



Lincoln County Board of Commissioner's Agenda Item Cover Sheet

Board Meeting Date:		Agenda Item Type:	Consent Agenda:	Public Hearing:	Regular Agenda:	
Submitting Person:		Presentation Time (est):				
		Phone Number/Ext:				
Presenter at Meeting:		Email:				
		Phone Number/Ext:				
Submitting Department:		Email:				
		Department Head Approval:				
Description of Agenda Item:						
Background & Basis of Recommendations:						
Action/Recommendations:						
Time Sensitivity (none or explain):						
Budget Impact (if applicable):						
List of Attachments (if any):						



Community Type

CONNECT Our Future introduced the concept of place types and community types to the region which generalized various development categories used by local governments to describe, measure, and evaluate the built environment. The Metrolina Region CommunityViz Initiative uses twenty-five community types to better reflect the number and extent of the categories used in the region's travel demand model. Community types represent a community's long term plans for growth and development.

Assigning community types to parcels in the region is a very important step in the process. It tells the CommunityViz model which set of density or intensity controls to use for estimating development potential. Further, it builds confidence with cities, towns, and counties in the modeling process and the reliability of reporting. In the project area, community types will be combined with the land suitability score and development status assignments to allocate future growth to Traffic Analysis Zones (TAZs).

Community Type Assignments

Community types were assigned to parcels in the region using development status values and various GIS data sources. Developed parcels relied on December 2014 aerial photography, property appraiser data, specific GIS data available for a jurisdiction (e.g., existing land use inventory or school locations), and fieldwork. Parcels assigned undeveloped or under-developed statuses relied on locally-adopted comprehensive plans to anticipate what its future land use would consist of. Parcels assigned permanent open space or water development statuses were assigned 'preserved open space' categorizing them as the least suitable for development out of all the community types.

Feature class: Polygon

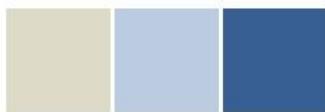
Feature extent: Parcel Level

Reporting geography: Metrolina Region CommunityViz Project Area – March 2016

Developed by: CCOG and CRCOG staff

How Created: Community Types created during the CONNECT Our Future project served as the base for the Metrolina Region CommunityViz Initiative. These data layers were created, vetted by local planners, used in the CONNECT model, and affirmed by the CONNECT Consortium. Various resources were used to code CONNECT Place Types / Community Types. Developed areas were coded relying heavily on aerial photography, property appraiser data, specific GIS data available for a jurisdiction (e.g., park locations), or fieldwork. Undeveloped or under-developed areas relied on locally-adopted planning documents that regulate future development. Data collection for CONNECT was cut off on August 2012. For a list of local government plans and ordinances used in the CONNECT project and a set of matrices linking the place types to local development plans, see the [Regional Scenario Planning Initiative Summary Document](#) housed on the CONNECT Our Future website, under Reports, Blueprinting/Scenario Planning.

For the Metrolina Region CommunityViz Initiative, developed areas were re-coded as part of the Development Status layer. For Community Types, planning directors submitted long-range plan



documents for the areas that had been updated and/or adopted after August 2012. Small area plans, land use plan updates, and initially adopted plans were received and reviewed. A list land use plans updated since August 2012 is included below (land use policy documents approved prior to August 2012 are included in the CONNECT Our Future final report).

Land Use Plans Updated/Affirmed Post August 2012	
Polkville Road Interchange Small Area Plan	Iredell County 2030 Horizon Plan
Washburn Switch Interchange Small Area Plan	Mooresville-Alcove Road Corridor Small Area Plan
Gastonia 2025 Comprehensive Plan	Mooresville – Cornelius Road Small Area Plan
Charlotte-Mecklenburg Comprehensive Plan	NC16/150 Small Area Plan
Charlotte – Park Woodlawn Area Plan	NC16/Woodcock Farms Small Area Plan
Charlotte- Prosperity Hucks Land Use Plan	Union County Comprehensive Plan
Town of Cornelius 2014 Area Plan	Indian Trail Comprehensive Land Use Plan
Locust Land Use Plan	Town of Weddington Land Use Plan

The land use plan categories were correlated with the twenty-five community types using a conversion matrix. Land use categories were converted to their most applicable community type. New land use plans were georeferenced with the existing community type layer. The matrix was used to provide assignments to the new plan areas. The parcel was coded using all of the aforementioned inputs and processes and vetted by the project's multidisciplinary stakeholders. Most land use plan to community type conversions were not one to one conversions. Instead, due to the generalized nature and current lack of consistency among the region's land use plans' definitions, land use plan categories were converted to one or more community types based on the land use category's congruence with the various community types forms and parameters. The community type descriptions and categories are provided below.

Land Use Considerations

Primary and secondary land uses listed for the community type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

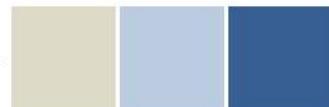
Form & Parameters

The Form and Parameters table displays generalized development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community brand important to distinguishing development in this category from others in the region.

Terms and Abbreviations	
DU/ac	Dwelling Units per Acre
FAR	Floor Area Ratio – the ratio of a building's total floor area (gross floor area) to the size of the piece of land upon which it is built
SF	Square Feet
LF	Linear Feet

Community Type Map

A composite map for community type assignments in the Metrolina Region CommunityViz Initiative is included in the technical appendix. The community type assignments are outlined and defined on the following pages.

**Preserved Open Space:**

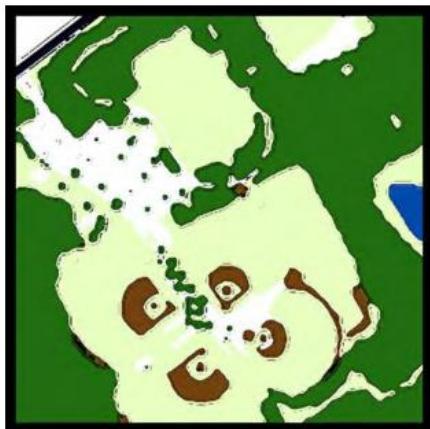
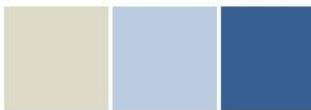
Preserved Open Space comprises land dedicated for permanent conservation by legal means. These areas may be preserved due to their outstanding natural beauty, but they may also serve environmental and wildlife management purposes. These areas are typically undisturbed or undeveloped and have been protected from development by federal, state or local agencies, or by public, private or non-profit organizations. In the region, these areas include state parks, permanent conservation areas, cemeteries, and (at a smaller scale) dedicated open space within residential neighborhoods.

Land Use Considerations**Primary Land Uses**

- State Park
- Wildlife Refuge
- Natural Area
- Greenway
- Stormwater Retention/Detention Area
- Cemetery

**FORM & PARAMETERS**

General Development Pattern	Separate Uses
Typical Lot Coverage	N/A
Residential Density	N/A
Non-Residential Intensity	N/A
Prevailing Building Height	N/A
Average Dwelling Unit Size	N/A
Avg. Non-Resid. Building Size	N/A
Typical Block Length	N/A
Transportation Choices	Auto/Bicycle/Walking
Typical Block Length	N/A
Open Space Elements	Natural Areas/Greenways
Street Pattern	Curvilinear
Street Connectivity	Low
Parking Provisions	Surface Lot
Typical Street Cross Section	Rural/Suburban



Recreational Open Space:

Recreational Open Space comprises land dedicated for active and passive recreational uses. These areas are designated to provide public access. In the region, these areas include municipal and community parks, open air sports complexes, and athletic fields.



