

Future Land Use Definitions

1. Residential

Definition: Areas designated for a diverse range of building types to support the full spectrum of household sizes, types and living arrangements. These areas are intended to support a high quality of life through the integration of green spaces, community gathering destinations, and recreational opportunities. Development should promote walkability, multimodal connectivity, and access to neighborhood-oriented stores, schools, and other essential services.

2. Open Space – Institutional

Definition: Land designated for accessible parks, open spaces, recreation, and facilities used for public purposes such as libraries, community centers, and municipal buildings. These areas are meant to serve as hubs for social interaction, recreation, cultural activities, and the preservation of natural amenities. Development in these areas should preserve trees and natural features, prioritize smart carbon-neutral/carbon-negative construction practices, and promote environmental resilience.

3. Light Industrial

Definition: Areas intended for innovative and low-impact industrial uses compatible with surrounding residential and commercial zones. This includes manufacturing, warehousing, distribution, medical and technology hubs, research, and light assembly operations that do not create significant noise, pollution, traffic, or other adverse environmental impacts. These areas may include green infrastructure and smart technologies to mitigate impacts and allow for complimentary uses such as small-scale office space and service-related businesses.

4. General Commercial

Definition: Areas designated for retail, office, and service-based businesses that serve the local and regional community. Commercial areas should emphasize support for local businesses through development incentives, flexible design standards, and human-scaled architecture. These districts should be pedestrian- and transit-oriented, with parking located to the rear of buildings and away from primary streets. Storefronts should be integrated with transportation corridors and public spaces to encourage vibrant, activated spaces throughout the day.

5. Commercial Mixed-Use

Definition: Areas intended to function as vibrant commercial-residential zones with an emphasis on activated, ground-floor, and corner commercial uses. Residential uses should generally have reduced ground floor footprints, occupying areas away from high-visibility, high-

activity areas. These areas should be strategically reserved for uses that ensure long-term economic vitality. Design should foster extended hours of activity through engaging streetscapes, high-density developments, public transportation access, and pedestrian-oriented design.

6. Transitional Mixed-Use

Definition: These areas are designed to mitigate the impact of adjacent higher-intensity land uses on nearby residential neighborhoods while still promoting mixed-use development to foster a diverse range of economic and residential opportunities. Development should maintain a pedestrian-friendly scale and character, support local-serving retail and services, and include design elements that reduce conflicts between adjacent uses.

Future Land Use – Zoning District Rubric (general)

In some instances, different areas of the same zoning may align with different land uses to better reflect current and future conditions.

Residential:

- Low Density Residential District
- Moderate Density Residential District
- Shoreline Residential
- McAllister Geologically Sensitive Area
- High Density Residential District
- Lacey Historic Neighborhood

Transitional Mixed Use:

- Village Center
- Mixed Use Moderate Density Corridor
- Neighborhood Commercial
- Central Business District 4

Commercial Mixed Use:

- Mixed-Use High-Density Corridor
- Woodland District
- Central Business District 5
- Central Business District 6
- Central Business District 7
- Hawks Prairie Business District (Business/Comm.)
- Hawks Prairie Business District (Commercial)
- Community Commercial District
- Quiemuth Village (Overlay*)

Commercial:

- Community Office District (Business Park*)
- General Commercial

Light Industrial:

- Mineral Extraction
- Light Industrial Commercial District
- Light Industrial District
- Planned Industrial Park Developments (Overlay)

Open Space Institutional:

- Saint Martin's University
- Open Space Institutional
- Open Space Park
- Open Space School
- Urban Conservancy
- Natural
- Lake
- Aquatic
- Cemetery
- Urban Agriculture