

# CONNECT our FUTURE

Place Types and  
Community Types



Vibrant Communities—Robust Region



The 14-county bi-state region includes: Anson, Cabarrus, Cleveland, Gaston, Iredell, Lincoln, Mecklenburg, Rowan, Stanly and Union Counties in North Carolina, and Chester, Lancaster, Union and York Counties in South Carolina.



# Place Type and Community Types

This document introduces and explains some important tools in the process of developing and testing alternative scenarios for a regional growth framework. It will discuss several key elements that assist in gathering and utilizing public input within the region and how these elements work at both the micro and macro scale.

“CONNECT Our Future” is a process in which communities, counties, businesses, educators, non-profits and other organizations work together to grow jobs and the economy, improve quality of life and control the cost of government. This project will create a regional growth framework developed through extensive community engagement and built on what communities identify as existing conditions, future plans and needs, and potential strategies.

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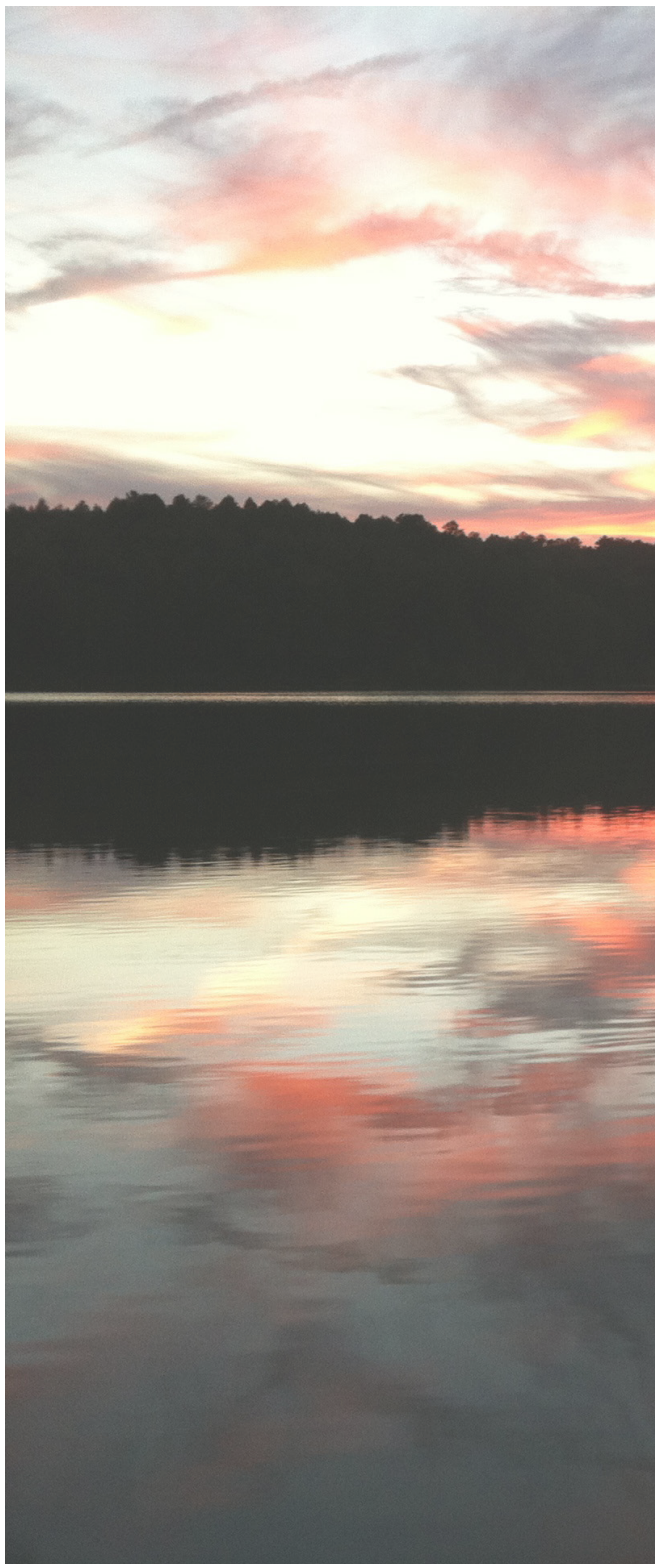
## Preface

This document introduces and explains the concept of “place types” and its companion term, “community types.” These are important tools in the process of gathering public input and managing data throughout the process of creating and testing alternative scenarios for a regional growth framework. The goal of this framework is to enhance the economic, environmental and lifestyle goals of citizens and companies in the region.

Place types are physical descriptions of different kinds of built or natural environments – such as “mixed-use neighborhood,” “suburban commercial center,” or “working farm” to name just three from the full palette of thirty-one (31) described in this document. Each one is easy to understand and uses straightforward, non-technical language.

These place types represent an important connection between the various data gathering and analysis phases of the project and later work that uses public input and priorities to project and test alternative future growth options for the region. For use in large, intensive public workshops, these 31 categories are collated into a set of ten (10) kindred “community types,” that share basic characteristics of rural, suburban or urban qualities. In these slightly different but related ways, these tools can provide outputs into both low-tech public mapping sessions and high-tech scenario modeling using software such as Community Viz™.

In addition to their role in gathering and organizing public inputs, place types are used in the Blueprinting process to generalize the various development categories used by local governments in the 14-county, two-state CONNECT region to describe data about the physical environment. Unifying terms and concepts into a vocabulary that can be used to describe present conditions and future development patterns across the region improves communications within the Blueprinting process and between the many public and private partners in this regional initiative. Place types thus have the capacity to serve as a shared planning resource for municipalities in the region throughout the CONNECT project and well beyond the December 2014 project end date.





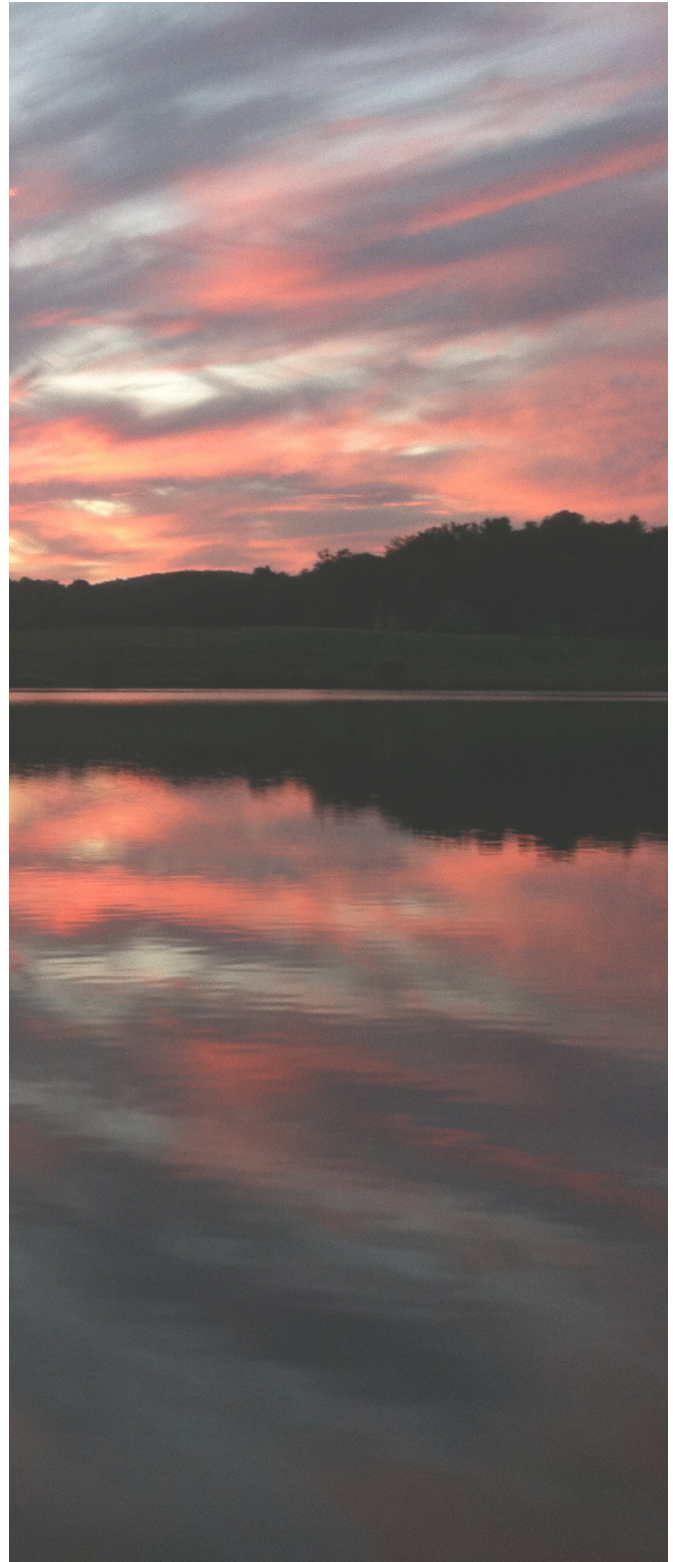




Table of Contents:

Place Type Introduction ..... Section A

    Place Type Palette ..... Section A.1

Community Type Palette ..... Section B

Place Type Maps ..... Section C

Place Type Classification Matrix ..... Section D

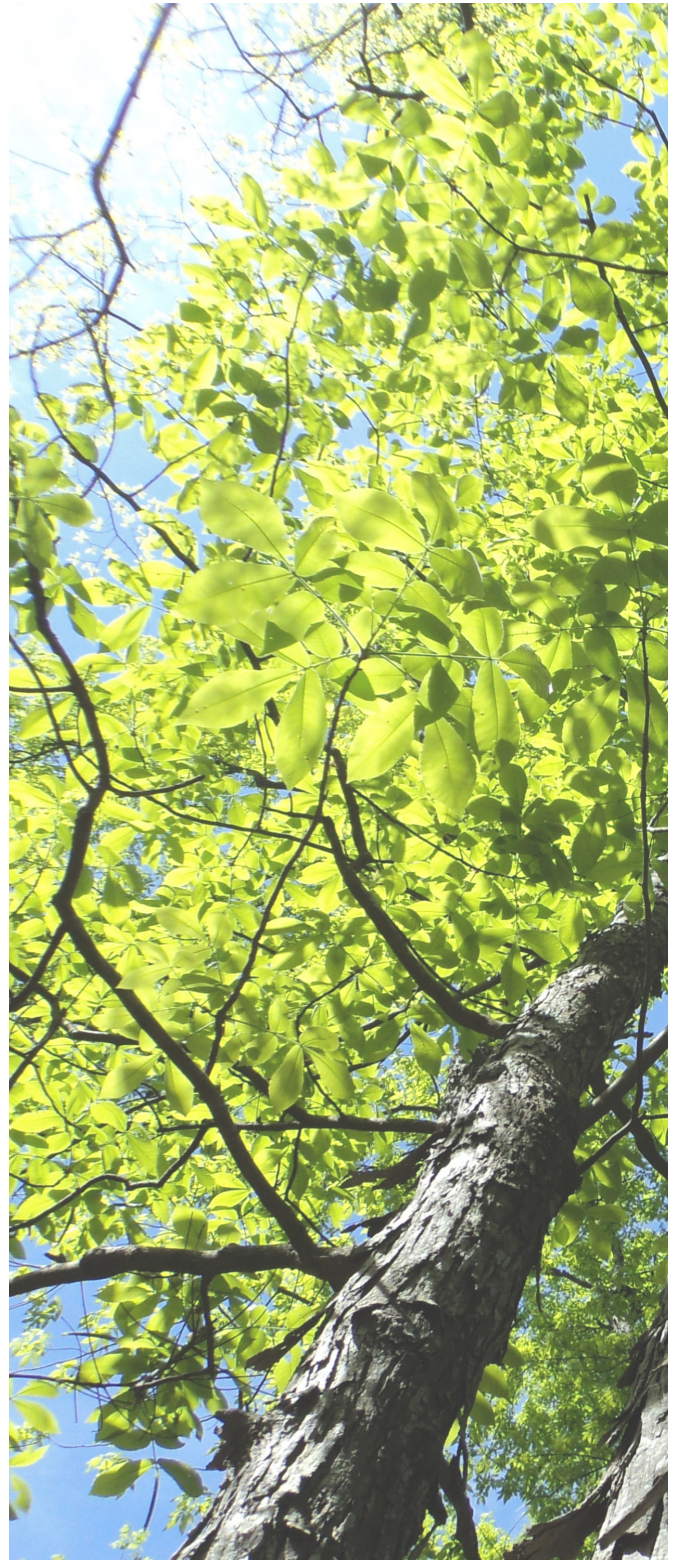


## Section A:

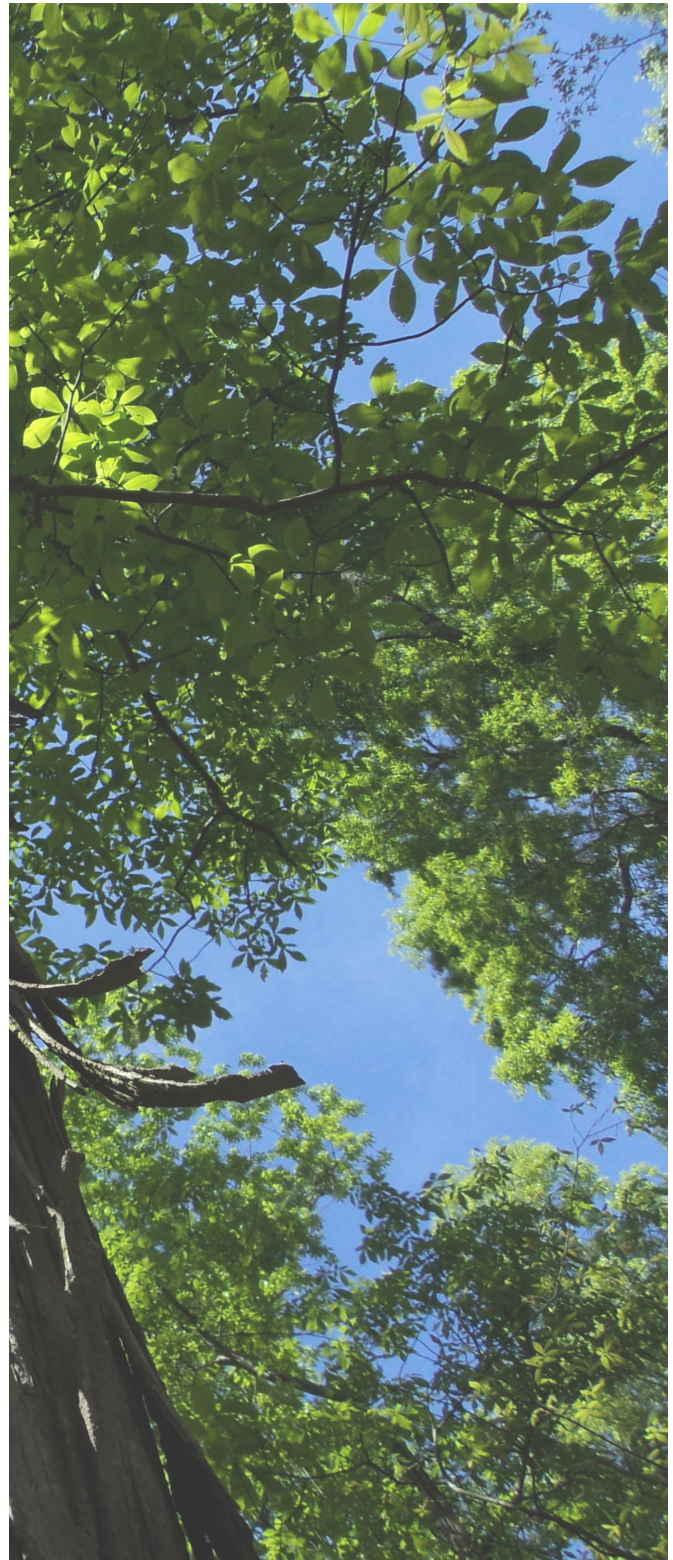
### Place Type Introduction

The use of place types marks a significant shift in planning practice in the last ten to fifteen years, away from conventional and functional designations that merely specified the use of land and towards a renewed interest in the relationships between land uses and urban design. The objective of this more advanced way of thinking is to produce more economically and environmentally attractive places to live, work and play. This use of place types as a way for the public and professionals to understand the complexities of the CONNECT region is underpinned by substantive and ongoing research by graduate students and faculty in the UNC Charlotte School of Architecture's Master of Urban Design Program and its companion Design+Society Research Center. Research teams continue to document dozens of Carolina communities, large and small, throughout the region to provide a detailed database of the existing conditions and place types that comprise our varied communities.

Because place types are anticipated to play this large role in understanding the present and projecting alternatives for the future of the CONNECT region it is worth being very clear about the concept of “place.”