Land Use Considerations

Primary Land Uses

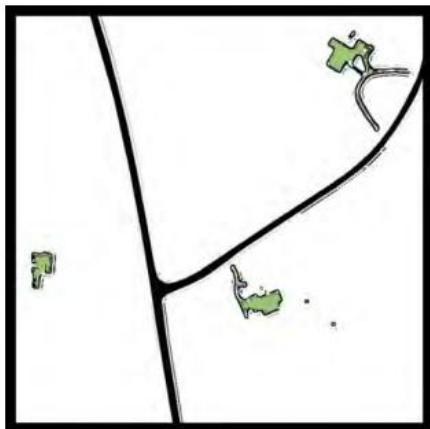
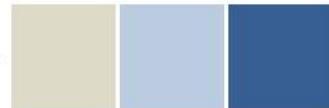
- Community Park
- Athletic Fields
- Water Dependent Recreation Activities
- Natural Area
- Greenway
- Stormwater Retention/ Detention Area

Secondary Land Uses

- Cemetery



FORM & PARAMETERS	
General Development Pattern	Separate Uses
Typical Lot Coverage	N/A
Residential Density	N/A
Non-Residential Intensity	N/A
Prevailing Building Height	N/A
Average Dwelling Unit Size	N/A
Avg. Non-Resid. Building Size	N/A
Typical Block Length	N/A
Transportation Choices	Auto/Bicycle/Walking
Typical Block Length	N/A
Open Space Elements	Natural Areas/Greenways
Street Pattern	Curvilinear
Street Connectivity	Low
Parking Provisions	Surface Lot
Typical Street Cross Section	Rural/Suburban/Urban

**Rural Living:**

Rural living areas are typically characterized by large lots, abundant open space and a high degree of separation between buildings. Large acreage, rural family homes and "hobby farms" are scattered throughout the countryside and often integrated into the landscape. The lot size and distance between dwelling units decrease with greater development densities. Conservation-based subdivisions in some areas of the region cluster development and leave large areas for permanent open space and uninterrupted views. Small nodes of commercial activity such as gas stations, convenience stores or restaurants are concentrated at rural crossroads, serving some daily needs of the surrounding rural population.

Land Use Considerations**Primary Land Uses**

- Single-Family Detached Home
- Mobile Home
- Hobby Farm

Secondary Land Uses

- Convenience Store

**FORM & PARAMETERS**

General Development Pattern	Separate Uses
Typical Lot Coverage	5 – 10%
Residential Density	0.05 - 1.0 DU/ac
Non-Residential Intensity	N/A
Prevailing Building Height	1 – 2 Stories
Average Dwelling Size	1,500 – 3,000 SF
Avg. Non-Resid. Building Size	1,000 - 10,000 SF
Transportation Choices	Auto
Typical Block Length	2,500 – 5,000 LF
Open Space Elements	Cultivated Farmland/Woodlands
Street Pattern	Curvilinear
Street Connectivity	Low
Parking Provisions	Private Driveways
Typical Street Cross Section	Rural/Suburban

RC

Rural Crossroads

Rural crossroads represent the small nodes of commercial activity along rural highways. Small-scale businesses, such as gas stations, convenience stores, or restaurants, serve some daily needs of the surrounding rural population. Employment and other commercial needs for rural residents are provided for in other suburban commercial and suburban office centers.

Land Use Considerations

Primary and secondary land uses listed for the place type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

Primary Land Uses

- gas station
- sit down restaurant
- convenience store
- hardware store

Secondary Land Uses

- fire station
- post office
- single family home

Form & Pattern

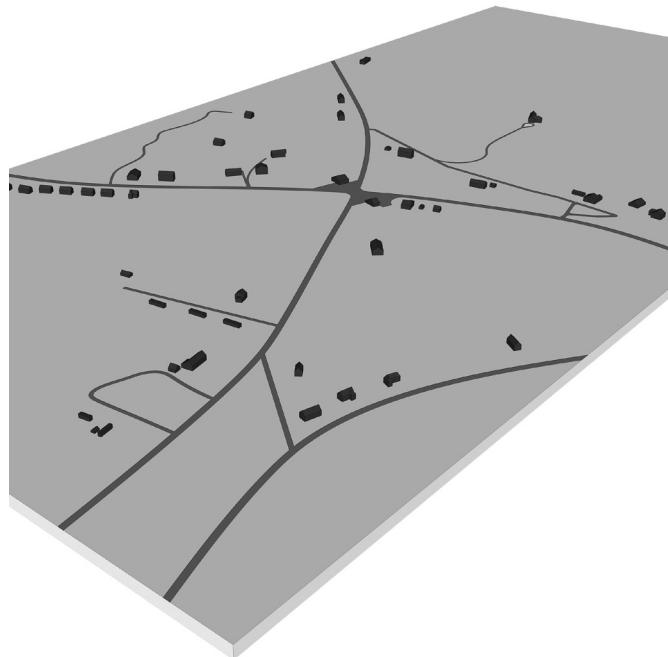
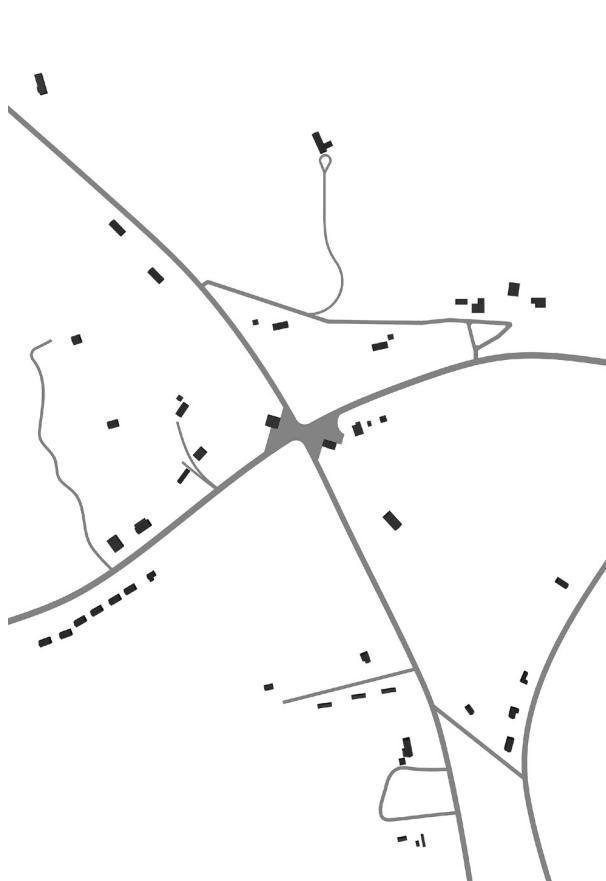
The form and pattern table displays generalized development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community brand important to distinguishing development in this category from others in the region.

