range, auto sales, general industrial service, and Warehouse and Freight Movement uses	Produce stand and Manufacturing and Production uses	N/A
10	Public athletic field, private athletic field, golf driving range, auto sales, general industrial service, and Warehouse and Freight Movement uses	Large and small home day cares, produce stand, and Manufacturing and Production uses	Live/work units and Multi-family dwelling units over commercial
11	Large and small home day cares, public athletic field, private athletic field, golf driving range, auto sales, general industrial service, and Warehouse and Freight Movement uses	Produce stand and Manufacturing and Production uses	N/A
12	Large and small home day care, public athletic field, private athletic field, golf driving range, auto sales, heavy vehicle repair	Manufacturing and Production Uses and Warehouse and Freight Movement uses	Live/work units and Multi-family dwelling units over commercial
13	Large and small home day care, public athletic field, private athletic field, golf driving range, auto sales, and heavy vehicle repair	Manufacturing and Production Uses and Warehouse and Freight Movement uses	N/A
14	Public athletic field, private athletic field, golf driving range, auto sales, and general industrial service	Large and small home day cares, produce stand, Manufacturing and Production uses, and Warehouse and Freight Movement uses	Live/work units and Multi-family dwelling units over commercial
15	Public athletic field, private athletic field, golf driving range, auto sales, and general industrial service	Large and small home day cares, produce stand, Manufacturing and Production uses, and Warehouse and Freight Movement uses	Live/work units and Multi-family dwelling units over commercial

Table II.3