## WHAT MAKES A PLACE?

Every place leaves an impression on the people who live there, work there or visit for short or longer periods. This impression, something we usually refer to as a “sense of place,” is built in our minds from several factors, including:

- the size and scale of the buildings and the spaces between them
- the uses in the buildings (although these may change over time, sometimes fairly quickly)
- the patterns of activity in the spaces
- views to and from the buildings and spaces, and
- special details such as historic structures, attractive landscape elements and public artwork.

All these elements help to define a place in our minds and give it a distinct identity.

It is this human dimension of place types – they relate directly to the way we experience our environment – that makes them such a useful tool throughout the Blueprinting process, and in connecting the Blueprinting work to the extensive Public Engagement activities that gather valuable public input into decisions about what should be prioritized, measured and evaluated as we move forward to think about future alternatives.

## WHAT MAKES A GREAT PLACE?

Figure 1, adapted from Projects for Public Spaces (2005), illustrates how the concept of place, and the creation of great or memorable places, involves three interrelated realms of attributes and qualities, some of which can be measured easily and others that are more intangible. The Blueprinting process, in tandem with the Public Engagement outreach across the region, uses the concept of place, and the medium of place types, as the means of connecting public sentiment with professional design and planning expertise. Both sources of information and inspiration have important roles to play in managing the region’s future growth in ways that ensure prosperity, environmental stewardship and social equity.

## USING PLACE TYPES

This place type summary document will serve as a resource throughout the planning process for the CONNECT Our Future project. As noted above, creating a standardized vocabulary of easily understood categories that can apply

across the whole region makes the process of creating and evaluating alternative growth scenarios much easier. It also creates a framework and legacy of tools that can be used in future years for individual communities to manage their growth.

The place types described in this document have been carefully chosen to reflect the built and natural character of the region, and also to fit into the data management and visioning software utilized in this project. This selected software, Community Viz™, is particularly useful in its ability to handle data based on physical places and their characteristics; in this way, community priorities expressed during the early public engagement phases of the work can be traced through the more technical phases of scenario modeling in a transparent and visible manner.



(Figure 1. Variables for Making Places. Source: Project for Public Spaces graphic <http://www.pps.org/>)



Each place type has been created around factors such as:

- general development pattern (e.g. clustered, separated uses, mixed uses, etc.)
- residential development density
- non-residential development density
- building heights and setbacks
- block size and type (e.g. orthogonal or curvilinear)
- configuration of public open space (e.g. streets, plazas, parks, etc.)
- configuration of parking (e.g. on-street, surface lot, deck, etc.)

There is an equal emphasis in place types between the use of land and/or buildings on the one hand and urban design considerations on the other. This makes place types especially useful tools to guide future decisions regarding growth and development in each community, taking into account variable priorities such as: economic development, land and farming preservation, protection of natural resources, efficient transportation options, and the provision of community facilities and services.

Place types are not meant to be synonymous with traditional use-based zoning districts; they are, in the context of this extensive visioning project, simply the most useful and direct way of connecting the day-to-day experiences and preferences of citizens with the more specialized and technical world of data management and scenario modeling. Place types do not replace rules or requirements in locally adopted plans and ordinances. However they can, if desired, become part of any municipality's toolbox of policies and techniques for forecasting and managing future changes more efficiently.

In order to describe the physical and environmental qualities of our region most accurately, there needed to be enough place types that are discernibly different, so that people can recognize them and identify with them, and that can be meaningfully coded in to the scenario planning software. This means, for our region, there are thirty-one different place types, ranging across a spectrum of intensity from, for example, protected open landscape to town center to heavy industrial area. This level of detail is important in capturing public opinions during many stages of the Public Engagement process, but for other public events, such as the sub-regional workshops used to generate alternative community growth

options, these individualized place types are too detailed. No public workshop, with dozens of people, can function with over thirty variables!

Therefore, to manage this public workshop element of the Blueprinting process, the thirty-one place types are “rolled up” into ten “Community Types”, each of which can be represented in a “chip game” format for these sub-regional workshops that can engage all members of the community in a meaningful dialogue about relevant issues. The community types that best facilitate this community interaction are listed below in Section B on page 76.

## Section A-1: Place Type Palette

A place type palette has been created for CONNECT to identify and describe different development patterns, types, and intensities prevalent in the region. Other place types have been added to the palette to represent emerging development themes or concepts popular in the region (e.g., transit-oriented development, traditional neighborhood development, or new village centers).

The intent of the palette is to include enough diversity between place types so that participants will have sufficient means to describe their visions and plans for the region. The palette is not intended as an exhaustive list of every potential place type, and efforts have been made to minimize the number of categories to allow for a meaningful comparison between development scenarios.

### Place Types Created for Connect:

- preserved open space
- recreational open space
- working farms
- rural living
- conservation-based subdivision
- rural crossroads
- heavy industrial center
- light industrial center
- mobile home community
- large-lot residential neighborhood
- small-lot residential neighborhood
- town home/small condo
- mixed density residential
- multi-family residential neighborhood
- neighborhood commercial center
- suburban commercial center
- highway commercial
- suburban office center
- mixed-use neighborhood
- mixed-use activity center
- transit oriented development, bus rapid transit
- transit oriented development, light rail transit
- transit oriented development, commuter rail transit
- urban neighborhood
- town center
- metropolitan center
- airport
- civic and institutional
- health care campus
- university campus
- regional employment center







## POS Preserved Open Space

Preserved Open Space comprises land dedicated for permanent conservation by legal means. These areas may be preserved on account of their outstanding natural beauty, but they may also be used for active and passive recreation, and/or for 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 CONNECT region, these areas include state parks, permanent conservation areas, cemeteries, and (at a smaller scale) dedicated open space within residential neighborhoods. (For this last condition, see also the Place Type “Conservation-based Subdivision”).

### 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

- state park / wildlife refuge area
- natural area
- wildlife corridor
- greenway
- stormwater retention / detention area

#### Secondary Land Uses

- cemetery
- water dependent, recreation activities
- community park

### 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	N/A
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
Average Non-Residential Building Size	N/A
Transportation Choices	Auto, Bicycle, Walking
Typical Block Length	N/A
Setback or Build-To Line	N/A
Open Space Elements	Natural Areas, Greenways
Street Pattern	Curvilinear
Street Connectivity	Low
Parking Provisions	N/A
Typical Street Cross Section	Rural/Suburban
General Water Usage	N/A
General Sewer Usage	N/A

<sup>1</sup>(D.U.) - Dwelling Unit <sup>2</sup>(FAR) - Floor Area Ratio

<sup>3</sup>(S.F.) - Square Feet <sup>4</sup>(LF) - Linear Feet





There are locations throughout the CONNECT REGION identified as preserved open space. These areas protect the region's natural terrain and water features, serve as buffers between incompatible land uses, and provide areas for active recreation. Notable sites include: Crowder's Mountain and Chester State Park.

## ROS

## Recreational Open Space

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

### 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

- community park
- athletic fields
- water dependent, recreation activities
- natural area
- greenway
- stormwater retention / detention area

#### Secondary Land Uses

- cemetery

### 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.

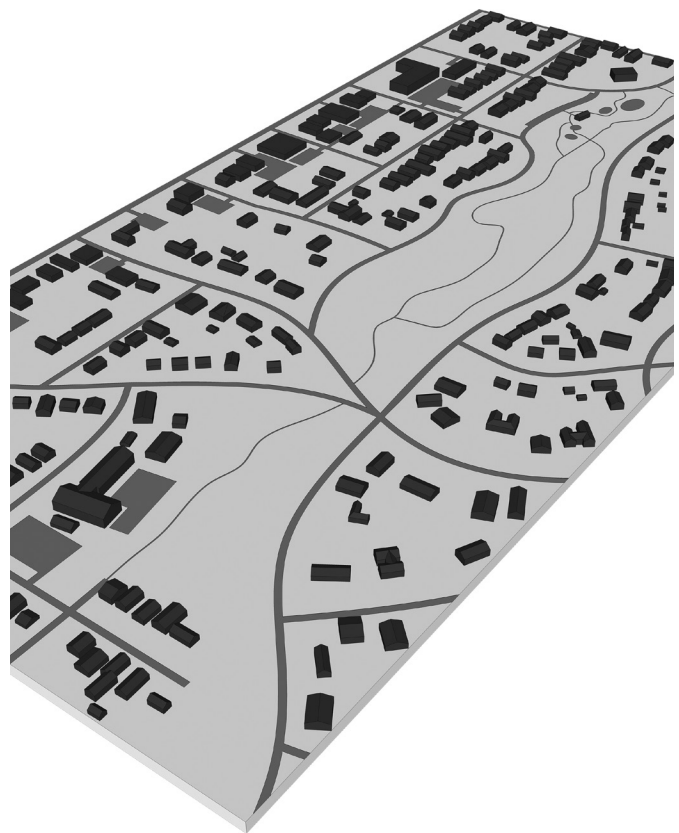
#### Form & Pattern

General Development Pattern	Separated Uses
Site Efficiency Factor	N/A
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
Average Non-Residential Building Size	N/A
Transportation Choices	Auto, Bicycle, Walking
Typical Block Length	N/A
Setback or Build-To Line	N/A
Open Space Elements	Natural Areas, Greenways
Street Pattern	Curvilinear
Street Connectivity	Low
Parking Provisions	N/A
Typical Street Cross Section	Rural/Suburban/Urban
General Water Usage	N/A
General Sewer Usage	N/A

<sup>1</sup>(D.U.) - Dwelling Unit <sup>2</sup>(FAR) - Floor Area Ratio

<sup>3</sup>(S.F.) - Square Feet <sup>4</sup>(LF) - Linear Feet





There are locations throughout the CONNECT Region identified as recreational open space. These areas protect the region's natural terrain and water features, serve as buffers between incompatible land uses, and provide areas for active recreation.

WF

## Working Farms

Working farms are actively being used for agriculture or forestry activities, including cultivated farmland, timber harvest, livestock, or 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 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

- cultivated farmland
- timber harvest
- livestock
- woodlands
- single-family detached home

#### Secondary Land Uses

- warehouse/storage
- light industrial (ancillary to farm activities)

### 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.

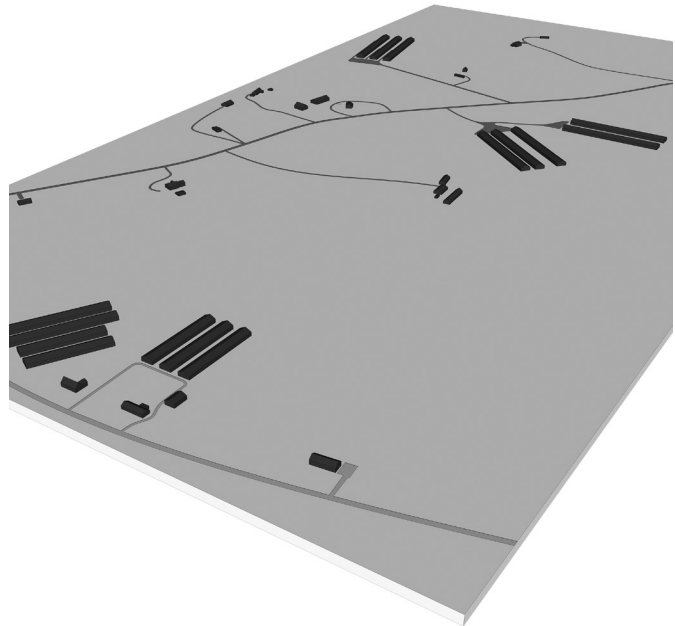
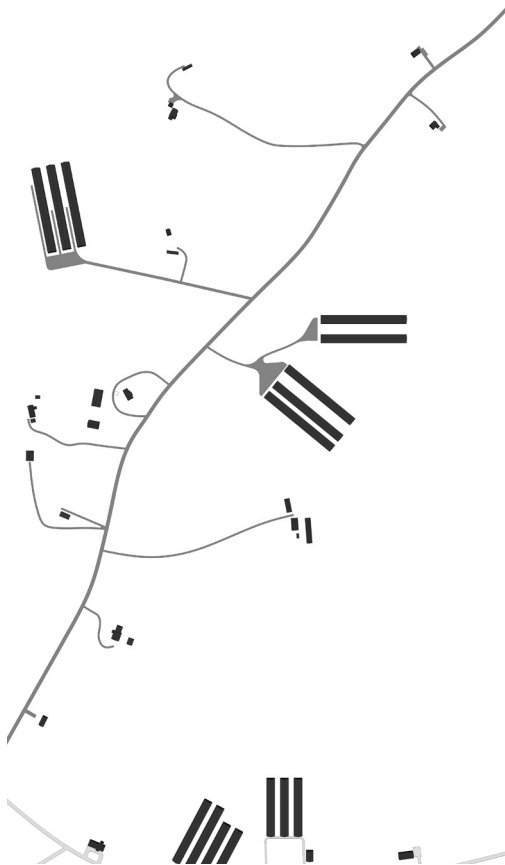
#### Form & Pattern

General Development Pattern	Separated Uses
Site Efficiency Factor	99%
Typical Lot Coverage	1-5%
Residential Density	0.05-0.10 D.U.'s <sup>1</sup> /Acre
Non-Residential Intensity	0.05-0.10 FAR <sup>2</sup>
Prevailing Building Height	1 -2 Stories
Average Dwelling Unit Size	1,500-2,000 SF <sup>3</sup>
Average Non-Residential Building Size	N/A
Transportation Choices	Auto
Typical Block Length	N/A
Setback or Build-To Line	Setback Requirements
Open Space Elements	Cultivated Farmland, Woodlands
Street Pattern	N/A
Street Connectivity	Low
Parking Provisions	N/A
Typical Street Cross Section	Rural
General Water Usage (per SF)	Varies
General Sewer Usage (per SF)	Varies

<sup>1</sup>(D.U.) - Dwelling Unit <sup>2</sup>(FAR) - Floor Area Ratio

<sup>3</sup>(S.F.) - Square Feet <sup>4</sup>(LF) - Linear Feet





Working farms are typically located in areas with fertile soils and good drainage. Large and small farms are scattered throughout the region; however, their frequency decreases as proximity to urban centers increases. This is a direct result of land prices and demand for other uses in urban areas.

RL

## Rural Living

Rural Living areas are characterized by large lots, abundant open space and a high degree of separation between buildings. Homes and “hobby farms” are scattered throughout the countryside and often integrated into the landscape. The lot size and distances between dwellings decreases with greater development densities. Buildings are generally oriented towards highways and have direct access via private driveways.

More dense development may also take place in a manner that clusters homes and preserves large areas of open space for landscape vistas and environmental preservation. See next Place Type, “Conservation-based Subdivision” for more details of this kind of development.

### 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

- single-family detached home
- mobile home
- hobby farm

#### Secondary Land Uses

- church
- natural areas

### Form & Pattern

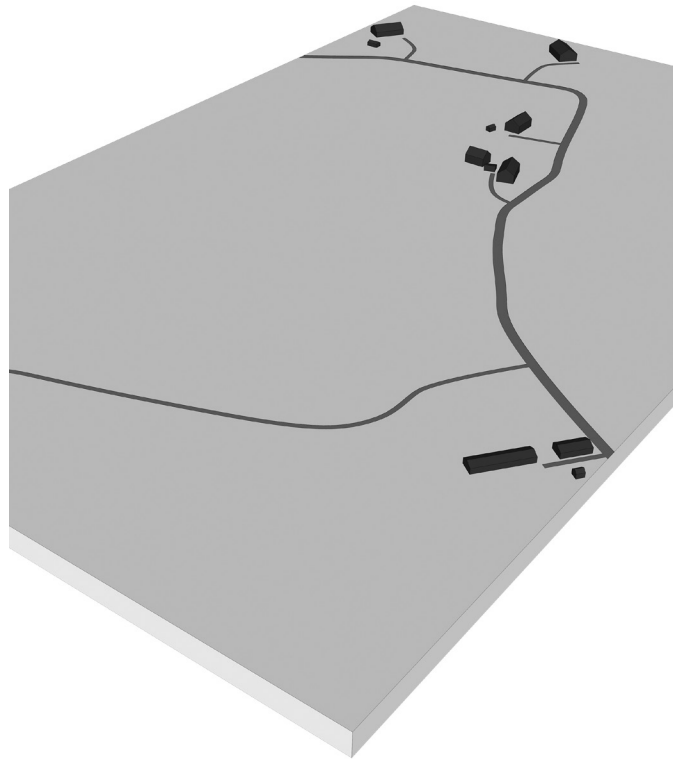
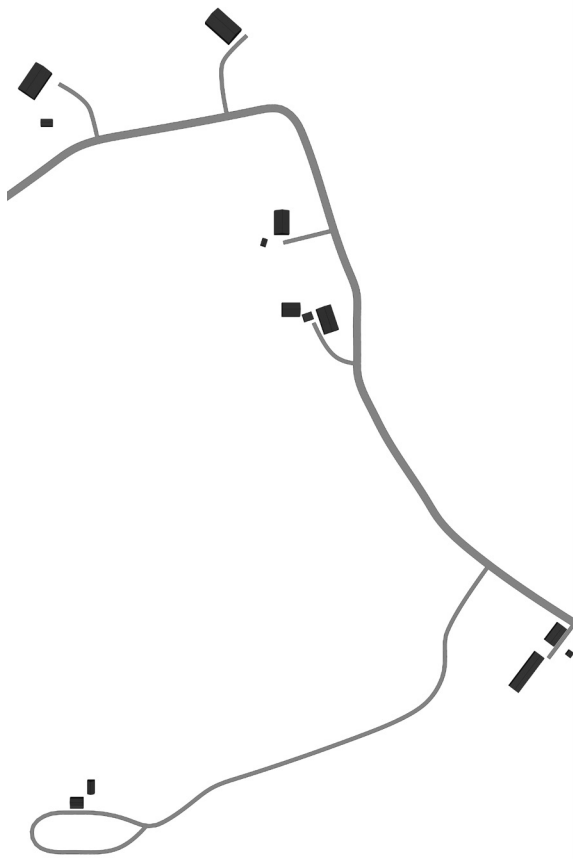
The form and pattern table displays generalized development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community brand important to distinguishing development in this category from others in the region.