Form & Pattern

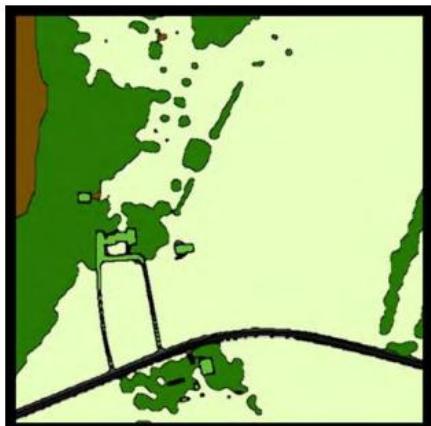
General Development Pattern	Separated Uses
Site Efficiency Factor	90-95%
Typical Lot Coverage	10-25%
Residential Density	N/A
Non-Residential Intensity	0.10-0.20 FAR ²
Prevailing Building Height	1 Story
Average Dwelling Unit Size	1000-2000 SF
Average Non-Residential Building Size	1,000-2,000 SF ³
Transportation Choices	Auto
Typical Block Length	N/A
Setback or Build-To Line	Setback Requirements
Open Space Elements	Natural Areas, Stream Corridors
Street Pattern	Curvilinear
Street Connectivity	Low
Parking Provisions	Surface Parking Lot
Typical Street Cross Section	Rural
General Water Usage (per SF)	0.039 GPD
General Sewer Usage (per SF)	0.034 GPD

¹(D.U.) - Dwelling Unit ²(FAR) - Floor Area Ratio

³(S.F.) - Square Feet ⁴(LF) - Linear Feet



Rural crossroads are generally located near the intersection of two farm-to-market roads (i.e., rural highways) where small-scale commercial uses are often clustered.



Working Farm:

Working farms are actively being used for agriculture or forestry activities, including cultivated farmland, timber harvest, livestock, and woodlands. These areas also support the primary residence of the property owner and any out-buildings associated with activities on the working farm.



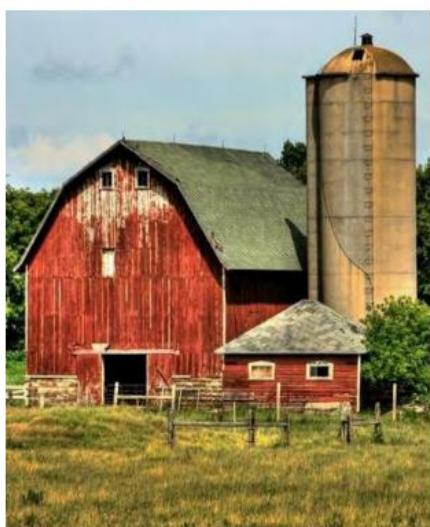
Land Use Considerations

Primary Land Uses

- Cultivated Farmland
- Timber Harvest
- Livestock
- Woodlands
- Single-family Detached Home

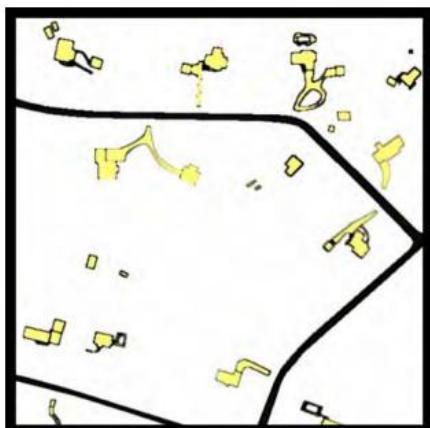
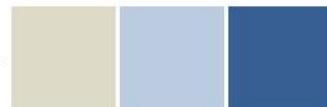
Secondary Land Uses

- Warehouse/Storage
- Light Industrial (ancillary to farm activities)

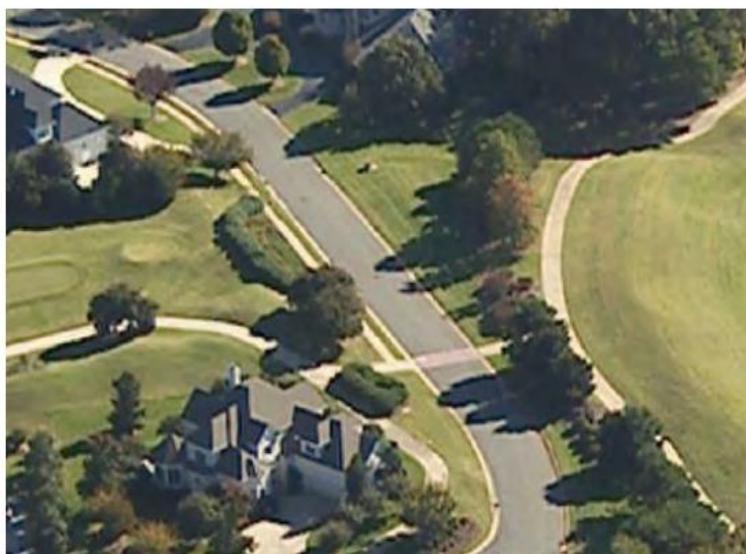


FORM & PARAMETERS

General Development Pattern	Separate Uses
Typical Lot Coverage	1 - 5%
Residential Density	0.05 - 0.3 DU/ac
Non-Residential Intensity	0.05 – 0.10 FAR
Prevailing Building Height	1 - 2 Stories
Average Dwelling Unit Size	1,500 – 2,000 SF
Avg. Non-Resid. Building Size	N/A
Transportation Choices	Auto
Typical Block Length	N/A
Open Space Elements	Cultivated Farmland/ Woodlands
Street Pattern	N/A
Street Connectivity	Low
Parking Provisions	N/A
Typical Street Cross Section	Rural

**Large Lot Residential:**

Large-Lot residential neighborhoods are generally formed as subdivisions and consist almost entirely of single-family detached homes. Buildings are oriented interior to the site and are typically buffered from surrounding development by transitional uses, topography or vegetative areas. Many neighborhoods 'borrow' open space from adjacent rural or natural settings. Blocks are typically large and streets rural or suburban in character. In some cases, the neighborhood is served by only one long cul-de-sac.

**Land Use Considerations****Primary Land Uses**

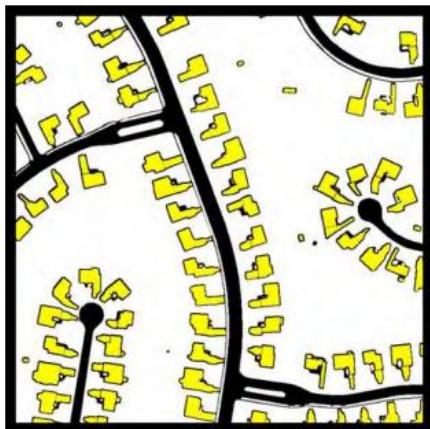
- Single-family detached homes

Secondary Land Uses

- church
- community center
- pool and amenities
- natural areas
- horse stable

**FORM & PARAMETERS**

General Development Pattern	Separate Uses
Typical Lot Coverage	30 - 65%
Residential Density	0.20 - 1.35 DU/ac
Non-Residential Intensity	N/A
Prevailing Building Height	1-3 Stories
Average Dwelling Unit Size	2,500 – 7,000 SF
Avg. Non-Resid. Building Size	N/A
Transportation Choices	Auto
Typical Block Length	800 – 1,500 LF
Open Space Elements	Natural Areas, Greenways
Street Pattern	Curvilinear
Street Connectivity	Low
Parking Provisions	Private Driveway
Typical Street Cross Section	Rural/Suburban



Single-Family Neighborhood:

Single-family residential neighborhoods are formed as subdivisions or communities, with a relatively uniform housing type and density throughout. They may support a variety of single-family detached residential types, from mobile homes to large-lot, low-density single-family homes to denser formats of smaller single-family detached homes. Homes are oriented interior to the neighborhood and typically buffered from surrounding development by transitional uses or landscaped areas. Single-family neighborhoods are often found in close proximity to suburban commercial, office, and industrial centers, and help provide the consumers needed to support these centers.

