

# PLACE TYPES & CURRENT ZONING MISALIGNMENT

## MIXED-USE PLACETYPES

		DIRECTLY RELATED ZONES			EXISTING REGULATIONS	
PLACE TYPE CHARACTERISTICS		RA - LOW DENSITY RESIDENTIAL	RB – GENERAL RESIDENTIAL			
TRADITIONAL NEIGHBORHOOD	Housing type mix		One detached dwelling allowed by-right, two units attached allowed on review	Single to multiplex residences permitted (on review at higher densities)	Variety of housing types permitted by-right or on review in most zoning districts, but rarely required/incentivized	
	Small-scale mixed use		No significant mixed use permitted	Some institutional uses permitted; Retail permitted on review within multiplex development	Mixed use is allowed in some districts, though generally lacking true residential components	
	Pedestrian connections		Pedestrian accommodations may be required	Pedestrian accommodations may be required	Sidewalk ordinance requires sidewalks based on specific criteria; Zoning lacks connectivity requirements	
	Community public open space		Public parks permitted	Public parks, playgrounds, pools, and other recreational uses permitted	Open space and amenity spaces (pools, playgrounds, etc.) are permitted in most districts, but rarely required/incentivized	
PLACE TYPE CHARACTERISTICS		OA - OFFICE PARK	OB - OFFICE, MEDICAL, AND RELATED	TC - TOWN CENTER	EXISTING REGULATIONS	
CORRIDOR MIXED-USE	Mix of uses		No mixed use permitted; no ground floor use restrictions	Residential, medical, educational, and utility uses permitted	Mixed use permitted, ground and upper-story uses regulated	Few districts regulate ground floor uses; several districts allow a mix of uses
	Shared parking		No shared parking allowed between uses; minimum # of spaces still required	No shared parking allowed between uses; minimum # of spaces still required	Provisions for shared parking is not detailed; not allowed for retail	No shared parking allowed between uses; minimum # of spaces still required
	Housing type mix		No residential uses permitted	Residential uses permitted in RB zone are allowed	Residential uses permitted mostly in peripheral area; live-work permitted in core	Variety of housing types permitted by-right or on review in most zoning districts, but rarely required/incentivized
	Connectivity to neighborhoods		No mention of connectivity to neighborhoods	No mention of connectivity to neighborhoods	TC is designed to be pedestrian-oriented	No requirement for connectivity between neighborhoods or districts
PLACE TYPE CHARACTERISTICS		TC - TOWN CENTER		RB – GENERAL RESIDENTIAL	EXISTING REGULATIONS	
TOWN CENTER MIXED-USE	Mix of uses		Mix of uses permitted, differentiated between core and peripheral areas	Besides residential uses (one and two units), only institutional and recreational uses permitted	Mixed use is allowed in some districts, though generally lacking true residential components	
	Compact and walkable development		TC requires site design to be compact and pedestrian-oriented; this is the most form-based district in the current zoning	Large lot sizes and setbacks are not compact; pedestrian accommodations may be required	Only TC is truly compact and pedestrian-oriented	
	On-street parking		On-street parking and off-street parking is provided	No requirement for on-street parking	Only TC regulates on-street parking; Subdivision Regs and Street Standards only allow one-size-fits-all streets	
	Minimal setbacks		Setbacks are intended to be minimal; reviewed with a development plan	Setbacks are large	Setbacks vary greatly by zone, though most are not compact	

## MISCELLANEOUS PLACETYPES

EXISTING REGULATIONS		EXISTING REGULATIONS		EXISTING REGULATIONS		
CIVIC & INSTITUTIONAL		Institutional uses (primarily medical, religious, and educational) are allowed on review in most zoning districts, while permitted by-right in some.	PARKS & OPEN SPACE		MINING & HEAVY INDUSTRIAL	
			Parks and open space are allowed in most zoning districts, either on review or by-right, but are rarely required or incentivized. Subdivision Regulations do not require parkland, open space, or amenities.		These areas are mostly existing operations and must comply with State regulations.	