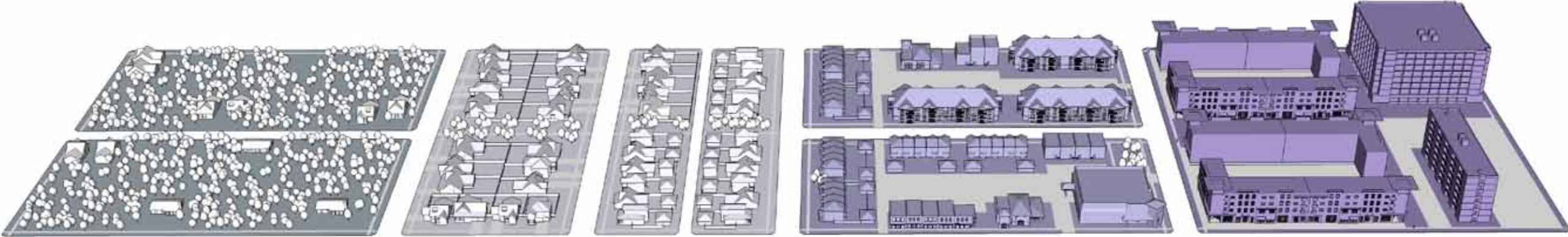


Open Space / Agricultural		Low Intensity and Areas of Stability		Medium Intensity	High Intensity	
<div>Preserve Areas Hiking Trails Community Gardens</div> <div>Active Recreation Areas Recreation-related Commercial Camping Hiking Trails Community Gardens</div> <div>Current Conditions</div> <div>Agricultural / Ranching Single Family Residential Bed & Breakfast Home Office Produce Stands Hiking Trails Community Gardens</div> <div>NOTES: Recreation-related commercial uses in active recreation areas will require special standards</div>	Neighborhood & Area Protection / Conservation	<div>General Use Categories: Single Family, Home Office, Corner Neighborhood Retail - no gas</div> <div>Building Types: 1-2 Story, 3 with CUP</div> <div>Examples: Existing Predominately Single-Family Neighborhoods, Default Classification for any area not classified, Utilize Land Use Suitability Map</div>	<div>General Use Categories: Single Family, Duplex, Multi-family at nodes, Bed & Breakfast, Home Office, Corner Neighborhood Retail - gas with CUP, Office, Convenience Retail, Restaurants - no drive through</div> <div>Building Types: 1-3 Story, Mixed-use at nodes and corridors</div> <div>Preferred Scenario Examples: Triangle - single family</div>		<div>General Use Categories: Single Family, Duplex, Multi-family, Bed & Breakfast, Home Office, Corner Store, Office / Flex Space, Retail, Restaurants, Lodging</div> <div>Building Types: 1-4 Story, Mixed-use at nodes and corridors</div> <div>Proposed Conditions</div>	
		<div>NOTES: Commercial at major nodes and along corridors (with uses that are predominately non-single-family residential); One lot depth for commercial along corridors and at nodes; Corridors include but are not limited to: Old RR 12: Holland to Wonderworld, LBJ east of Holland, Arterials in the Edwards Recharge Zone</div>				
		Redevelopment Infill	<div>General Use Categories: Single Family with accessory building, Bed & Breakfast (5 rooms), Home Office, Corner Neighborhood Retail - no gas, Restaurants - no drive through</div> <div>Building Types: 1-3 Story, Mixed-use at nodes and corridors</div> <div>Examples: Existing Mixed Residential Areas</div>	<div>General Use Categories: Single Family, Duplex, Multi-family at nodes, Lodging, Home Office, Office / Flex Space at nodes, Corner Store, Convenience Retail with gas, Restaurants</div> <div>Building Types: 1-3 Story, Mixed-use at nodes and corridors</div> <div>Preferred Scenario Examples: South End</div>		<div>General Use Categories: Single Family, Duplex, Multi-family, Bed & Breakfast, Home Office, Corner Store, Office / Flex Space, Retail, Restaurants, Lodging</div> <div>Building Types: 1-5 Story, Mixed-use at nodes and corridors</div> <div>Preferred Scenario Examples: Downtown, Midtown</div>
<div>NOTES: Commercial and Multi-family at major nodes and along corridors; One lot depth for commercial in Protection / Conservation; Two lot depth in all other areas; Corridors include but are not limited to: Hopkins east of Moore, University: Sessom to Hopkins, RR12: Lindsay to Hopkins, Hunter: San Antonio to Wonderworld</div>						



Low Intensity and Areas of Stability

Medium Intensity

High Intensity

New
Development

General Use Categories: Single Family with accessory building, Bed & Breakfast (5 rooms), Home Office, Corner Neighborhood Retail - no gas, Restaurants - no drive through

Building Types: 1-3 Story, Mixed-use at nodes and corridors

Preferred Scenario Examples: Blanco Vista, Paso Robles
Default classification for sites with 20 acres or more

General Use Categories: Single Family, Duplex, Multi-family, Lodging, Home Office, Office / Flex Space at nodes, Corner Store, Convenience Retail with gas, Restaurants, Light Industrial with CUP

Building Types: 1-5 Story, Mixed-use at nodes and corridors

Preferred Scenario Examples: Blanco Vista, Paso Robles, East Village, Medical District, South End, Star Park, Triangle

General Use Categories: Single Family, Duplex, Multi-family, Bed & Breakfast, Home Office, Corner Store, Office / Flex Space, Retail, Restaurants, Lodging, Light Industrial with CUP

Building Types: 1-5 Story, Mixed-use at nodes and corridors

NOTES: Commercial and Multi-family at major nodes and along corridors; One lot depth for commercial in Protection / Conservation; Unlimited lot depth in all other areas; Corridors include but are not limited to: LBJ south of Sessom, Aquarena Springs: Sessom to IH 35, Guadalupe: University to IH 35

GENERAL NOTES:
Uses in potential Employment Centers include: Industrial, Office Parks and Retail Malls with standards
Uses and intensity must conform with the City's Edwards Aquifer regulations
Corridor intensity varies with intensity zone
Development intensity decreases with distance from a node or corridor
Home Office - no signage, no sales, one employee
All on-premise consumption of alcohol requires a CUP
The Urban Land Institute defines Convenience Retail as: minimart, restaurant, beauty parlor, dry cleaner, fast food service, medical and dental office
Civic uses are permitted in all development types / intensity zones
All commercial uses in Protection / Conservation and Redevelopment / Infill should follow compatibility standards including architectural standards
Lot depth for corridors is typically 120 feet