Additional open space shall be conserved and/or improved, or other improvements to the local neighborhood shall be offered if densities are to exceed 2.0 DU/ac.



Land Use Considerations

Primary Land Uses

- Single-Family Detached Home

Secondary Land Uses

- Church
- School
- Community Park
- Community Center / Pool and Recreational Facilities
- Natural Areas



FORM & PARAMETERS

General Development Pattern	Separate Uses
Typical Lot Coverage	50 – 75%
Residential Density	1.0 - 2.0 DU/ac
Non-Residential Intensity	N/A
Prevailing Building Height	1 - 2 Stories
Average Dwelling Unit Size	1,500 – 5,000 SF
Avg. Non-Resid. Building Size	varies
Transportation Choices	Auto
Typical Block Length	800 – 1,500 LF
Open Space Elements	Greenway/Natural Areas
Street Pattern	Curvilinear
Street Connectivity	Low/Medium
Parking Provisions	Private Driveway
Typical Street Cross Section	Rural/Suburban/Urban

**Town Home Community:**

Town home developments provide pockets of greater residential density, often in locations that create transitions from commercial or mixed-use areas to small-lot or larger-lot single family subdivisions. These denser developments help provide "rooftops" to support the mixed-use or commercial areas.

**Land Use Considerations****Primary Land Uses**

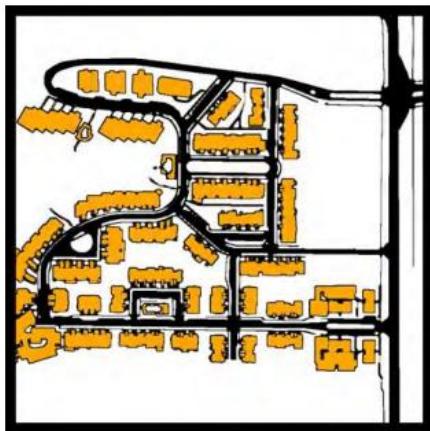
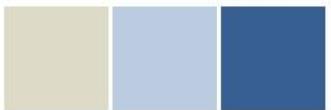
- Townhome
- Duplex

Secondary Land Uses

- Church
- Community center
- Pool and Amenities
- Natural areas

**FORM & PARAMETERS**

General Development Pattern	Separate Uses
Site Efficiency Factor	80 - 90%
Typical Lot Coverage	25 - 65%
Residential Density	4 - 8 DU/ac
Non-Residential Intensity	N/A
Prevailing Building Height	1 - 2 Stories
Average Dwelling Unit Size	1,000 – 2,500 SF
Avg. Non-Resid. Building Size	N/A
Transportation Choices	Auto
Typical Block Length	400 – 800 LF
Setback or Build-To Line	Setback Requirements
Open Space Elements	Natural Areas/ Greenways
Street Pattern	Modified Grid
Street Connectivity	Medium
Parking Provisions	On-Street Parking
Typical Street Cross Section	Suburban/Urban



Multifamily Neighborhood:

Multifamily residential neighborhoods are generally formed as complexes or communities, with a relatively uniform housing type and density throughout. They support the highest residential density in the suburban landscape, and may support condominiums or apartments. The neighborhoods are found in close proximity to suburban commercial, office and industrial centers, and help provide the consumers needed to support these centers. Buildings are oriented interior to the site and typically buffered from surrounding development by transitional uses or landscaped areas. Large parking lots and low street connectivity are common in suburban multifamily neighborhoods.

Land Use Considerations

Primary Land Uses

- Apartment
- Condominium
- Senior Housing

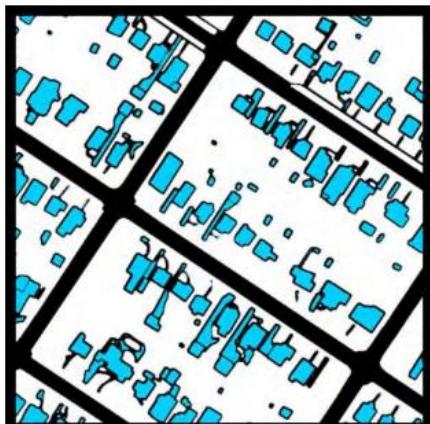
Secondary Land Uses

- Church
- Community Center
- Pool and Amenities
- Natural Areas



FORM & PARAMETERS

General Development Pattern	Separate Uses
Typical Lot Coverage	30 – 60%
Residential Density	6.0 – 16.0 DU/ac
Prevailing Building Height	1 - 4 Stories
Average Dwelling Unit Size	800 – 1,500 SF
Avg. Non-Resid. Building Size	N/A
Transportation Choices	Auto/Bus/Bicycle
Typical Block Length	600 – 1,200 LF
Open Space Elements	Greenway/Neighborhood Park
Street Pattern	Modified Grid
Street Connectivity	Medium
Parking Provisions	Surface Lot/On-Street Pkg.
Typical Street Cross Section	Suburban/Urban

**Urban Neighborhood:**

Urban neighborhoods support a mix of moderate- to high-density housing options. These neighborhoods are relatively compact, and may contain one or more of the following housing types: small lot, single family detached, townhomes, condominiums, or apartments. Buildings are generally oriented toward the street. The design and scale of development in an urban neighborhood encourages active living with a complete and comprehensive network of walkable streets. Cul-de-sacs are restricted to areas where topography, environment, or existing development makes other street connections prohibitive.

Land Use Considerations**Primary Land Uses**

- Single-family Detached Home
- Townhome
- Duplex
- Apartment
- Condominium

Secondary Land Uses

- Church

**FORM & PARAMETERS**

General Development Pattern	Mix of Uses
Typical Lot Coverage	30 - 65%
Residential Density	6 – 10 DU/ac
Non-Residential Intensity	N/A
Prevailing Building Height	1 - 3 Stories
Average Dwelling Unit Size	1,000 – 3,000 SF
Avg. Non-Resid. Building Size	N/A
Transportation Choices	Auto/Bicycle/Walking/ Transit
Typical Block Length	300 – 600 LF
Open Space Elements	Pocket Parks/Greenways Neighborhood Park
Street Pattern	Grid
Street Connectivity	High
Parking Provisions	Surface Lot/Private Driveway
Typical Street Cross Section	Urban



Light Industrial Center:

Light Industrial centers provide opportunities to concentrate employment in the region on normal workdays. Each center generally supports manufacturing and production uses, including warehousing, light manufacturing, medical research, and assembly operations. These areas are found in close proximity to major transportation corridors (i.e., highway or rail) and are generally buffered from surrounding development by transitional uses or landscaped areas that shield the view of structures, loading docks, or outdoor storage from adjacent properties. Clusters of uses that support or serve one another are often encouraged to locate in the same light industrial center.