#### Form & Pattern

General Development Pattern	Separated Uses
Site Efficiency Factor	99%
Typical Lot Coverage	5-10%
Residential Density	0.05-0.33 D.U.'s <sup>1</sup> /Acre
Non-Residential Intensity	N/A
Prevailing Building Height	1-2 Stories
Average Dwelling Unit Size	1,500-3,000 SF <sup>3</sup>
Average Non-Residential Building Size	1,000-1,500 SF <sup>3</sup>
Transportation Choices	Auto
Typical Block Length	2,500-5,000 LF <sup>4</sup>
Setback or Build-To Line	Setback Requirements
Open Space Elements	Cultivated Farmland, Woodlands
Street Pattern	Curvilinear
Street Connectivity	Low
Parking Provisions	Private Driveways
Typical Street Cross Section	Rural
General Water Usage (per unit)	250 GPD
General Sewer Usage (per unit)	250 GPD

<sup>1</sup>(D.U.) - Dwelling Unit <sup>2</sup>(FAR) - Floor Area Ratio

<sup>3</sup>(S.F.) - Square Feet <sup>4</sup>(LF) - Linear Feet



Rural living areas are present throughout the region. Many people choose to live in these places as a result of their connection to agriculture, proximity to natural areas or scenic views, or the enjoyment of living in a natural setting.

## CBS

## Conservation-Based Subdivision

Conservation-based subdivisions represent a development strategy that reflects the broader environmental and social goals of a community by developing the same amount of building as a conventional subdivision layout but doing so in a manner that conserves large areas of landscape for open scenic views, protected by legal easements. Designs are site specific, require less infrastructure and maintenance, and offer increased protection to water quality and wildlife habitat.

### 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

- single-family detached home
- town-home
- duplex
- condominium

#### Secondary Land Uses

- church
- school
- community center
- pool and amenities
- natural areas

### Form & Pattern

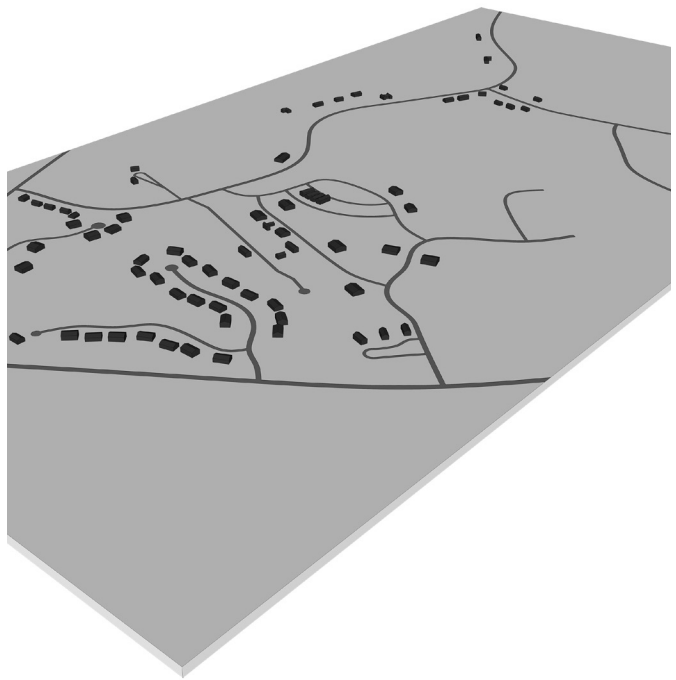
The form and pattern table displays generalized development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community brand important to distinguishing development in this category from others in the region.

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 <sup>2</sup>
Prevailing Building Height	1-2 Stories
Average Dwelling Unit Size	2,000-3,000 SF <sup>3</sup>
Average Non-Residential Building Size	N/A
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	Driveways
Typical Street Cross Section	Rural
General Water Usage (per SF)	0.039 GPD
General Sewer Usage (per SF)	0.034 GPD

<sup>1</sup>(D.U.) - Dwelling Unit <sup>2</sup>(FAR) - Floor Area Ratio

<sup>3</sup>(S.F.) - Square Feet <sup>4</sup>(LF) - Linear Feet





Conservation-based subdivisions permanently protect a portion of the landscape. The percentage of the land preserved varies according project density.

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

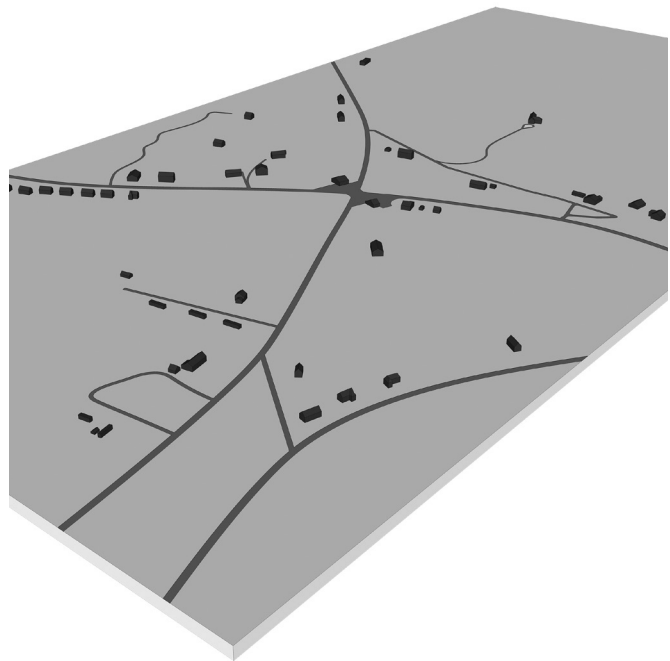
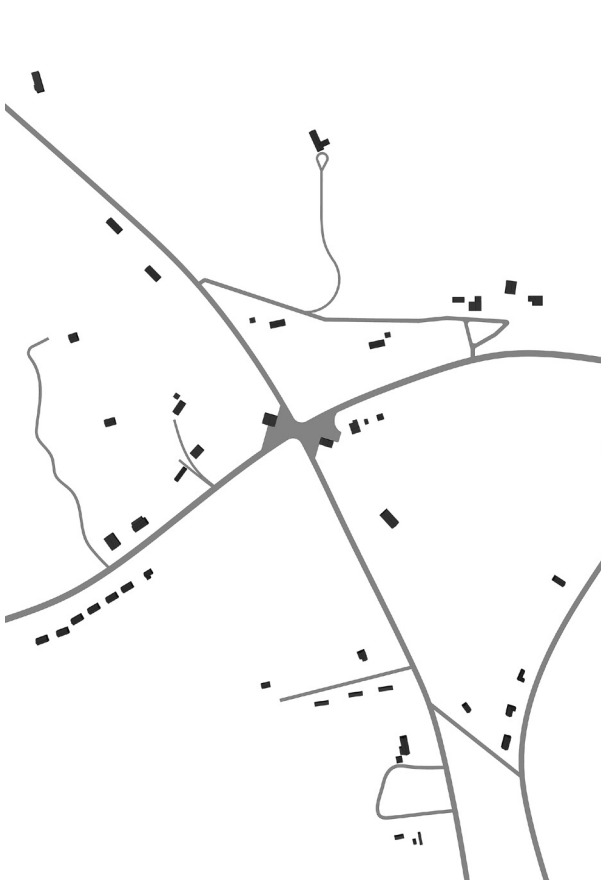
The form and pattern table displays generalized development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community brand important to distinguishing development in this category from others in the region.

#### 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 <sup>2</sup>
Prevailing Building Height	1 Story
Average Dwelling Unit Size	1000-2000 SF
Average Non-Residential Building Size	1,000-2,000 SF <sup>3</sup>
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

<sup>1</sup>(D.U.) - Dwelling Unit <sup>2</sup>(FAR) - Floor Area Ratio

<sup>3</sup>(S.F.) - Square Feet <sup>4</sup>(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.

## HIC

## 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 (e.g., highways or railroads) and are generally buffered from surrounding development by transitional uses or landscaped areas that increase in size as development intensity increases. Heavy industrial centers may require larger sites because activities are not confined entirely to buildings. Conveyor belts, holding tanks, smoke stacks, or outdoor storage all may be present in a heavy industrial center. Clusters of uses that support or serve heavy industrial centers generally locate in close proximity.

### 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

- factory
- heavy assembly plant
- construction contractor
- regional warehouse
- regional distribution and trucking
- landfill

#### Secondary Land Uses

- small scale commercial uses
- natural areas

### 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.

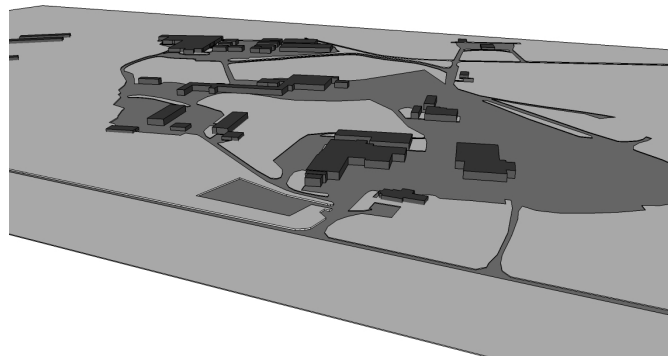
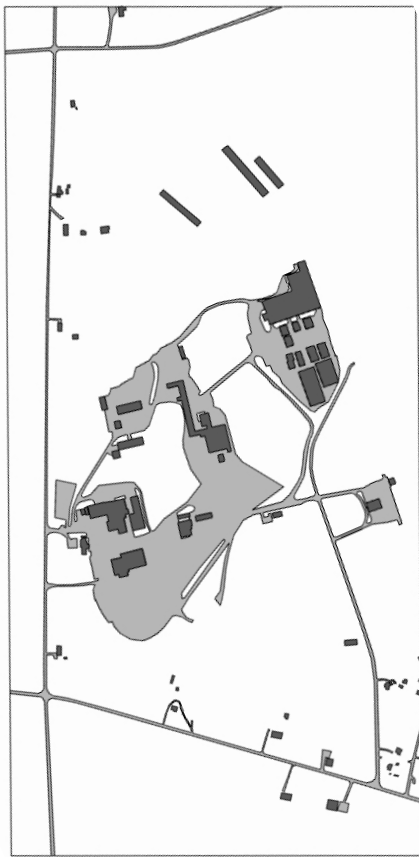
#### Form & Pattern

General Development Pattern	Separated Uses
Site Efficiency Factor	80-90%
Typical Lot Coverage	10-40%
Residential Density	N/A
Non-Residential Intensity	0.10-0.20 FAR <sup>2</sup>
Prevailing Building Height	1-2 Stories
Average Dwelling Unit Size	N/A
Average Non-Residential Building Size	20,000-300,000 SF <sup>3</sup>
Transportation Choices	Auto, Trucks, Rail (Freight)
Typical Block Length	800-1,200 LF <sup>4</sup>
Setback or Build-To Line	Setback Requirements
Open Space Elements	Landscape Buffers
Street Pattern	Curvilinear
Street Connectivity	Low
Parking Provisions	Surface Lot
Typical Street Cross Section	Suburban
General Water Usage (per SF)	0.079 GPD
General Sewer Usage (Per SF)	0.069 GPD

<sup>1</sup>(D.U.) - Dwelling Unit <sup>2</sup>(FAR) - Floor Area Ratio

<sup>3</sup>(S.F.) - Square Feet <sup>4</sup>(LF) - Linear Feet





Heavy industrial centers tend to require efficient access to trucking routes and regional transportation facilities. They locate near major transportation corridors (e.g., highways, interstates and/or railroads). They are generally located away from residential neighborhoods and often are found near other industrial uses.

## LIC

## 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 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

- light manufacturing and assembly
- processing facilities
- laboratory
- warehouse
- distribution

#### Secondary Land Uses

- small scale commercial uses
- natural areas

### 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	80-90%
Typical Lot Coverage	15-65%
Residential Density	N/A
Non-Residential Intensity	0.10-0.20 FAR <sup>2</sup>
Prevailing Building Height	1-2 Stories
Average Dwelling Unit Size	N/A
Average Non-Residential Building Size	10,000-50,000 SF <sup>3</sup>
Transportation Choices	Auto, Trucks, Rail (Freight)
Typical Block Length	800-1,200 LF <sup>4</sup>
Setback or Build-To Line	Setback Requirements
Open Space Elements	Landscape Buffers
Street Pattern	Curvilinear
Street Connectivity	Low
Parking Provisions	Surface Lot
Typical Street Cross Section	Suburban
General Water Usage (per SF)	0.079 GPD
General Sewer Usage	0.069 GPD

<sup>1</sup>(D.U.) - Dwelling Unit <sup>2</sup>(FAR) - Floor Area Ratio

<sup>3</sup>(S.F.) - Square Feet <sup>4</sup>(LF) - Linear Feet



Light industrial centers are found near major transportation corridors (i.e., highways or rail) and in locations where water and sewer service is available. They tend to locate away from residential areas but within a reasonable commuting distance of employees.

Light industrial uses are also prevalent near airports and commercial centers and along designated trucking routes.

MHC

## Mobile Home Community

Mobile home parks are characterized by single-wide and double-wide mobile homes on individual lots, which may be clustered in an area owned and managed by a single entity. These neighborhoods are found throughout the region and often provide an affordable housing option for residents.

### 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

- single-wide mobile home
- double-wide mobile home
- modular home

#### Secondary Land Uses

- community center
- pool and amenities

### 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.

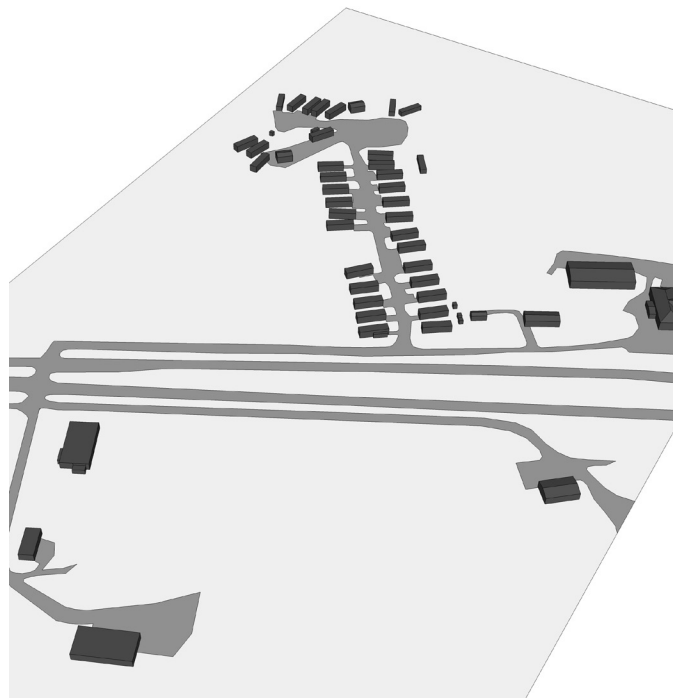
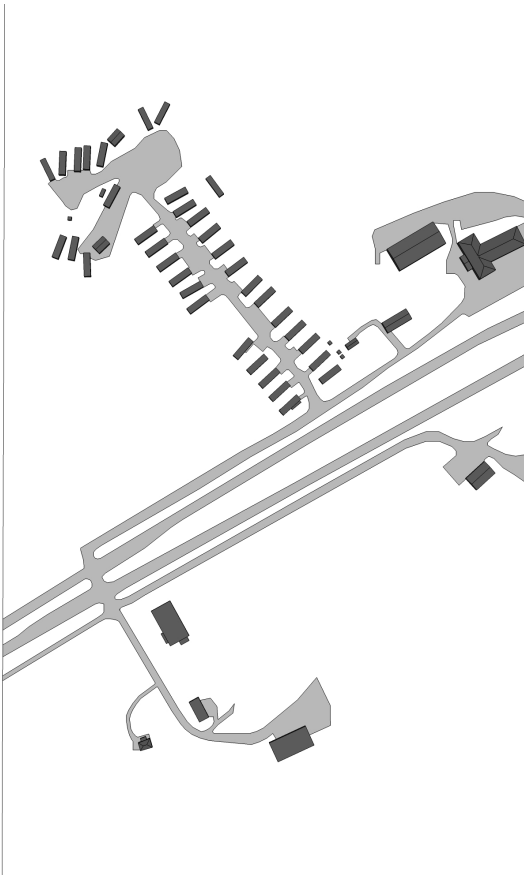
#### Form & Pattern

General Development Pattern	Separated Uses
Site Efficiency Factor	90-95%
Typical Lot Coverage	50-65%
Residential Density	6-12 D.U.'s <sup>1</sup> /Acre
Non-Residential Intensity	N/A
Prevailing Building Height	1 Story
Average Dwelling Unit Size	500-1,000 SF <sup>3</sup>
Average Non-Residential Building Size	N/A
Transportation Choices	Auto
Typical Block Length	400-800 LF <sup>4</sup>
Setback or Build-To Line	Setback Requirements
Open Space Elements	Greenways, Natural Areas
Street Pattern	Curvilinear
Street Connectivity	Low
Parking Provisions	Private Driveway
Typical Street Cross Section	Rural/Suburban
General Water Usage (per unit)	200 GPD
General Sewer Usage (per unit)	200 GPD

<sup>1</sup>(D.U.) - Dwelling Unit <sup>2</sup>(FAR) - Floor Area Ratio

<sup>3</sup>(S.F.) - Square Feet <sup>4</sup>(LF) - Linear Feet





Mobile home parks are scattered throughout the region. Some local governments restrict them to designated areas or districts. It is common for mobile home communities to be located in both rural or suburban areas of the region.