Land Use Considerations

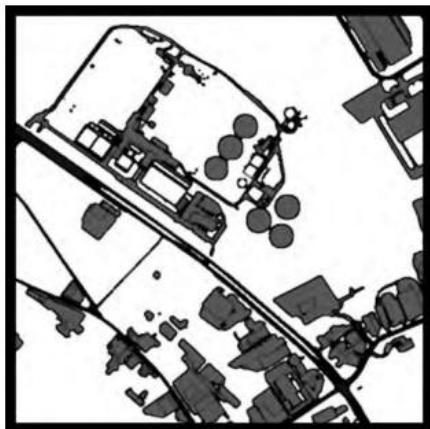
Primary Land Uses

- Light Manufacturing and Assembly
- Warehouse/Distribution
- Laboratory
- Data Handling
- Storage



FORM & PARAMETERS

General Development Pattern	Separate Uses
Typical Lot Coverage	20 – 40%
Residential Density	N/A
Non-Residential Intensity	0.10 - 0.50 FAR
Pervailing Building Height	1-2 Stories
Avg. Non-Resid. Building Size	5,000 – 100,000 SF
Transportation Choices	Auto/Trucks/Rail
Typical Block Length	N/A
Open Space Elements	Natural Areas
Street Pattern	Curvilinear
Street Connectivity	Low
Parking Provisions	Surface Lot
Typical Street Cross Section	Suburban



Heavy Industrial Center:

Heavy industrial centers support large-scale manufacturing and production uses; including assembly and processing, regional warehousing and distribution, bulk storage and utilities. These areas are found in close proximity to major transportation corridors (i.e., highway or rail) and are generally buffered from surrounding development by transitional uses or landscape areas that increase in size as development intensity increases. Heavy industrial centers may require larger sites because activities are not confined entirely to buildings. Conveyer belts, holding tanks, smoke stacks or outdoor storage all may be present. Clusters of uses that support or serve heavy industrial centers generally locate in close proximity.

Land Use Considerations

Primary Land Uses

- Factory
- Heavy Assembly Plant
- Landfill/Quarry
- Water/Sewer treatment and other utilities
- Regional Warehouse/Trucking distribution
- Agricultural Storage and Processing



FORM & PARAMETERS

General Development Pattern	Separate Uses
Typical Lot Coverage	30 – 60%
Residential Density	N/A
Non-Residential Intensity	0.10 - 0.50 FAR
Prevailing Building Height	1-2 Stories
Average Dwelling Unit Size	N/A
Avg. Non-Resid. Building Size	5,000 - 1,000,000 SF
Transportation Choices	Auto/Trucks/Rail
Typical Block Length	N/A
Open Space Elements	Natural Areas
Street Pattern	Curvilinear
Street Connectivity	Low
Parking Provisions	Surface Lot
Typical Street Cross Section	Suburban



Suburban Commercial Center:

Suburban shopping centers serve the daily needs of surrounding residential neighborhoods. They typically locate near high-volume roads and key intersections, and are designed to be accessible primarily by automobile. Buildings are set back from the road behind large surface parking lots, with little connectivity between adjacent businesses. Common types of suburban centers in the region include multi-tenant strip centers, big box stores, small outparcels with a drive-through, and large shopping malls.



Land Use Considerations

Primary Land Uses

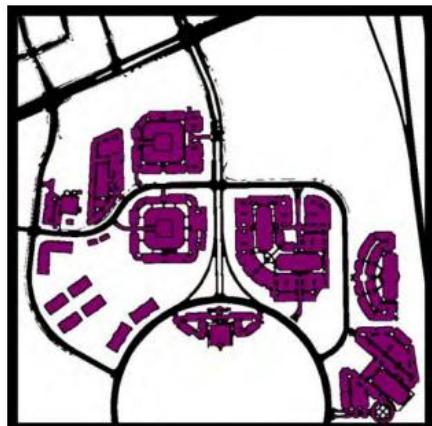
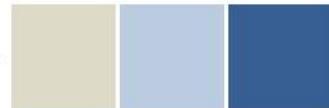
- General Commercial Services
- Sit down or Fast Food Restaurant
- Multi-tenant Commercial
- Big Box Commercial
- Bank
- Hotel
- Professional Office

Secondary Land Uses

- Church
- Fire Station
- Police Station
- Stormwater Retention/ Detention Area



FORM & PARAMETERS	
General Development Pattern	Separate Uses
Typical Lot Coverage	20 - 40%
Residential Density	N/A
Non-Residential Intensity	0.10 - 0.50 FAR
Prevailing Building Height	1 - 2 Stories
Average Dwelling Unit Size	N/A
Avg. Non-Resid. Building Size	10,000 - 300,000 SF
Transportation Choices	Auto
Typical Block Length	N/A
Open Space Elements	Natural Areas (Storm Water Retention/Detention Areas)
Street Pattern	N/A
Street Connectivity	N/A
Parking Provisions	Surface Lot
Typical Street Cross Section	Suburban

**Suburban Office Center:**

Suburban office centers provide opportunities to concentrate employment in the region. They include both large-scale isolated buildings with numerous employees as well as areas containing multiple office uses that support and serve one another. They are typically buffered from surrounding development by transitional uses or landscaped areas and are often located in close proximity to major highways or thoroughfares.

**Land Use Considerations****Primary Land Uses**

- Multi-Tenant Professional Office
- Corporate Office
- Medical Office
- Call Center
- Research and Development

Secondary Land Uses

- Bank
- Copy and Printing Services
- Restaurants
- Government Services
- Flex Space
- Natural Areas
- Stormwater Retention/
Detention Areas

**FORM & PARAMETERS**

General Development Pattern	Separate Uses
Typical Lot Coverage	20 – 40%
Residential Density	N/A
Non-Residential Intensity	0.20 - 1.0 FAR
Prevailing Building Height	1 - 3 Stories
Average Dwelling Unit Size	N/A
Avg. Non-Resid. Building Size	10,000 – 300,000 SF
Transportation Choices	Auto
Typical Block Length	800 – 1,200 LF
Open Space Elements	Pocket Parks/Landscape Buffers
Street Pattern	Curvilinear
Street Connectivity	Low
Parking Provisions	Surface Lot
Typical Street Cross Section	Suburban



Regional Employment Center:

A regional employment center draws people from throughout the region (and beyond) for employment activities. The large-scale development, which includes a hierarchy of streets, large sites for a building or group of buildings, and supporting amenities and dedicated open space. Centers tend to locate near major transportation corridors and often at the intersection of two major highways or an interstate exit. Uses in a regional employment center vary greatly; however, most complement each other in some manner for increased learning, production, or other economies of scale.



Land Use Considerations

Primary Land Uses

- Professional Office
- Corporate Campus
- Research and Development
- Government Buildings

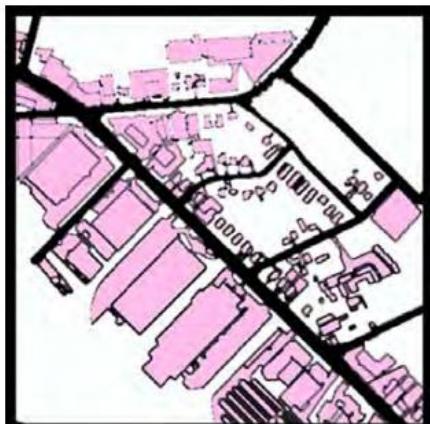
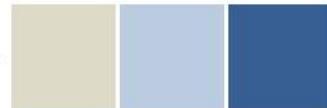
Secondary Land Uses

- Small Retail Uses
- Restaurants



FORM & PARAMETERS

General Development Pattern	Separate Uses
Typical Lot Coverage	25 - 65%
Residential Density	N/A
Non-Residential Intensity	0.10 - 0.50 FAR
Prevailing Building Height	1 - 10 Stories
Average Dwelling Unit Size	N/A
Avg. Non-Resid. Building Size	50,000 - 500,000 SF
Transportation Choices	Auto/Walking/Transit
Typical Block Length	800 – 3,000 LF
Open Space Elements	Pocket Parks/Greenways
Street Pattern	Curvilinear
Street Connectivity	Low
Parking Provisions	Surface Lot/Parking Deck
Typical Street Cross Section	Suburban/Rural

**Walkable Neighborhood:**

A walkable neighborhood offers residents the ability to live, shop, work, and play in one community. These neighborhoods include a mixture of housing types and residential densities integrated with goods and services in a walkable community that residents visit on a daily basis. The design and scale of the development encourages active living through a comprehensive and interconnected network of walkable streets. Walkable neighborhoods support multiple modes of transportation.

Land Use Considerations**Primary Land Uses**

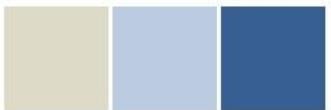
- Smaller Lot Detached Homes
- Townhome
- Condominium
- Apartment
- Retail/Office
- Public Plaza

Secondary Land Uses

- Churches
- Farmers Market

**FORM & PARAMETERS**

General Development Pattern	Mix of Uses/Primarily Residential
Typical Lot Coverage	50 - 75%
Residential Density	3 - 6 DU/ac
Non-Residential Intensity	0.50 - 2.00 FAR
Prevailing Building Height	1 - 5 Stories
Average Dwelling Unit Size	800 – 1,500 SF
Avg. Non-Resid. Building Size	10,000 - 50,000 SF
Transportation Choices	Walking/Bicycle/Transit (Bus, Light Rail)
Typical Block Length	250 – 500 LF
Open Space Elements	Neighborhood Parks/Plazas/Pocket Parks
Street Pattern	Modified Grid
Street Connectivity	High
Parking Provisions	Surface Lot/Parking Deck
Typical Street Cross Section	Urban

**Walkable Activity Center:**

Walkable activity centers serve broader economic, entertainment and community activities as compared to mixed-use neighborhoods. Uses and buildings are located on small blocks with streets designed to encourage pedestrian activities. Buildings in the core of a walkable activity center may stand three or more stories. Residential units or office space may be found above storefronts. Parking is satisfied by using on-street parking, structured parking and shared rear-lot parking strategies. A large-scale walkable activity center may be surrounded by one or more neighborhoods that encourage active living, with a comprehensive and interconnected network of walkable streets.

For every 10,000 sf of retail space in the center an increase in 1.0 DU/ac will be given to the residential component of the project.

Land Use Considerations**Primary Land Uses**

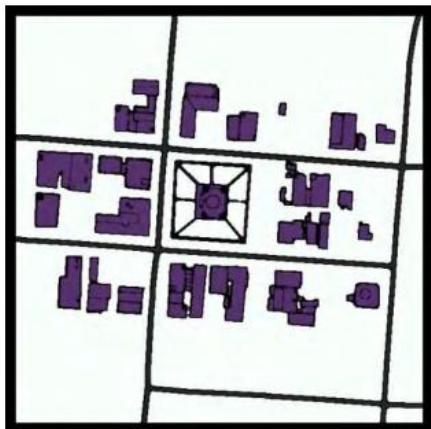
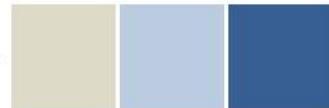
- Sit Down Restaurant
- Community-serving Retail
- Professional Office
- Live/work/shop Units
- Townhome
- Condominium
- Apartment
- Public Plaza
- Movie Theater

**Secondary Land Uses**

- Farmers Market



FORM & PARAMETERS	
General Development Pattern	Mix of Uses
Typical Lot Coverage	50 - 75%
Residential Density	6 - 12 DU/ac
Non-Residential Intensity	0.50 - 2.00 FAR
Prevailing Building Height	1 - 5 Stories
Average Dwelling Unit Size	800 - 1,500 SF
Avg. Non-Resid. Building Size	10,000 - 50,000 SF
Transportation Choices	Walking/Bicycle/Transit (Bus, Light Rail)
Typical Block Length	400 - 1,000 LF
Open Space Elements	Neighborhood Parks/ Plazas/Pocket Parks
Street Pattern	Modified Grid
Street Connectivity	High
Parking Provisions	Surface Lot/Parking Deck/ Urban
Typical Street Cross Section	

**Town Center:**

A town center satisfies daily economic, entertainment and community needs for surrounding neighborhoods. Uses and buildings are located on small blocks with streets designed to encourage pedestrian activity. Buildings in a town center typically stand two or more stories in height with non-residential uses on the ground floor and residential units above storefronts. Surrounding urban neighborhoods are relatively compact and support moderate- to high-density housing options , including small, lot single-family homes, townhomes, condominiums, or apartments.

Land Use Considerations**Primary Land Uses**

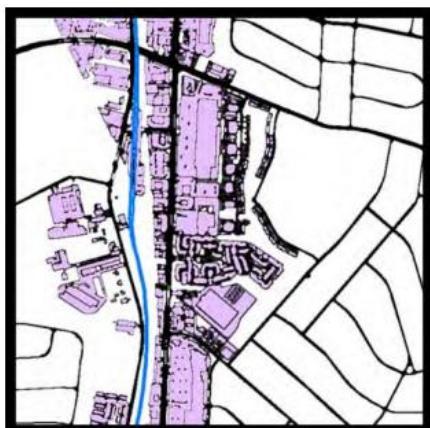
- Municipal Government Buildings
- Community Facilities
- Post Office
- Townhome
- Apartment
- Sit Down Restaurant
- Community-Serving Commercial
- Professional Office
- Live/Work/Shop Units

**Secondary Land Uses**

- Bank
- Farmers market
- Pocket Park

**FORM & PARAMETERS**

General Development Pattern	Mix of Uses
Typical Lot Coverage	90 - 100%
Residential Density	6 – 10 DU/ac
Non-Residential Intensity	0.50 - 1.50 FAR
Prevailing Building Height	1 - 4 Stories
Average Dwelling Unit Size	800 – 1,500 SF
Avg. Non-Resid. Building Size	5,000 - 25,000 SF
Transportation Choices	Auto, Walking, Bicycle, Transit (Bus)
Typical Block Length	300 – 600 LF
Open Space Elements	Plazas/Pocket Parks, Greenways
Street Pattern	Grid
Street Connectivity	High
Parking Provisions	Surface Lot/Formal On-Street Parking/Shared Parking Agreement
Typical Street Cross Section	Urban



Transit Activity Center:

A transit activity center represents the concentration of mixed-use, dense development around a transit center, whether serving bus rapid transit, light rail, street car or commuter rail. Uses and buildings are located on small blocks with streets designed to encourage bicycle and pedestrian activity. High-density development is located primarily within $\frac{1}{4}$ -mile of the transit station, with progressively lower densities spreading out into neighborhoods surrounding the center. Different transit technologies will spur slightly different development patterns and intensities around transit centers, but their similarities are more important than their differences for the community type.