LLR

## Large-Lot Residential Neighborhood

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 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

- single-family detached home

#### Secondary Land Uses

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

### Form & Pattern

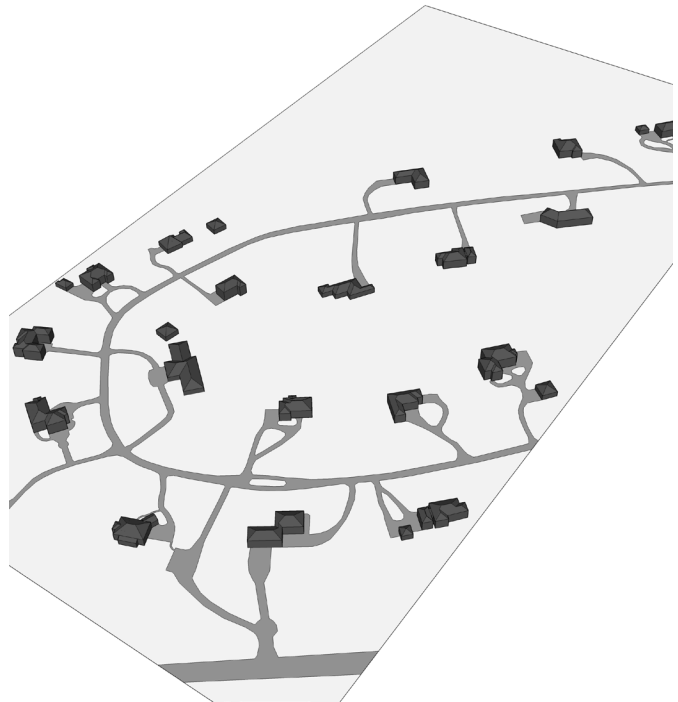
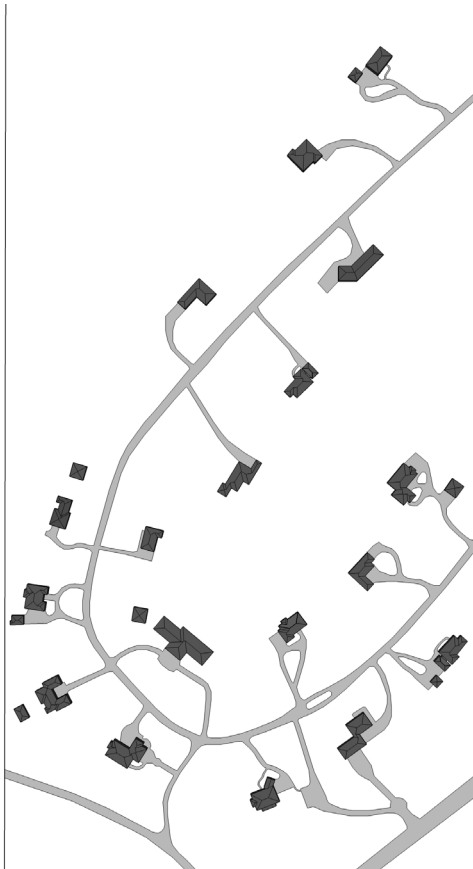
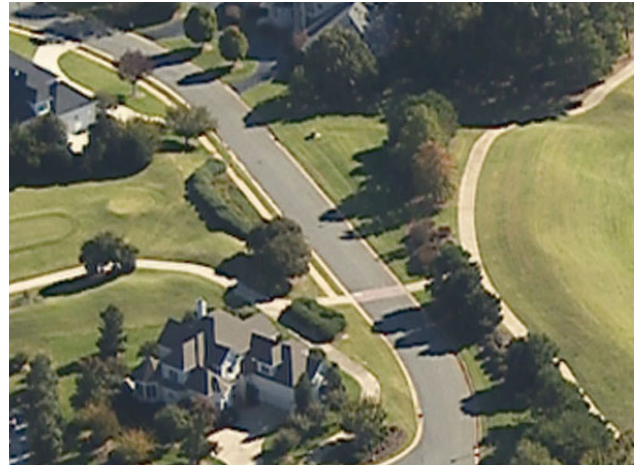
The form and pattern table displays generalized development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community brand important to distinguishing development in this category from others in the region.

#### Form & Pattern

General Development Pattern	Separated Uses
Site Efficiency Factor	85-95%
Typical Lot Coverage	30-65%
Residential Density	1.0-3. D.U.s <sup>1</sup> /Acre
Non-Residential Intensity	N/A
Prevailing Building Height	1-3 Stories
Average Dwelling Unit Size	2,500-7,000 SF <sup>3</sup>
Average Non-Residential Building Size	N/A
Transportation Choices	Auto
Typical Block Length	800-1,500 LF <sup>4</sup>
Setback or Build-To Line	Setback Requirements
Open Space Elements	Greenways, Natural Areas
Street Pattern	Curvilinear
Street Connectivity	Low
Parking Provisions	Private Driveway
Typical Street Cross Section	Rural or Suburban
General Water Usage (per unit)	250 GPD
General Sewer Usage (per unit)	200 GPD

<sup>1</sup>(D.U.) - Dwelling Unit <sup>2</sup>(FAR) - Floor Area Ratio

<sup>3</sup>(S.F.) - Square Feet <sup>4</sup>(LF) - Linear Feet



Large-lot, residential neighborhoods are generally found on the fringes of rural or suburban living areas. They are traditionally auto-dependent, with low street connectivity and an abundance of cul-de-sacs.

SLR

## Small-Lot Residential Neighborhood

Small-lot residential neighborhoods are generally formed as subdivisions with a relatively uniform housing types and densities. They are often found in close proximity to commercial and suburban office centers, and help provide the “rooftops” necessary to support those 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

- single-family detached home
- townhome
- duplex

#### Secondary Land Uses

- church
- school
- community center
- pool and amenities
- natural areas

### 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.

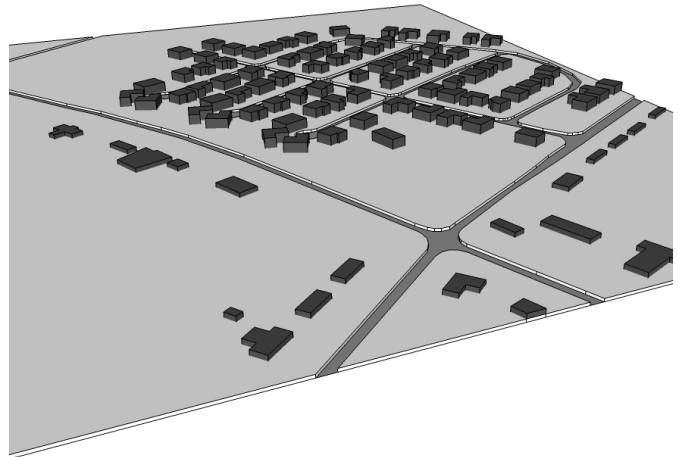
#### Form & Pattern

General Development Pattern	Separated Uses
Site Efficiency Factor	80-90%
Typical Lot Coverage	25-65%
Residential Density	3-6 D.U.'s <sup>1</sup> /Acre
Non-Residential Intensity	N/A
Prevailing Building Height	1-2 Stories
Average Dwelling Unit Size	1,500-3,500 SF <sup>3</sup>
Average Non-Residential Building Size	N/A
Transportation Choices	Auto
Typical Block Length	600-1,200 LF <sup>4</sup>
Setback or Build-To Line	Setback Requirements
Open Space Elements	Greenways, Natural Areas
Street Pattern	Curvilinear
Street Connectivity	Low/Medium
Parking Provisions	Private Driveway
Typical Street Cross Section	Rural/Suburban/Urban
General Water Usage (per unit)	250 GPD
General Sewer Usage (per unit)	200 GPD

<sup>1</sup>(D.U.) - Dwelling Unit <sup>2</sup>(FAR) - Floor Area Ratio

<sup>3</sup>(S.F.) - Square Feet <sup>4</sup>(LF) - Linear Feet





Small-lot, residential neighborhoods are found near suburban commercial and office centers. They often locate near schools or parks and tend to have reasonable access to major commuter corridors. Ideally, these neighborhoods are marketed as having better than average commute times.

## THC

## Town Home/Small Condo

Town home /condominium 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, and are most usefully located in areas supported by transit.

### 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

- townhome
- duplex

#### Secondary Land Uses

- church
- school
- community center
- pool and amenities
- natural areas

### Form & Pattern

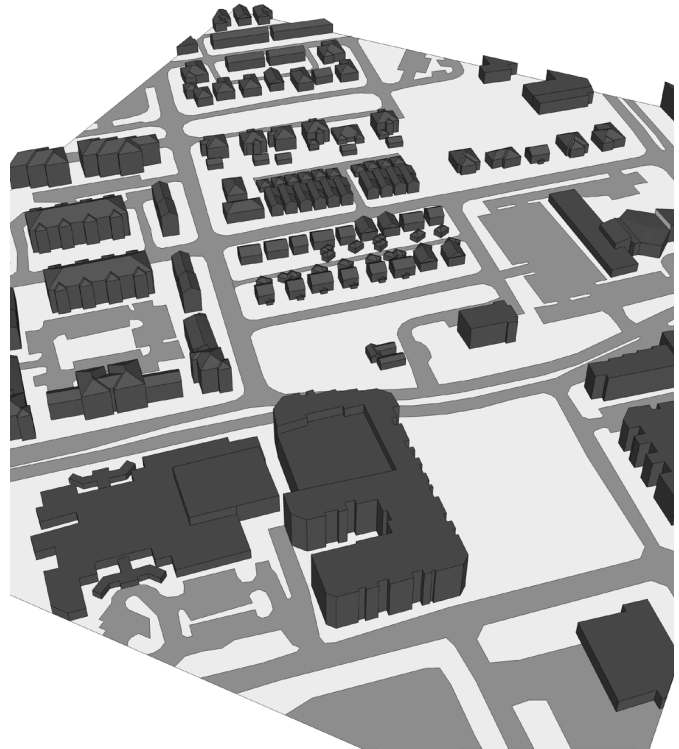
The form and pattern table displays generalized development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community brand important to distinguishing development in this category from others in the region.

#### Form & Pattern

General Development Pattern	Separated Uses
Site Efficiency Factor	80-90%
Typical Lot Coverage	25-65%
Residential Density	4-20 D.U.'s/Acre
Non-Residential Intensity	N/A
Prevailing Building Height	1-2 Stories
Average Dwelling Unit Size	1,000-2,500 SF <sup>3</sup>
Average Non-Residential Building Size	N/A
Transportation Choices	Auto
Typical Block Length	400-800 LF <sup>4</sup>
Setback or Build-To Line	Setback Requirements
Open Space Elements	Greenways, Natural Areas
Street Pattern	Modified Grid
Street Connectivity	Medium
Parking Provisions	Private Driveways /Surface Lot/ On Street Parking
Typical Street Cross Section	Suburban/Urban
General Water Usage (per unit)	250 GPD
General Sewer Usage (per unit)	200 GPD

<sup>1</sup>(D.U.) - Dwelling Unit <sup>2</sup>(FAR) - Floor Area Ratio

<sup>3</sup>(S.F.) - Square Feet <sup>4</sup>(LF) - Linear Feet



Town home / small condo neighborhoods provide a useful extension of housing choices to a range of demographic groups. Town homes can best be considered as “attached single family” building types, along with duplexes.



MR

## Mixed Residential Neighborhood

Mixed-density residential neighborhoods are characterized by a variety of housing types and densities, integrated into a cohesive, well-connected community. Following the traditional model of American communities earlier in the 20th century, these neighborhoods are designed to offer a wide range of housing choices and lifestyle options. A modified grid of streets with small blocks promotes walkability and supports transit options.

Mixed-density residential neighborhoods are found in close proximity to urban and suburban commercial and office centers, and help provide the “rooftops” necessary to support the commercial and office uses in these 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

- single-family detached home
- townhome
- condominium
- apartment
- duplex

#### Secondary Land Uses

- natural areas
- community center
- pool and amenities
- school
- church

### 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	Mix of Housing Types
Site Efficiency Factor	85-90%
Typical Lot Coverage	0-40%
Residential Density	4-12 D.U.s <sup>1</sup> /Acre
Non-Residential Intensity	N/A
Prevailing Building Height	1-3 Stories
Average Dwelling Unit Size	1,500-2,000 SF <sup>3</sup>
Average Non-Residential Building Size	NA
Transportation Choices	Auto, Walking
Typical Block Length	400-1,200 LF <sup>4</sup>
Setback or Build-To Line	Setback Requirements
Open Space Elements	Neighborhood Parks/ Greenways/ Storm Corridors
Street Pattern	Modified Grid
Street Connectivity	High
Parking Provisions	Private Driveway, Surface Lot
Typical Street Cross Section	N/A
General Water Usage (per unit)	225 GPD
General Sewer Usage (per unit)	200 GPD

<sup>1</sup>(D.U.) - Dwelling Unit <sup>2</sup>(FAR) - Floor Area Ratio

<sup>3</sup>(S.F.) - Square Feet <sup>4</sup>(LF) - Linear Feet





Mixed-density residential neighborhoods are found near suburban commercial and office centers. They often locate near schools or parks and tend to have reasonable access to major commuter corridors. Ideally, people in these neighborhoods experience better than average commute times.

## MFR

## Multi-Family Residential Neighborhood

Multi-family 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 contain one of the following housing types: condominiums, townhomes, senior housing, or apartments.

Multi-family suburban neighborhoods are found in close proximity to suburban commercial and office centers, and provide the rooftops necessary to support various suburban commercial and office uses within the centers. Buildings are oriented interior to the site and are typically buffered from surrounding development by transitional uses or landscaped areas. Large parking lots and limited street connectivity are common in multi-family suburban neighborhoods.

### 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

- apartment
- town-home
- condominium
- senior housing

#### Secondary Land Uses

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

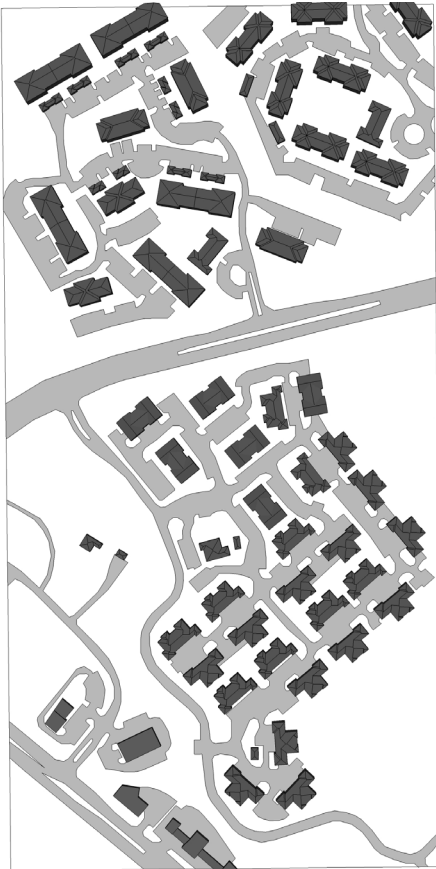
### Form & Pattern

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	30-60%
Residential Density	6.0-16.0 D.U.s <sup>1</sup> /Acre
Non-Residential Intensity	N/A
Prevailing Building Height	1-4 Stories
Average Dwelling Unit Size	800-1,500 SF <sup>3</sup>
Average Non-Residential Building Size	N/A
Transportation Choices	Auto, Bus, Bicycle
Typical Block Length	600-1,200 LF <sup>4</sup>
Setback or Build-To Line	Setback Requirements
Open Space Elements	Greenways, Neighborhood Park
Street Pattern	Modified Grid
Street Connectivity	Medium
Parking Provisions	Surface Lot / On-Street Parking
Typical Street Cross Section	Suburban/Urban
General Water Usage (per unit)	220 GPD
General Sewer Usage (per unit)	180 GPD

<sup>1</sup>(D.U.) - Dwelling Unit <sup>2</sup>(FAR) - Floor Area Ratio

<sup>3</sup>(S.F.) - Square Feet <sup>4</sup>(LF) - Linear Feet



Multi-family residential neighborhoods are often found near various suburban commercial and office centers. They are found throughout the region; often on or near major commuter corridors or near highway interchanges that offer better than average commute times.



## NCC

## Neighborhood Commercial Center

Small scale, neighborhood commercial centers provide goods and services to surrounding neighborhoods. Their proximity to neighborhoods requires that operations be low-intensity, unobtrusive, and at a scale and design compatible with nearby residential development. The design of neighborhood commercial centers transitions effectively between residential and non-residential uses, and includes safe and convenient pedestrian and bicycle access for nearby residents. While this is primarily a commercial category, some neighborhood commercial centers may include upper story residential and/or office. Sites also effectively minimize the impact of cut-through traffic on nearby neighborhood streets by orienting vehicle access, circulation, etc. toward away from the neighborhood.

### 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

- sit down restaurant
- community-serving retail
- small supermarket
- convenience store
- dry cleaner
- bank
- barber shop

#### Secondary Land Uses

- farmers market
- pocket park

### Form & Pattern

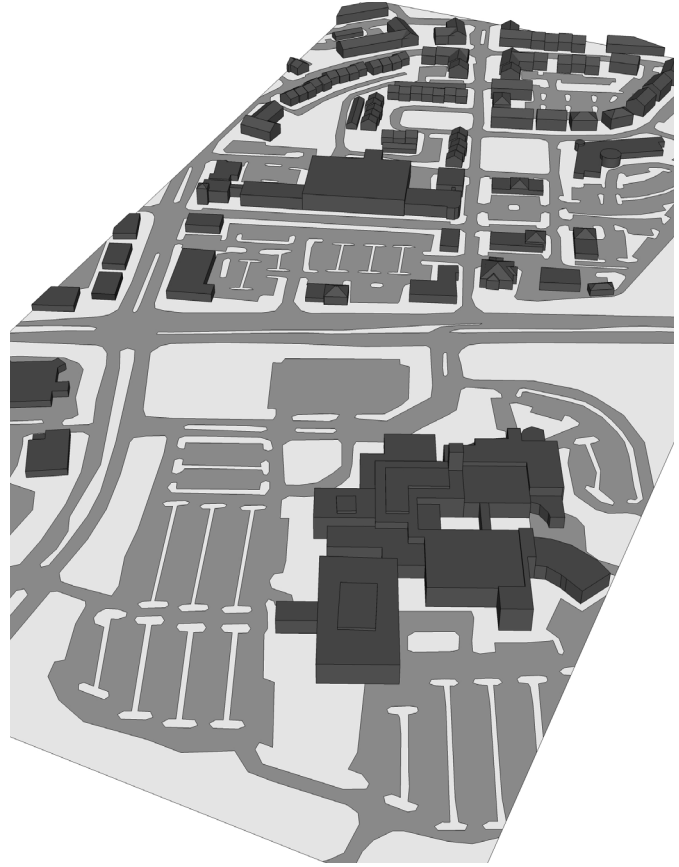
The form and pattern table displays generalized development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community brand important to distinguishing development in this category from others in the region.

#### Form & Pattern

General Development Patter	Mix of Uses
Site Efficiency Factor	80-90%
Typical Lot Coverage	25-35%
Residential Density	10-15 D.U's <sup>1</sup> /Acre
Non-Residential Intensity	0.50-1.00 FAR <sup>2</sup>
Prevailing Building Height	1-2 Stories
Average Dwelling Unit Size	N/A
Average Non-Residential Building Size	5,000-20,000 SF <sup>3</sup>
Transportation Choices	Auto, Walking, Bicycle, Bus
Typical Block Length	400-1,000 LF <sup>4</sup>
Setback or Build-To Line	Build to Line Requirements
Open Space Elements	Pocket Parks, Public Plazas
Street Pattern	Modified Grid
Street Connectivity	High
Parking Provisions	Surface Lot/On-Street Parking
Typical Street Cross Section	Urban
General Water Usage (per SF)	0.039 GPD
General Sewer Usage (per SF)	0.034 GPD

<sup>1</sup>(D.U.) - Dwelling Unit <sup>2</sup>(FAR) - Floor Area Ratio

<sup>3</sup>(S.F.) - Square Feet <sup>4</sup>(LF) - Linear Feet



Neighborhood commercial centers are generally located adjacent to residential neighborhoods near major street intersections.

## SCC

## Suburban Commercial Center

Suburban commercial 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 or no connectivity between adjacent businesses. Common types of suburban centers in the region include multi-tenant strip centers, big box stores, and large shopping malls.

### 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

- 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

### 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.

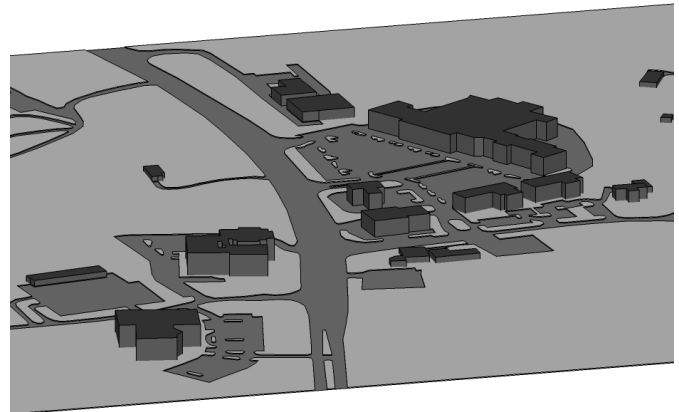
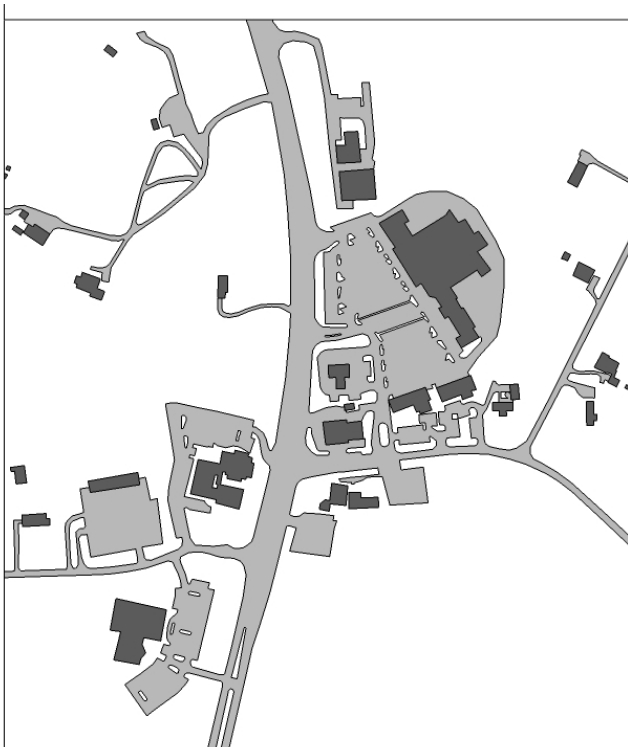
#### Form & Pattern

General Development Pattern	Separated Uses
Site Efficiency Factor	80-90%
Typical Lot Coverage	20-40%
Residential Density	N/A
Non-Residential Intensity	0.15-0.25 FAR <sup>2</sup>
Prevailing Building Height	1-2 Stories
Average Dwelling Unit Size	N/A
Average Non-Residential Building Size	10,000-300,000 SF <sup>3</sup>
Transportation Choices	Auto
Typical Block Length	N/A
Setback or Build-To Line	Setback Requirements
Open Space Elements	Natural Areas
Street Pattern	N/A
Street Connectivity	N/A
Parking Provisions	Surface Lot
Typical Street Cross Section	Suburban
General Water Usage (per SF)	0.039 GPD
General Sewer Usage (per SF)	0.034 GPD

<sup>1</sup>(D.U.) - Dwelling Unit <sup>2</sup>(FAR) - Floor Area Ratio

<sup>3</sup>(S.F.) - Square Feet <sup>4</sup>(LF) - Linear Feet





Suburban commercial centers typically locate near high-volume roads, key intersections, and highway interchanges. They are often surrounded by residential development and other suburban commercial uses, and most sites are chosen to maximize vehicular access.

HC

## Highway Commercial

A strip commercial corridor is characterized by big box stores or multi-tenant commercial centers located along both sides of a highway. Strip commercial centers are accessible primarily by automobile.

Buildings are typically set back from the road behind large surface parking lots, with little or no connectivity between adjacent businesses.

### 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

- 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
- recreational open spaces

### Form & Pattern

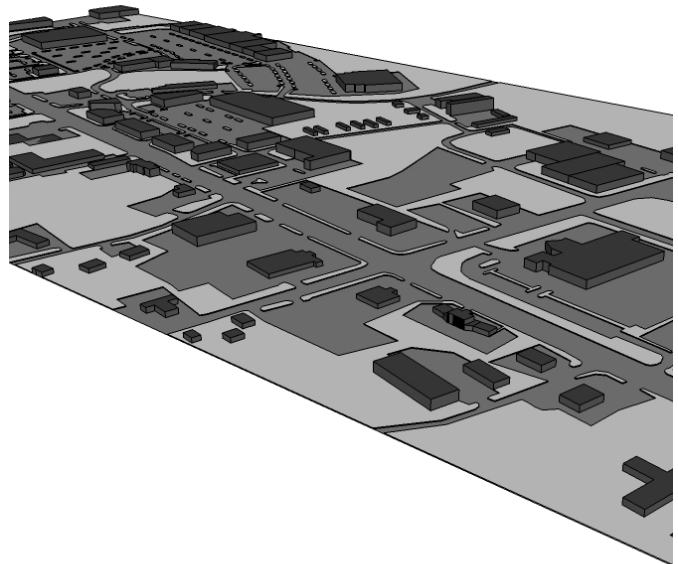
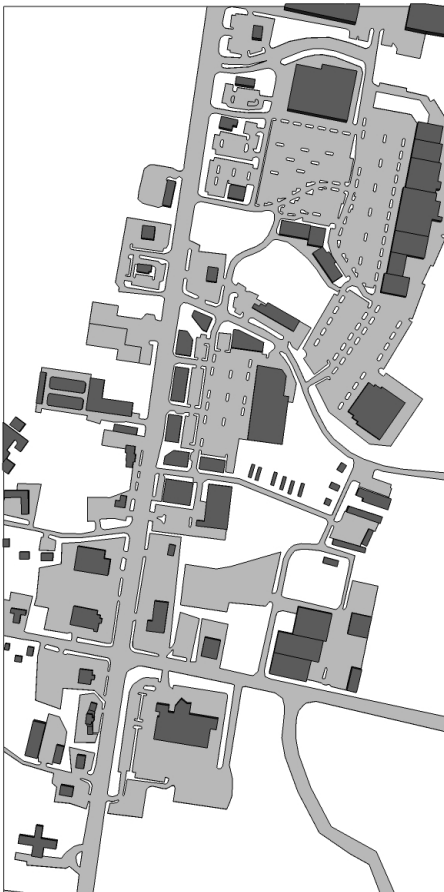
The form and pattern table displays generalized development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community brand important to distinguishing development in this category from others in the region.

#### Form & Pattern

General Development Pattern	Separate Uses
Site Efficiency Factor	70-85%
Typical Lot Coverage	25-65%
Residential Density	N/A
Non-Residential Intensity	0.10-0.50 FAR <sup>2</sup>
Prevailing Building Height	1-4 Stories
Average Dwelling Unit Size	N/A
Average Non-Residential Building Size	5,000-200,000 SF <sup>3</sup>
Transportation Choices	Auto, Walking, Transit
Typical Block Length	800-3,000 LF <sup>4</sup>
Setback or Build-To Line	Setback Requirements
Open Space Elements	Pocket Parks, Greenways
Street Pattern	Curvilinear
Street Connectivity	Low
Parking Provisions	Surface Lot
Typical Street Cross Section	Suburban/Rural
General Water Usage (per SF)	0.074 GPD
General Sewer Usage (per SF)	0.064 GPD

<sup>1</sup>(D.U.) - Dwelling Unit <sup>2</sup>(FAR) - Floor Area Ratio

<sup>3</sup>(S.F.) - Square Feet <sup>4</sup>(LF) - Linear Feet





## SOC

## Suburban Office Center

Suburban office centers provide opportunities to concentrate employment in the region on normal workdays. They include both large-scale isolated buildings with numerous employees as well as areas containing multiple businesses 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 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

- multi-tenant professional office
- medical office
- corporate office
- call center
- research and development

#### Secondary Land Uses

- bank
- copy and printing services
- sit down or fast food restaurant
- flex space
- general government services

### Form & Pattern

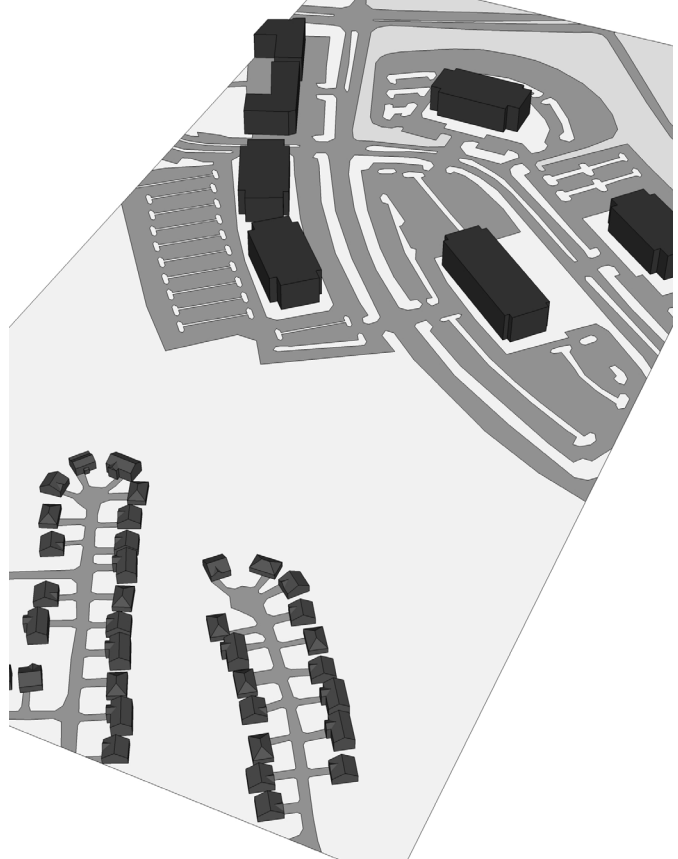
The form and pattern table displays generalized development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community brand important to distinguishing development in this category from others in the region.

#### Form & Pattern

General Development Pattern	Separated Uses
Site Efficiency Factor	80-90%
Typical Lot Coverage	25-65%
Residential Density	N/A
Non-Residential Intensity	0.20-1.00 FAR <sup>2</sup>
Prevailing Building Height	1-3 Stories
Average Dwelling Unit Size	N/A
Average Non-Residential Building Size	10,000-100,000 SF <sup>3</sup>
Transportation Choices	Auto
Typical Block Length	800-1,200 LF <sup>4</sup>
Setback or Build-To Line	Setback Requirements
Open Space Elements	Pocket Parks/Landscape Buffers
Street Pattern	Curvilinear
Street Connectivity	Low
Parking Provisions	Surface Lot
Typical Street Cross Section	Suburban
General Water Usage (per SF)	0.074 GPD
General Sewer Usage (per SF)	0.064 GPD

<sup>1</sup>(D.U.) - Dwelling Unit <sup>2</sup>(FAR) - Floor Area Ratio

<sup>3</sup>(S.F.) - Square Feet <sup>4</sup>(LF) - Linear Feet



Suburban office centers are typically located near major thoroughfares or suburban commercial uses. Accessibility to urban centers, employment service populations, and access to regional transportation (i.e., interstates and intrastate highways, and airports) are often site selection criteria for suburban office uses.

## MUN

## Mixed-Use Neighborhood

A mixed-use 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. Mixed-use neighborhoods support multiple modes of transportation.