Land Use Considerations

Primary Land Uses

- Transit Facilities
- Multi-Tenant Professional Office
- Medical Office
- Corporate headquarters
- Research and Development
- Multi-family Residential

Secondary Land Uses

- Bank
- Sit Down or Fast Food Restaurant
- Flex Space
- General Government Services



FORM & PARAMETERS

General Development Pattern	Mix of Uses
Typical Lot Coverage	90 - 100%
Residential Density	8 – 15 DU/ac
Non-Residential Intensity	0.50 - 1.50 FAR
Prevailing Building Height	2 - 6 Stories
Average Dwelling Unit Size	800 – 1,500 SF
Avg. Non-Resid. Building Size	5,000 - 25,000 SF
Transportation Choices	Auto, Walking, Bicycle, Transit (Bus, Light Rail, Heavy Rail)
Typical Block Length	300 – 1,200 LF
Open Space Elements	Plazas/Pocket Parks, Greenways
Street Pattern	Grid
Street Connectivity	High
Parking Provisions	Surface Lot/Formal On-Street Parking/Parking Deck/Shared Parking Agreement
Typical Street Cross Section	Urban

Photo by Justin Ruckman

**Metropolitan Center:**

A metropolitan center is the focal point of the region. It is a hub of employment, entertainment, civic, and cultural activities, with a mix of housing types and common open space for active living. As a magnet to surrounding towns and neighborhoods, the metropolitan center becomes an iconic symbol in the region, starting with very tall buildings and a compact street network. The walkable environment and mix of residential and non-residential uses in a metropolitan center support multiple modes of transportation. The only metropolitan center in the Metrolina Region CommunityViz project area is downtown Charlotte.

Land Use Considerations**Primary Land Uses**

- Condominium
- Apartment
- Townhome
- Corporate headquarters
- Sit down restaurant
- Community-serving commercial
- Professional office
- Live/work/shop units
- Museum
- Library
- Arena/conference center
- Regional transportation hub
- Government buildings

Secondary Land Uses

- Church
- School
- Public plaza
- Pocket park
- Parking deck

**FORM & PARAMETERS**

General Development Pattern	Mixed Uses
Typical Lot Coverage	90 - 100%
Residential Density	10 – 100 DU/ac
Non-Residential Intensity	1.0 - 30.0 FAR
Prevailing Building Height	1 - 60 Stories
Average Dwelling Unit Size	800 – 2,000 SF
Avg. Non-Resid. Building Size	10,000 - 200,000 SF
Transportation Choices	Auto, Walking, Bicycle, Transit (Bus, Light rail)
Typical Block Length	300 – 600 LF
Open Space Elements	Plazas/Pocket Parks, Neighborhood Parks/Greenways
Street Pattern	Grid
Street Connectivity	High
Parking Provisions	Surface Lot/Formal On-Street Parking/ Parking Deck/ Shared Parking Agreement
Typical Street Cross Section	Urban





Health Care Campus:

A health care campus includes various medical and medical-related uses, such as primary care, outpatient surgery, birthing centers and other specialty services. They are relatively large in scale, and may include a hospital, teaching facilities, research and rehabilitation centers and private medical office buildings. Buildings are typically oriented in a campus setting, with large buildings connected via walkways, structured parking or internal network of streets for circulation.

Land Use Considerations

Primary Land Uses

- Primary Care Buildings
- Emergency Services
- Research Centers
- Birthing Center
- Rehabilitation Center

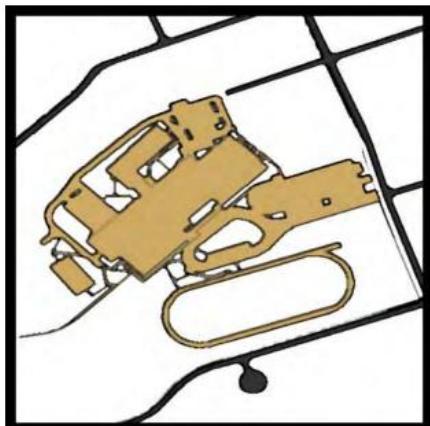
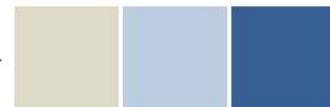
Secondary Land Uses

- Teaching Facilities
- Private Medical Office Buildings
- Parking Deck
- Surface Parking



FORM & PARAMETERS

General Development Pattern	Mixed Uses
Typical Lot Coverage	40-60%
Residential Density	N/A
Non-Residential Intensity	0.25-2.00 FAR
Prevailing Building Height	1-12 Stories
Average Dwelling Unit Size	N/A
Avg. Non-Resid. Building Size	10,000-1,000,000 SF
Transportation Choices	Auto, Bus, Helicopter
Typical Block Length	N/A
Open Space Elements	Neighborhood Parks/Pocket Parks/Plazas/Greenways/Stream Corridors
Street Pattern	Grid
Street Connectivity	High
Parking Provisions	Surface Lot/Pkg. Deck
Typical Street Cross Section	Suburban/Urban

**Educational Campus, K-12:**

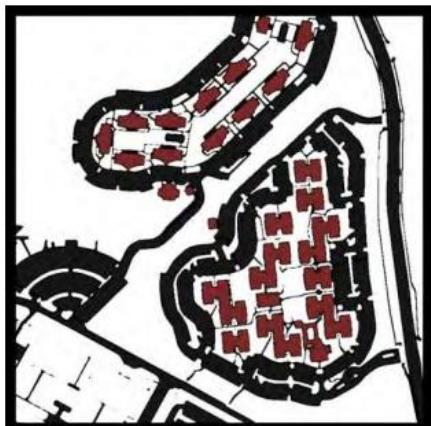
This category includes public, private and charter schools, from kindergarten through twelfth grade, including elementary, middle, and high schools. Day care centers and nurseries are not counted as schools.

**Land Use Considerations****Primary Land Uses**

- School Buildings
- Athletic Grounds
- Surface Parking
- Administrative Buildings
- Maintenance Facilities

**FORM & PARAMETERS**

General Development Pattern	Separate Uses
Typical Lot Coverage	10-15%
Residential Density	N/A
Non-Residential Intensity	0.05-0.10 FAR
Prevailing Building Height	1-2 Stories
Average Dwelling Unit Size	N/A
Avg. Non-Resid. Building Size	100,000-400,000 SF
Transportation Choices	Auto, Bus, Transit
Typical Block Length	300-600 LF
Open Space Elements	Athletic Fields, buffers
Street Pattern	Curvilinear
Street Connectivity	Low
Parking Provisions	Surface Lot
Typical Street Cross Section	N/A



University/College Campus - Dormitories:

The university/college campus dormitory category includes the residence halls (group quarters) needed to support an institution for higher education. Buildings are often oriented around highly-walkable networks of internal streets and pedestrian pathways, which support several modes of transportation.



Land Use Considerations

Primary Land Uses

- Resident Halls
- Dining Facilities
- Recreation Center
- Open Space/Public Plazas

Secondary Land Uses

- Supporting maintenance Facilities
- Surface Parking Lot



FORM & PARAMETERS

General Development Pattern	Separate Uses
Typical Lot Coverage	40 - 70%
Residential Density	15 – 100 DU/ac
Non-Residential Intensity	varies
Prevailing Building Height	1 - 15 Stories
Average Dwelling Unit Size	800 – 1,500 SF
Avg. Non-Resid. Building Size	25,000 – 250,000
Transportation Choices	Auto/Walking/Transit
Open Space Elements	Natural Areas/Plazas/ Recreation Fields/ Greenways/ Stream Corridors
Street Pattern	Grid
Street Connectivity	High
Parking Provisions	Surface Lot

**University/College Campus - Academic:**

The university/college campus academic category includes all of the academic buildings and other ancillary employment uses needed to support an institution for higher education. Buildings are often oriented around highly-walkable networks of internal streets and pedestrian pathways, which support several modes of transportation. Structured parking or large surface lots, dedicated areas for public gathering, and distinctive architecture also represent a typical university campus. Building uses and intensities on campus vary widely based on the school's mission and available space, topography, etc.