### 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

- single-family detached home
- condominium
- apartment
- townhome
- sit down restaurant
- neighborhood-serving commercial
- professional office
- government building

#### Secondary Land Uses

- church
- school
- pocket park
- community park
- natural areas

### 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	Mix of Uses
Site Efficiency Factor	80-90%
Typical Lot Coverage	35-60%
Residential Density	4-20 D.U.'s <sup>1</sup> /Acre
Non-Residential Intensity	0.50-1.50 FAR <sup>2</sup>
Prevailing Building Height	1-4 Stories
Average Dwelling Unit Size	1,000-3,000 SF <sup>3</sup>
Average Non-Residential Building Size	8,000-50,000 SF <sup>3</sup>
Transportation Choices	Auto, Walking, Bicycle, Transit (Bus/Rail)
Typical Block Length	300-1,200 LF <sup>4</sup>
Setback or Build-To Line	Build to Line Requirement
Open Space Elements	Pocket Parks, Public Plazas, Amphitheater
Street Pattern	Grid
Street Connectivity	High
Parking Provisions	Surface Lot/Formal On-Street Parking/Shared Parking Agreements
Typical Street Cross Section	Suburban/Urban
General Water Usage (per unit/SF)	225/0.039 GPD
General Sewer Usage (per unit/SF)	200/0.034 GPD

<sup>1</sup>(D.U.) - Dwelling Unit <sup>2</sup>(FAR) - Floor Area Ratio

<sup>3</sup>(S.F.) - Square Feet <sup>4</sup>(LF) - Linear Feet





Mixed-use neighborhoods can be found near suburban and urban neighborhoods, commercial centers, and suburban office centers. They often locate near schools or parks and tend to have reasonable access to major commuter corridors.

Ideally these neighborhoods are marketed as having better than average commute times with multiple transportation choices, including access to transit. The uses within the development's center are accessible to local populations by car, walking, and bicycling.

## MAC

## Mixed-Use Activity Center

Mixed-use 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 the mixed-use 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 mixed use activity center may be surrounded by one or more neighborhoods that encourage active living, with a comprehensive and interconnected network of walkable streets.

### 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

- sit down restaurant
- community-serving retail
- professional office
- live/work/shop units
- townhome
- condominium
- apartment
- public plaza
- movie theater

#### Secondary Land Uses

- farmers market
- pocket park
- day care
- dry cleaners

### Form & Pattern

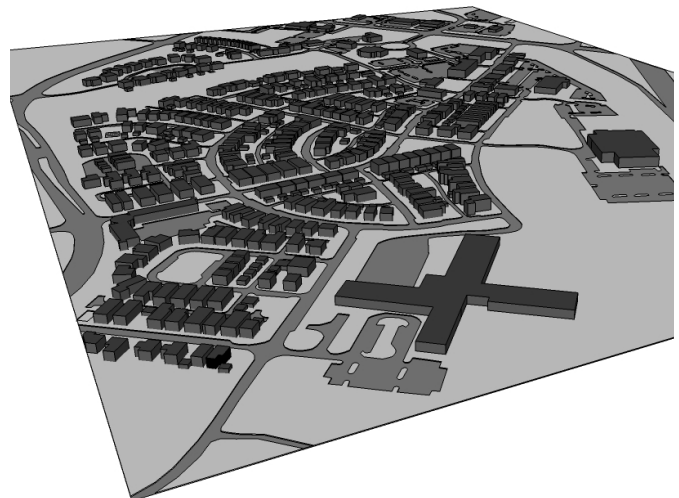
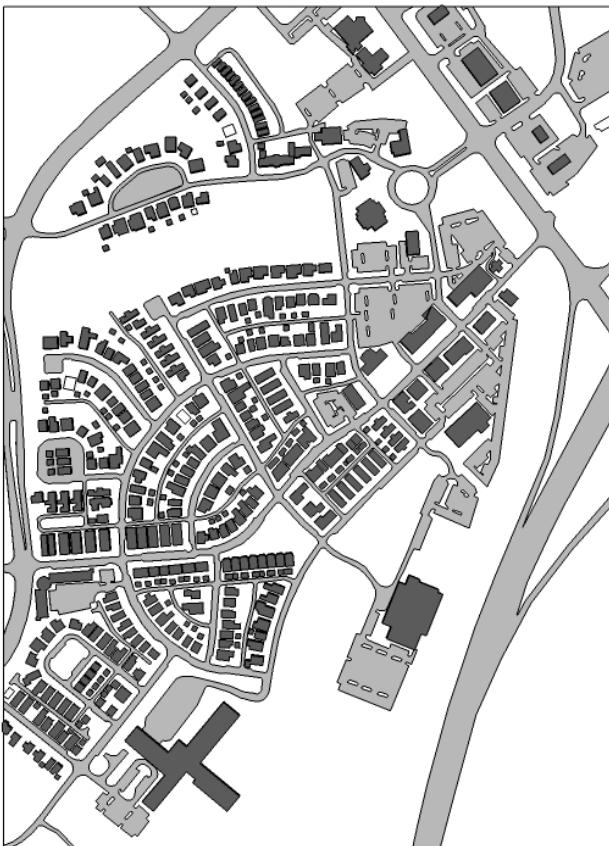
The form and pattern table displays generalized development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community brand important to distinguishing development in this category from others in the region.

#### Form & Pattern

General Development Patter	Mix of Uses
Site Efficiency Factor	80-90%
Typical Lot Coverage	50-75%
Residential Density	10-30 D.U.'s <sup>1</sup> /Acre
Non-Residential Intensity	0.50-2.00 FAR <sup>2</sup>
Prevailing Building Height	1-5 Stories
Average Dwelling Unit Size	800-1,500 SF <sup>3</sup>
Average Non-Residential Building Size	10,000-50,000 SF <sup>3</sup>
Transportation Choices	Auto, Walking, Bicycle, Bus, Train
Typical Block Length	400-1,000 LF <sup>4</sup>
Setback or Build-To Line	Build to Line Requirements
Open Space Elements	Neighborhood Parks/ Pocket Parks/ Public Plazas
Street Pattern	Modified Grid
Street Connectivity	High
Parking Provisions	Surface Lot/Structured Parking
Typical Street Cross Section	Urban
General Water Usage (per unit/SF)	180/0.039 GPD
General Sewer Usage (per unit/SF)	150/0.034 GPD

<sup>1</sup>(D.U.) - Dwelling Unit <sup>2</sup>(FAR) - Floor Area Ratio

<sup>3</sup>(S.F.) - Square Feet <sup>4</sup>(LF) - Linear Feet



Mixed-use centers, sometimes referred to as “village centers” are concentrated, mixed-use developments that serve one or more surrounding neighborhoods. Examples in the region include Baxter Village in Fort Mill, SC and Birkdale Village in Huntersville, NC.



## BRT

## Transit Oriented Development (BRT)

Bus rapid transit (BRT) is one variation of transit-oriented development (TOD), which represents the concentration of mixed-use, dense development around a transit center. Uses and buildings are located on small blocks with streets designed to encourage bicycle and pedestrian activity. High density development is located primarily within ¼-mile of the transit station, with progressively lower densities spreading out into neighborhoods surrounding the center. Bus Rapid Transit developments are typical focused around busways and high quality mass transit. BRT systems themselves do not attract/support the same density or development as rail systems.

TOD is credited with relieving traffic congestion on the surrounding street network by shifting automobile trips to transit trips and by capturing some trips on-site between complementary residential and non-residential uses.

### 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

- multi-tenant professional office
- medical office
- corporate office
- call center
- research and development

#### Secondary Land Uses

- bank
- copy and printing services
- sit down or fast food restaurant
- flex space
- general government services

### 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	Mix of Uses
Site Efficiency Factor	80-90%
Typical Lot Coverage	90-100%
Residential Density	8-15 D.U.'s <sup>1</sup> /Acre
Non-Residential Intensity	0.50-1.50 FAR <sup>2</sup>
Prevailing Building Height	2-6 Stories
Average Dwelling Unit Size	800-1,500 SF <sup>3</sup>
Average Non-Residential Building Size	5,000-25,000 SF <sup>3</sup>
Transportation Choices	Auto, Walking, Bicycle, Transit (Bus), Rail
Typical Block Length	300-1,200 LF <sup>4</sup>
Setback or Build-To Line	Build to Line Requirement
Open Space Elements	Pocket Parks/Public Plazas
Street Pattern	Grid
Street Connectivity	High
Parking Provisions	Surface Lot/Formal On-Street Parking/ Shared Parking Agreements/ Parking Deck
Typical Street Cross Section	Urban
General Water Usage (per unit / SF)	180/0.039 GPD
General Sewer Usage (per unit / SF)	150/0.034 GPD

<sup>1</sup>(D.U.) - Dwelling Unit <sup>2</sup>(FAR) - Floor Area Ratio

<sup>3</sup>(S.F.) - Square Feet <sup>4</sup>(LF) - Linear Feet



Transit-oriented development (TOD) is located exclusively along high frequency transit routes (i.e., bus rapid transit, express bus service, commuter rail, or light rail). Successful TOD developments seek to capture transit ridership through high density development located within ¼-mile of the transit station.

## LRT

## Transit Oriented Development (LRT)

Light rail transit (LRT) is a second variation of transit-oriented development (TOD), which represents the concentration of mixed-use, dense development around a transit center. Uses and buildings are located on small blocks with streets designed to encourage bicycle and pedestrian activity. High density development is located primarily within ¼-mile of the transit station, with progressively lower densities spreading into neighborhoods surrounding the center. Light rail transit development focuses on bringing high-quality transit to a wide range of communities. LRT also includes streetcars.

TOD is credited with relieving traffic congestion on the surrounding street network by shifting automobile trips to transit trips and by capturing some trips on-site between complementary residential and non-residential uses.

### 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

- multi-tenant professional office
- medical office
- corporate office
- call center
- research and development

#### Secondary Land Uses

- bank
- copy and printing services
- sit down or fast food restaurant
- flex space
- general government services

### 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	Mix of Uses
Site Efficiency Factor	80-90%
Typical Lot Coverage	90-100%
Residential Density	8-15 D.U.'s <sup>1</sup> /Acre
Non-Residential Intensity	0.50-1.50 FAR <sup>2</sup>
Prevailing Building Height	2-6 Stories
Average Dwelling Unit Size	800-1,500 SF <sup>3</sup>
Average Non-Residential Building Size	5,000-25,000 SF <sup>3</sup>
Transportation Choices	Auto, Walking, Bicycle, Transit (Bus, Light Rail, Heavy Rail)
Typical Block Length	300-1,200 LF <sup>4</sup>
Setback or Build-To Line	Build to Line Requirement
Open Space Elements	Pocket Parks/Public Plazas
Street Pattern	Grid
Street Connectivity	High
Parking Provisions	Surface Lot/Formal On-Street Parking/ Shared Parking Agreements/ Parking Deck
Typical Street Cross Section	Urban
General Water Usage (per unit / SF)	180/0.039 GPD
General Sewer Usage (per unit / SF)	150/0.034 GPD

<sup>1</sup>(D.U.) - Dwelling Unit <sup>2</sup>(FAR) - Floor Area Ratio

<sup>3</sup>(S.F.) - Square Feet <sup>4</sup>(LF) - Linear Feet





Transit-oriented development (TOD) is located exclusively along high frequency transit routes (i.e., bus rapid transit, express bus service, commuter rail, or light rail). Successful TOD developments seek to capture transit ridership through high density development located within ¼-mile of the transit station.

## CRT

## Transit Oriented Development (CRT)

Commuter rail transit is a third variation of transit-oriented development (TOD, which represents the concentration of mixed-use, dense development around a transit center. Uses and buildings are located on small blocks with streets designed to encourage bicycle and pedestrian activity. High density development is located primarily within ¼-mile of the transit station, with progressively lower densities spreading out into neighborhoods surrounding the center.

TOD is credited with relieving traffic congestion on the surrounding street network by shifting automobile trips to transit trips and by capturing some trips on-site between complementary residential and non-residential uses.

### 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

- multi-tenant professional office
- medical office
- corporate office
- call center
- research and development

#### Secondary Land Uses

- bank
- copy and printing services
- sit down or fast food restaurant
- flex space
- general government services

### 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	Mix of Uses
Site Efficiency Factor	80-90%
Typical Lot Coverage	90-100%
Residential Density	8-15 D.U.s <sup>1</sup> /Acre
Non-Residential Intensity	0.50-1.50 FAR <sup>2</sup>
Prevailing Building Height	2-6 Stories
Average Dwelling Unit Size	800-1,500 SF <sup>3</sup>
Average Non-Residential Building Size	5,000-25,000 SF <sup>3</sup>
Transportation Choices	Auto, Walking, Bicycle, Transit (Bus, Light Rail, Heavy Rail)
Typical Block Length	300-1,200 LF <sup>4</sup>
Setback or Build-To Line	Build to Line Requirement
Open Space Elements	Pocket Parks/Public Plazas
Street Pattern	Grid
Street Connectivity	High
Parking Provisions	Surface Lot/Formal On-Street Parking/ Shared Parking Agreements/ Parking Deck
Typical Street Cross Section	Urban
General Water Usage (per unit / SF)	180/0.039 GPD
General Sewer Usage (per unit / SF)	150/0.034 GPD

<sup>1</sup>(D.U.) - Dwelling Unit <sup>2</sup>(FAR) - Floor Area Ratio

<sup>3</sup>(S.F.) - Square Feet <sup>4</sup>(LF) - Linear Feet





Transit-oriented development (TOD) is located exclusively along high frequency transit routes (i.e., bus rapid transit, express bus service, commuter rail, or light rail). Successful TOD developments seek to capture transit ridership through high density development located within ¼-mile of the transit station.



## UN

## 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 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

- single-family detached home
- townhome
- duplex
- apartment
- condominium

### Secondary Land Uses

- church
- school
- pocket parks

## 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	Mix of Uses
Site Efficiency Factor*	80-90%
Typical Lot Coverage*	30-65%
Residential Density	6-10 D.U.'s <sup>1</sup> /Acre
Non-Residential Intensity	N/A
Prevailing Building Height	1-3 Stories
Average Dwelling Unit Size	1,000-3,000 SF <sup>3</sup>
Average Non-Residential Building Size	N/A
Transportation Choices	Auto, Bicycle, Walking, Transit
Typical Block Length	300-600 LF <sup>4</sup>
Setback or Build-To Line	Setback Requirements
Open Space Elements	Greenways, Neighborhood Park
Street Pattern	Grid
Street Connectivity	High
Parking Provisions	Surface Lot, Private Driveway
Typical Street Cross Section	Urban
General Water Usage (per unit)	225-250 GPD
General Sewer Usage (per unit)	180-200 GPD

<sup>1</sup>(D.U.) - Dwelling Unit <sup>2</sup>(FAR) - Floor Area Ratio

<sup>3</sup>(S.F.) - Square Feet <sup>4</sup>(LF) - Linear Feet



Urban neighborhoods are traditionally located near the edges of urban centers or downtowns. They often represent the first tier of residential development around a central city, town, or courthouse area and are well served by a series of streets connecting the central city and post WWII era suburbs.

TC

## Town Center

Town centers are locally-serving areas of economic, entertainment, and community activity. Uses and buildings are located on small blocks with streets designed to encourage pedestrian activity. Buildings typically stand two or more stories in height with residential units above storefronts. The compact, walkable environment and mix of residential and non-residential uses in a town center often support multiple modes of transportation.

Town centers often represent the traditional downtown or courthouse area of historic towns and communities found throughout the CONNECT region.

### 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

- townhome
- apartment
- senior housing
- sit down restaurant
- community-serving commercial
- professional office
- live/work/shop units
- post office
- community facilities

#### Secondary Land Uses

- day care
- farmers market
- pocket park

### 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.

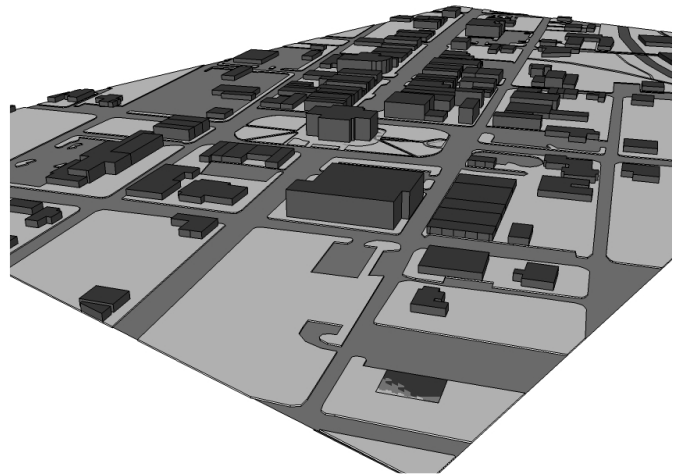
#### Form & Pattern

General Development Pattern	Mix of Uses
Site Efficiency Factor	80-90%
Typical Lot Coverage	90-100%
Residential Density	6-10 D.U.'s <sup>1</sup> /Acre
Non-Residential Intensity	0.50-1.50 FAR <sup>2</sup>
Prevailing Building Height	1-4 Stories
Average Dwelling Unit Size	800-1,500 SF <sup>3</sup>
Average Non-Residential Building Size	5,000-25,000 SF <sup>3</sup>
Transportation Choices	Auto, Walking, Bicycle, Transit
Typical Block Length	300-600 LF <sup>4</sup>
Setback or Build-To Line	Build to Line Requirement
Open Space Elements	Pocket Parks, Public Plazas
Street Pattern	Grid
Street Connectivity	High
Parking Provisions	Surface Lot/Formal On-Street Parking/ Shared Parking Agreements
Typical Street Cross Section	Urban
General Water Usage (per unit/SF)	225/0.039 GPD
General Sewer Usage (per unit/SF)	200/0.034 GPD

<sup>1</sup>(D.U.) - Dwelling Unit <sup>2</sup>(FAR) - Floor Area Ratio

<sup>3</sup>(S.F.) - Square Feet <sup>4</sup>(LF) - Linear Feet





Town centers represent the historic center of large and small towns in the region. They are often located at the crossroads of two historical arterial roadways or along railroads. They are surrounded by residential neighborhoods and/or agricultural uses.

Historically, town centers were established near mills, high points, along transportation corridors, or at the confluence of rivers and streams. Post offices, town halls, and churches are notable features in town centers as well as neighborhood-oriented service and commercial uses.

MC

## Metropolitan Center

A metropolitan center is the focal point of the region. It is the 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 the iconic symbol of the region, starting with very tall buildings and a traditional grid street network. The compact, walkable environment and mix of residential and non-residential uses in a metropolitan center support multiple modes of transportation.

### 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

- 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 & Pattern

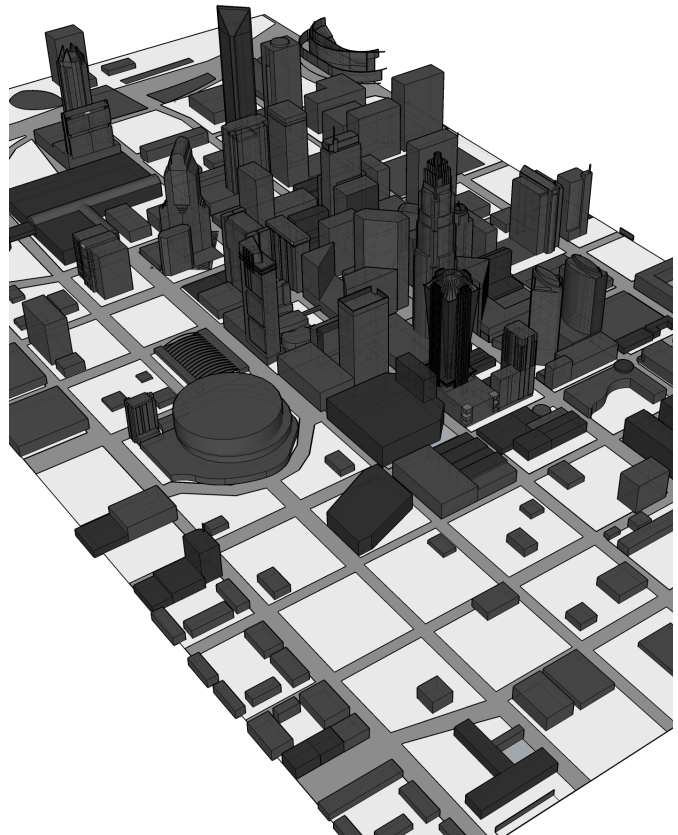
The form and pattern table displays generalized development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community brand important to distinguishing development in this category from others in the region.

#### Form & Pattern

General Development Pattern	Mix of Uses
Site Efficiency Factor	80-90%
Typical Lot Coverage	90-100%
Residential Density	10-100 D.U.s <sup>1</sup> /Acre
Non-Residential Intensity	1.0-30.0 FAR <sup>2</sup>
Prevailing Building Height	1-60 Stories
Average Dwelling Unit Size	800-2,000 SF <sup>3</sup>
Average Non-Residential Building Size	10,000-200,000 SF <sup>3</sup>
Transportation Choices	Auto, Walking, Bicycle, Transit (Bus)
Typical Block Length	300-600 LF <sup>4</sup>
Setback or Build-To Line	Build to Line Requirement
Open Space Elements	Pocket Parks/Public Plazas/
Street Pattern	Grid
Street Connectivity	High
Parking Provisions	Surface Lot/Formal On-Street Parking/ Shared Parking Agreements
Typical Street Cross Section	Urban
General Water Usage (per unit / SF)	180/0.039 GPD
General Sewer Usage (per unit / SF)	150/0.034 GPD

<sup>1</sup>(D.U.) - Dwelling Unit <sup>2</sup>(FAR) - Floor Area Ratio

<sup>3</sup>(S.F.) - Square Feet <sup>4</sup>(LF) - Linear Feet



Metropolitan centers are located at strategic and historic locations with superior access to regional transportation facilities (i.e., highways, rail or airports). They are typically the employment center of a region. Downtown Charlotte, and to some extent South Park, are the only metropolitan centers in the CONNECT Region.



## AIR

## Airport

An airport supports commercial or general aviation air traffic into and out of the CONNECT Region. Each may include one or more runways, a terminal, 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 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

- airport activities (eg., 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 & Pattern

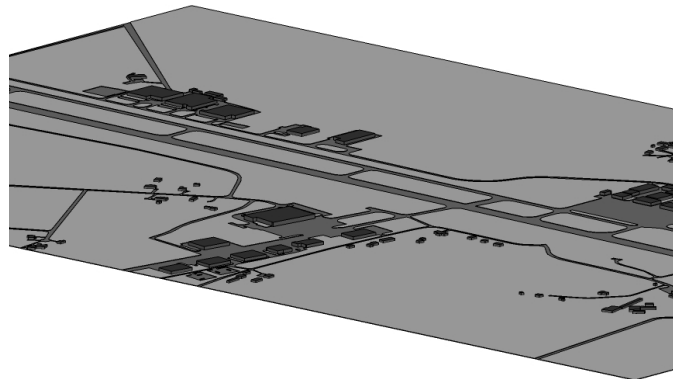
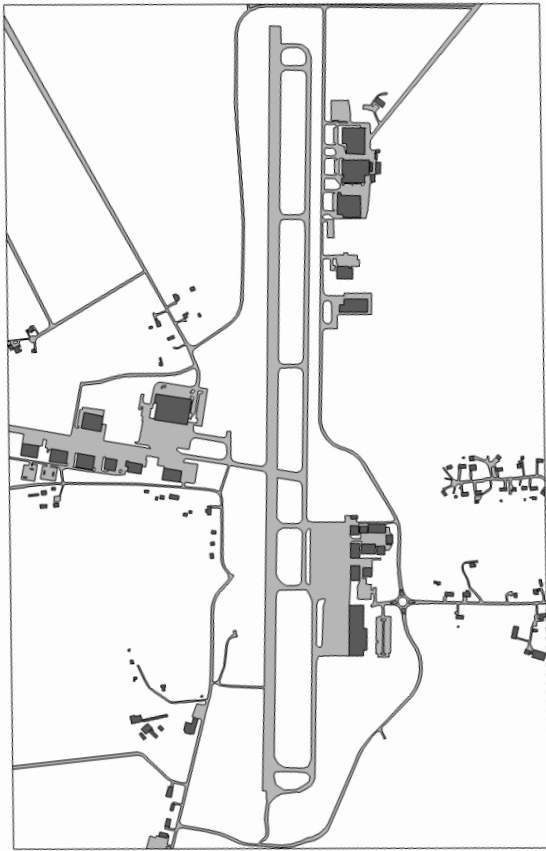
The form and pattern table displays generalized development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community brand important to distinguishing development in this category from others in the region.

#### Form & Pattern

General Development Pattern	Separate Uses
Site Efficiency Factor	70-80%
Typical Lot Coverage	10-15%
Residential Density	N/A
Non-Residential Intensity	0.05-0.10 FAR <sup>2</sup>
Prevailing Building Height	1-30 Stories
Average Dwelling Unit Size	N/A
Average Non-Residential Building Size	10,000-1,000,000 SF <sup>3</sup>
Transportation Choices	Auto, Airplanes, Transit
Typical Block Length	300-600 LF <sup>4</sup>
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
General Water Usage (per SF)	0.058 GPD
General Sewer Usage (per SF)	0.050 GPD

<sup>1</sup>(D.U.) - Dwelling Unit <sup>2</sup>(FAR) - Floor Area Ratio

<sup>3</sup>(S.F.) - Square Feet <sup>4</sup>(LF) - Linear Feet



Commercial and general aviation airports are located with flight paths in mind as well as proximity to adjacent airspace. They are often located away from residential areas in locations with access to local highways and interstates.

There are several major airports in the CONNECT region, including Charlotte Douglas International, and Concord Regional Airport.

## CID

## Civic/Institutional District

Civic and institutional facilities are focal points in the region. They typically include a building or complex of buildings that serve public purpose, including a library, school, public works complex, or town government. Visual qualities of the building and its surrounding grounds often make civic and institutional facilities a landmark within the region.

### 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

- government buildings
- library
- school
- prison

#### Secondary Land Uses

- public works building
- church
- community center
- water or wastewater treatment plant
- stadium

### 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.

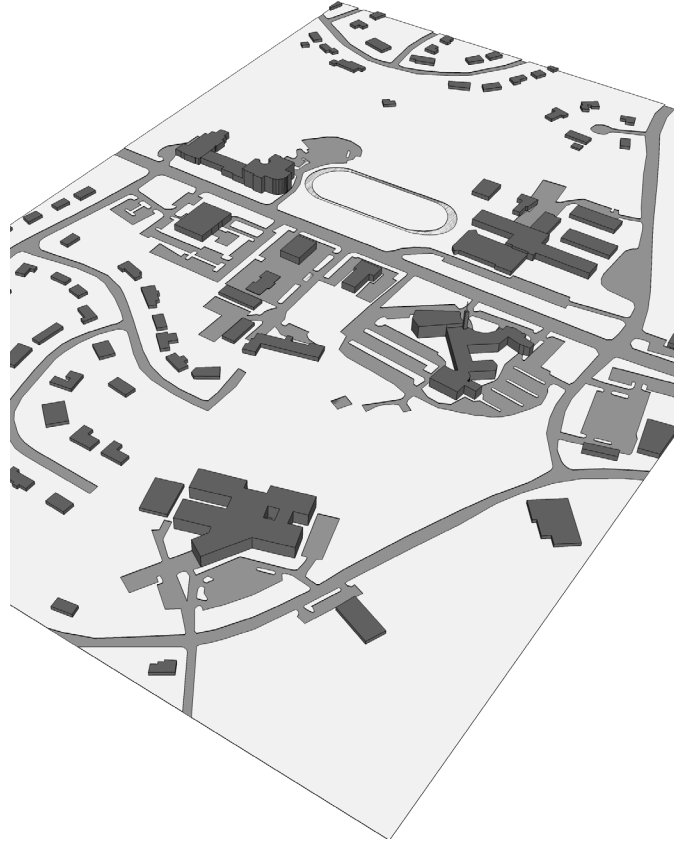
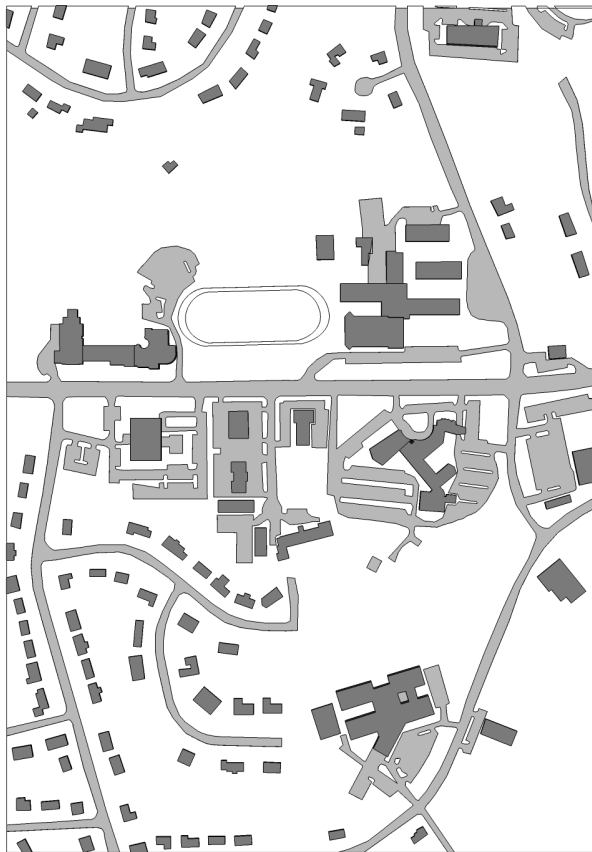
#### Form & Pattern

General Development Pattern	Separate Uses
Site Efficiency Factor*	85-90%
Typical Lot Coverage*	30-50%
Residential Density	10-30 D.U.s <sup>1</sup> /Acre
Non-Residential Intensity	0.05-0.10 FAR <sup>2</sup>
Prevailing Building Height	1-3 Stories
Average Dwelling Unit Size	N/A
Average Non-Residential Building Size	10,000-50,000 SF <sup>3</sup>
Transportation Choices	Auto, Walking
Typical Block Length	N/A
Setback or Build-To Line	Setback Requirements
Open Space Elements	Natural Areas/Pocket Parks/ Landscaped Buffers
Street Pattern	Grid
Street Connectivity	Varies
Parking Provisions	Surface Lot , Parking Deck
Typical Street Cross Section	N/A
General Water Usage (per SF)	0.058 GPD
General Sewer Usage (per SF)	0.050 GPD

<sup>1</sup>(D.U.) - Dwelling Unit <sup>2</sup>(FAR) - Floor Area Ratio

<sup>3</sup>(S.F.) - Square Feet <sup>4</sup>(LF) - Linear Feet





Civic and institutional buildings are located throughout the region; including government buildings, schools, and libraries.

## HCC

## 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 an internal network of streets for circulation.

### 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

- primary care buildings
- emergency services
- research centers
- birthing center
- rehabilitation center

#### Secondary Land Uses

- teaching facilities
- private medical office buildings
- parking deck
- surface parking lot

### Form & Pattern

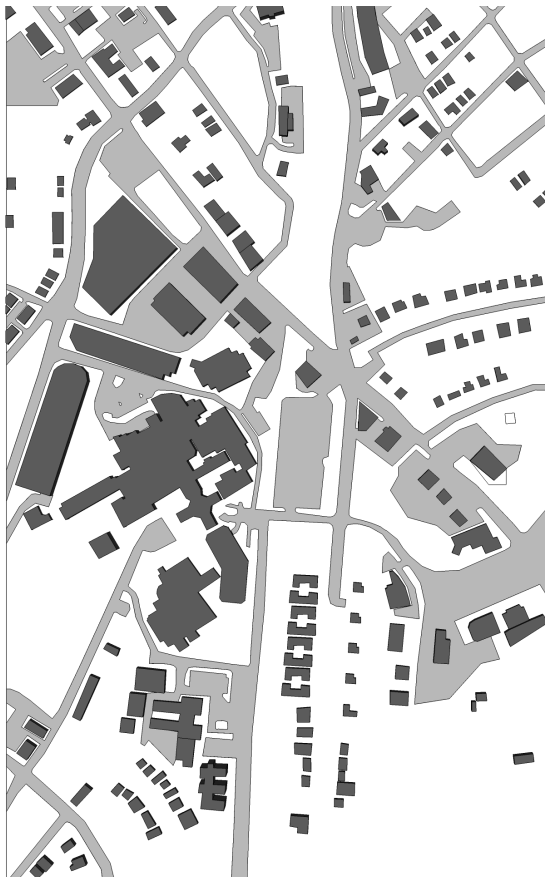
The form and pattern table displays generalized development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community brand important to distinguishing development in this category from others in the region.

#### Form & Pattern

General Development Pattern	Mixed Uses
Site Efficiency Factor	80-90%
Typical Lot Coverage	40-60%
Residential Density	N/A
Non-Residential Intensity	0.25-2.00 FAR <sup>2</sup>
Prevailing Building Height	1-12 Stories
Average Dwelling Unit Size	N/A
Average Non-Residential Building Size	10,000-1,000,000 SF <sup>3</sup>
Transportation Choices	Auto, Bus, Helicopter
Typical Block Length	N/A
Setback or Build-To Line	Setback Requirements
Open Space Elements	Neighborhood Parks/ Pocket Parks/ Plazas/ Greenways/ Stream Corridors
Street Pattern	Grid
Street Connectivity	High
Parking Provisions	Surface Lot/Parking Deck
Typical Street Cross Section	Suburban/Urban
General Water Usage (per SF)	0.058 GPD
General Sewer Usage (per SF)	0.050 GPD

<sup>1</sup>(D.U.) - Dwelling Unit <sup>2</sup>(FAR) - Floor Area Ratio

<sup>3</sup>(S.F.) - Square Feet <sup>4</sup>(LF) - Linear Feet



Major health care facilities are located throughout the CONNECT region.

These include:

Carolinas Medical Center, Presbyterian Hospital, Gastonia Memorial Hospital, among others.



## UCC

## University/College Campus

A university campus includes all of the academic buildings, residence halls, athletic facilities, equipment, or other ancillary 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 for reaching the campus (i.e., bicycle, transit, or automobile). 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. Complementary uses near a university may include student housing, residential neighborhoods, downtown, or private research and development buildings.