Land Use Considerations**Primary Land Uses**

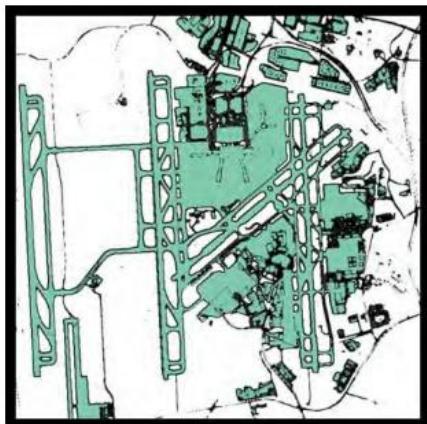
- Academic Buildings
- Athletic Buildings
- Research Buildings
- Open Space/Public Plazas

Secondary Land Uses

- Supporting maintenance Facilities
- Parking Deck
- Surface Parking Lot

**FORM & PARAMETERS**

General Development Pattern	Separate Uses
Typical Lot Coverage	40 - 70%
Residential Density	N/A
Non-Residential Intensity	0.50 - 3.00 FAR
Prevailing Building Height	1-5 Stories
Average Dwelling Unit Size	N/A
Avg. Non-Resid. Building Size	10,000 - 100,000 SF
Transportation Choices	Auto/Walking/Transit
Open Space Elements	Natural Areas/Plazas/ Recreation Fields/ Greenways/ Stream Corridors
Street Pattern	Grid
Street Connectivity	High
Parking Provisions	Surface Lot
Typical Street Cross Section	varies



Airport:

An airport supports commercial or general aviation air traffic into and out of the Metrolina Region. Each may include one or more runways, terminals, taxiways, jet fuel and storage facilities, or paved aircraft parking areas. Complimentary uses (e.g., rental car facilities, hotels, restaurants, long-term parking lots) may surround an airport. Restrictions on use, placement and height for some forms of development are followed in designated runway airspace protection areas.

Land Use Considerations

Primary Land Uses

- Airport Activities, Including Commercial Terminal, Control Tower, Freight Facilities, Etc.
- Flight School
- Warehouse
- Aviation-Related Maintenance And Repair
- Shipping

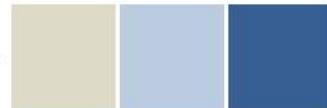
Secondary Land Uses

- Light Industrial
- Heavy Industrial
- Professional Office
- Hotel
- General Commercial
- Parking Decks
- Surface Parking Lots



FORM & PARAMETERS

General Development Pattern	Separate Uses
Typical Lot Coverage	10-15%
Residential Density	N/A
Non-Residential Intensity	0.05-0.10 FAR
Prevailing Building Height	1-30 Stories
Average Dwelling Unit Size	N/A
Avg. Non-Resid. Building Size	10,000-1,000,000 SF
Transportation Choices	Auto, Airplanes, Transit
Typical Block Length	300-600 LF
Setback or Build-To Line	Setback Requirements
Open Space Elements	Natural Areas
Street Pattern	Grid
Street Connectivity	High
Parking Provisions	Surface Lot
Typical Street Cross Section	N/A

**Special District:**

Special districts include uses that defy general definition and warrant their own category. Examples include a regional race track, amusement parks, etc. that are unique in the region and often orchestrated by their own sets of planning and design standards.

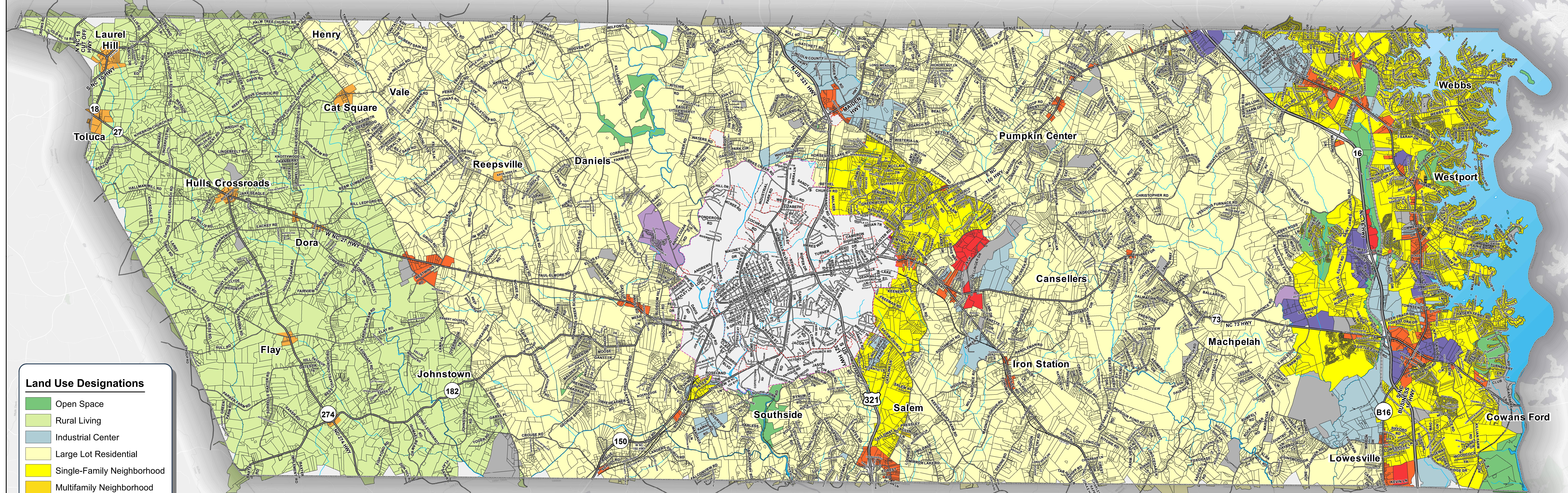
**Land Use Considerations****Primary Land Uses**

- Regional Entertainment Destinations
- Professional Sports Facilities
- Institutional Facilities
- Fairgrounds

**FORM & PARAMETERS**

General Development Pattern	Mix of Uses
Residential Density	10 – 100 DU/ac
Non-Residential Intensity	0.25 - 3.0 FAR
Prevailing Building Height	1 - 15 Stories
Transportation Choices	Auto/Trucks/Rail/ Bicycle/Walking
Typical Block Length	N/A
Open Space Elements	Natural Areas/Greenways/Plazas Stream Corridors/ Recreation Fields
Street Pattern	Curvilinear
Street Connectivity	Varies
Parking Provisions	Surface Lot/Parking Deck
Typical Street Cross Section	Suburban/Urban

Land Use Plan Designations



2017 Land Use Plan

Sources: Lincoln County Planning & Inspections
Lincoln County GIS & Land Records
Centralina Council of Governments (CCOG)