### 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

- academic buildings
- athletic buildings
- resident halls
- recreation center
- open space / public plazas

#### Secondary Land Uses

- private research and development buildings
- supporting retail & restaurants supporting retail & restaurants
- residential neighborhood
- parking deck
- surface parking lot

### 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	Separate Uses
Site Efficiency Factor*	75-85%
Typical Lot Coverage*	40-70%
Residential Density	25-100 D.U.'s <sup>1</sup> /Acre
Non-Residential Intensity	0.50-3.00 FAR <sup>2</sup>
Prevailing Building Height	1-15 Stories
Average Dwelling Unit Size	800-1,500 SF <sup>3</sup>
Average Non-Residential Building Size	10,000-100,000 SF <sup>3</sup>
Transportation Choices	Auto, Walking, Transit
Typical Block Length	N/A
Setback or Build-To Line	Setback Requirements
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	N/A
General Water Usage (per unit/SF)	180/0.058 GPD
General Sewer Usage (per unit/SF)	150/0.050 GPD

<sup>1</sup>(D.U.) - Dwelling Unit <sup>2</sup>(FAR) - Floor Area Ratio

<sup>3</sup>(S.F.) - Square Feet <sup>4</sup>(LF) - Linear Feet



Several colleges or universities have a large campuses in the CONNECT region, including but not limited to : The University of North Carolina at Charlotte, Queens University, Central Piedmont Community College, Belmont Abbey College, Gaston College, Davidson College and Johnson C. Smith University.

## REC

## 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 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

- professional office
- corporate campus
- research and development
- government buildings

#### Secondary Land Uses

- small retail uses
- restaurants

### 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.

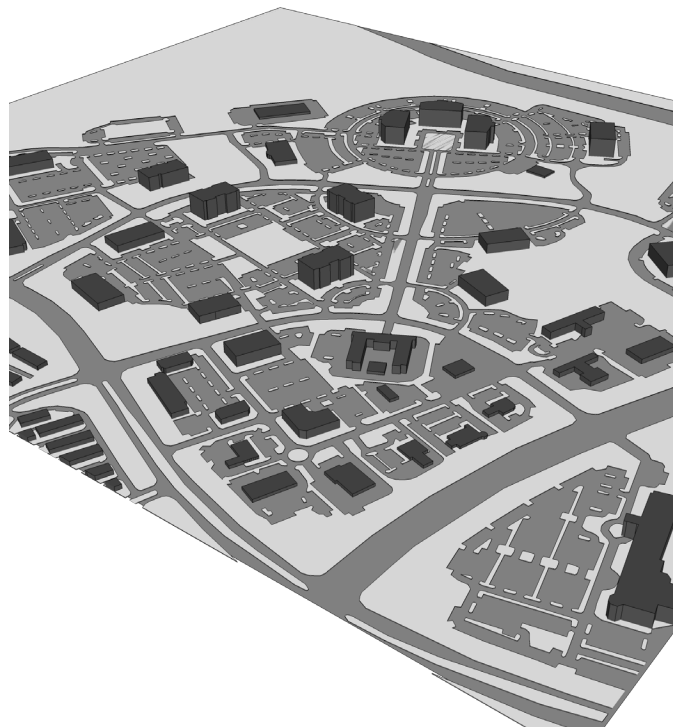
#### Form & Pattern

General Development Pattern	Separate Uses
Site Efficiency Factor	70-85%
Typical Lot Coverage	25-65%
Residential Density	N/A
Non-Residential Intensity	0.10-0.50 FAR <sup>2</sup>
Prevailing Building Height	1-10 Stories
Average Dwelling Unit Size	N/A
Average Non-Residential Building Size	50,000-500,000 SF <sup>3</sup>
Transportation Choices	Auto, Walking, Transit
Typical Block Length	800-3,000 LF <sup>4</sup>
Setback or Build-To Line	Setback Requirements
Open Space Elements	Pocket Parks, Greenways
Street Pattern	Curvilinear
Street Connectivity	Low
Parking Provisions	Surface Lot, Parking Deck
Typical Street Cross Section	Suburban/Rural
General Water Usage (per SF)	0.074 GPD
General Sewer Usage (per SF)	0.064 GPD

<sup>1</sup>(D.U.) - Dwelling Unit <sup>2</sup>(FAR) - Floor Area Ratio

<sup>3</sup>(S.F.) - Square Feet <sup>4</sup>(LF) - Linear Feet





Regional employment centers represent large tracts of land with good access to major thoroughfares, interstates, or railroad facilities. The Ballantyne development is an example of a very large regional employment center in the CONNECT Region.

When it is built out, the North Carolina Research Campus at Kannapolis will be another example of a regional employment center.

## Section B:

### Community Type Palette

Community Types are compilations of related and more detailed Place Types. This “rolling up” of numerous detailed conditions into a smaller set of more generalized environmental conditions creates a manageable menu of different types of development for large-scale future visioning public workshops. These ten Community Types distill the preceding thirty-one Place Types into a descriptive range of physical environments, from areas of preserved open space through suburban conditions to higher-density urban centers.









This list of thirty-one Place Types can best be understood as a spectrum from rural to urban, and this same concept applies to the ten more generalized categories of Community Types (Figure 2). These ten Community Types, and their constituent Place Types are as follows:

### Open Space (OS):

- Preserved Open Space (POS)
- Recreational Open Space (ROS)

### Rural Living (RL):

- Working Farms (WF)
- Rural Living (RL)
- Conservation-based Subdivision (CBS)
- Rural Crossroads (RC)

### Industrial Center \* (IC):

- Heavy Industrial Center (HIC)
- Light Industrial Center (LIC)

### Suburban Neighborhood (SN)

- Mobile Home Community (MHC)
- Large Lot Residential (LLR)
- Small Lot Residential (SLR)
- Town Home/ Small Condo (THC)
- Mixed Residential (MR)
- Multi-Family Residential (MFR)

### Suburban Center (SC):

- Neighborhood Commercial Center (NCC)
- Suburban Commercial Center (SCC)
- Highway Commercial (HC)
- Suburban Office Center (SOC)

### Walkable Neighborhood \*\* (WN):

- Mixed-Use Neighborhood (MUN)

### Walkable Activity Center \*\* (WAC):

- Mixed-Use Activity Center (MAC)

### Transit Activity Center (TAC):

- Transit Oriented Development (BRT)
- Transit Oriented Development (LRT)
- Transit Oriented Development (CRT)

### Urban Center (UC):

- Urban Neighborhood (UN)
- Town Center (TC)
- Metropolitan Center (MC)

### Special Districts (SD):

- Airport (AIR)
- Civic/Institutional District (CID)
- Health Care Campus (HCC)
- University/College Campus (UCC)
- Regional Employment Center (REC)

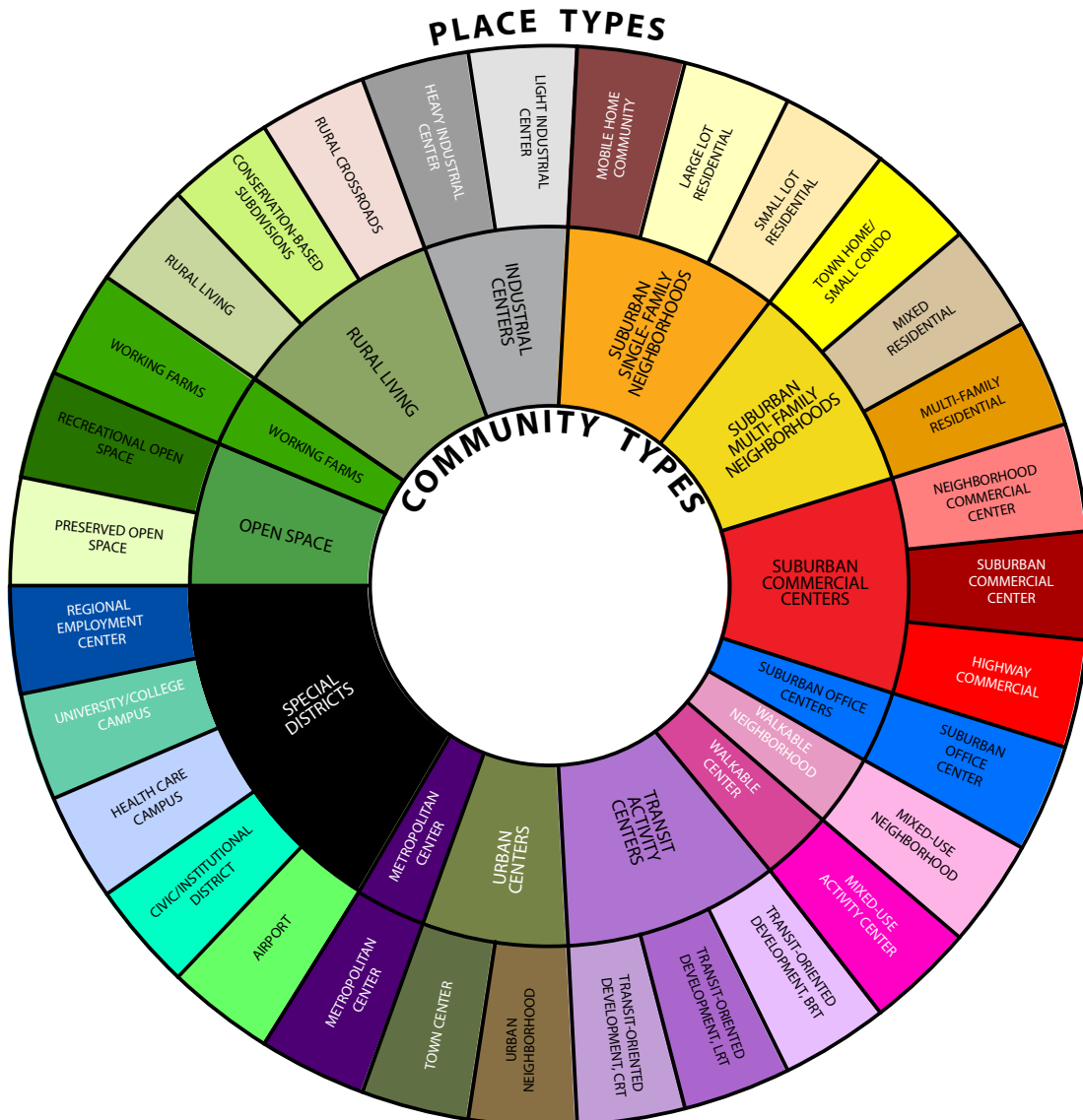
### Notes:

\* Industrial Centers include activities such as concrete plants, quarries, asphalt plants, heavy and light manufacturing complexes at a range of scales.

\*\* Walkable Neighborhood and Walkable Center are unique in that they each comprise a single Place Type. This is due to their characteristics of more integrated uses and pedestrian orientation. This sets them apart from more general suburban conditions, but development intensities in these Community Types remain at a moderate level in contrast to the higher densities generally found in the Urban Center Community Type.

This rural to urban gradient contains a couple of particular conditions:

- Industrial Centers in our region are often located in suburban locations towards the edges of communities rather than urban cores, and this accounts for their place in the suburban “middle” of the spectrum.
- Special districts include facilities such as airports or large employment centers or large educational campuses. These large, special uses are usually orchestrated by their own sets of design and planning protocols and therefore are somewhat distinct from the more integrated pattern of urban, suburban and rural conditions.



## Open Space

The Community Type “Open Space” includes lands dedicated for preservation by legal means, and land used for active and passive recreational purposes.

The former category comprises National and State Parks, land protected from development by private sector conservation easements, and also by municipal regulations such as floodplains. This type of open space is preserved in perpetuity and often has high scenic value. The latter condition includes ball fields, greenways, community parks, rivers and lakes. For the purposes of this Community Type definition, these two categories of open space are merged into one category of land that should remain undeveloped.

### Place Types Included:

Preserved Open Space (POS)  
Recreational Open Space (ROS)

### 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.

### Land Use Considerations

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.

State Park / Wildlife Refuge  
Wildlife Corridor  
Natural Area  
Greenway  
Stormwater Retention/Detention Area  
Athletic Fields  
Community Park  
Water Dependent Recreation  
Cemetery

### Form & Pattern

General Development Pattern	Separate Uses
Residential Density	N/A
Non-Residential Intensity	N/A
Prevailing Building Height	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

<sup>1</sup>(D.U.) - Dwelling Unit <sup>2</sup>(FAR) - Floor Area Ratio

<sup>3</sup>(S.F.) - Square Feet <sup>4</sup>(LF) - Linear Feet





Recreational Open Space



Recreational Open Space



Preserved Open Space



## 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.

### Place Types Included:

Working Farm

### 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.

### Land Use Considerations

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.

State Park / Wildlife Refuge  
Wildlife Corridor  
Natural Area  
Greenway  
Stormwater Retention/Detention Area  
Athletic Fields  
Community Park  
Water Dependent Recreation  
Cemetery

### Form & Pattern

General Development Pattern	Separate Uses
Residential Density	.05-.1 DU <sup>1</sup> /A
Non-Residential Intensity	.05-.1 FAR
Prevailing Building Height	1-2 Stories
Transportation Choices	Auto
Typical Block Length	N/A
Open Space Elements	Farmland/Woodlands
Street Pattern	N/A
Street Connectivity	Low
Parking Provisions	N/A
Typical Street Cross Section	Rural

<sup>1</sup>(D.U.) - Dwelling Unit <sup>2</sup>(FAR) - Floor Area Ratio

<sup>3</sup>(S.F.) - Square Feet <sup>4</sup>(LF) - Linear Feet





Wheat Field



Horse Barn



Cow Pasture



## Rural Living

The Community Type “Rural Living” includes a variety of residential types, from farmhouses, to large acreage rural family dwellings, to ecologically-minded “conservation subdivisions” whose aim is to preserve open landscape, and traditional buildings, often with a mixture of residential and commercial uses that populate crossroads in countryside locations.

### Place Types Included:

Working Farm (WF)  
Rural Living (RL)  
Conservation-based Subdivision (CBS)  
Rural Crossroads (RC)

### 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.

### Land Use Considerations

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.

Cultivated Farmland  
Woodlands / Timber Harvesting  
Livestock / Arable  
Natural Area  
Single-Family Detached Home  
Smaller-lot Single Family and Town Homes  
Mobile Home  
Barns / Storage  
Light Industrial (ancillary to farming)  
Church  
Gas Station  
Convenience Store / Hardware Store /  
Restaurant

### Form & Pattern

General Development Pattern	Separate Uses
Residential Density	.05-.25 DU <sup>1</sup> /A
Non-Residential Intensity	.05-.20 FAR <sup>2</sup>
Prevailing Building Height	1-2 Stories
Transportation Choices	Auto
Typical Block Length	N/A
Open Space Elements	Natural Areas/Stream Corridors
Street Pattern	Curvilinear
Street Connectivity	Low
Parking Provisions	Private Drive
Typical Street Cross Section	Rural/Suburban

<sup>1</sup>(D.U.) - Dwelling Unit <sup>2</sup>(FAR) - Floor Area Ratio

<sup>3</sup>(S.F.) - Square Feet <sup>4</sup>(LF) - Linear Feet



Rural Crossroads



Working Farms



Rural Living

## Industrial Center

The Community Type “Industrial Center” includes both heavy and light manufacturing, from clean and green data handling complexes to manufacturing / extraction / distribution processes or power plants that require careful environmental management. These uses usually require considerable land areas and are set aside from other development for environmental or security concerns, or for reasons of heavy truck traffic flow.

### Place Types Included:

Heavy Industrial Center (HIC)  
Light Industrial Center (LIC)

### 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.

### Land Use Considerations

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.

Factory  
Heavy Assembly Plant  
Regional Warehouse / Trucking Distribution  
Landfill / Quarry  
Light Manufacturing and Assembly  
Laboratory  
Data Handling Plant  
Natural Area

### Form & Pattern

General Development Pattern	Separate Uses
Residential Density	N/A
Non-Residential Intensity	.10-.20 FAR <sup>2</sup>
Prevailing Building Height	1-2 Stories
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

<sup>1</sup>(D.U.) - Dwelling Unit <sup>2</sup>(FAR) - Floor Area Ratio

<sup>3</sup>(S.F.) - Square Feet <sup>4</sup>(LF) - Linear Feet





Heavy Industrial Center



Light Industrial Center



Heavy Industrial Center

## Suburban Single-Family Neighborhood

Suburban single-family 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 homes. Homes are oriented interior to the neighborhood and typically buffered from surrounding development by transitional uses or landscaped areas.

Suburban 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.

### Place Types Included:

Town Home/Small Condo (THC)  
Mixed-Density Residential (MDR)  
Multi-Family Residential (MFR)

### 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.

### Land Use Considerations

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.

Mobile / Modular Homes  
Single-Family Detached Home  
Single-Family Attached Home (Town Home / Duplex)  
Church  
School  
Community Park  
Community Center / Pool and Recreational Amenities  
Natural Area

### Form & Pattern

General Development Pattern	Separate Uses
Residential Density	1.0-6.0 DU <sup>1</sup> /A
Non-Residential Intensity	N/A
Prevailing Building Height	1-2 Stories
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

<sup>1</sup>(D.U.) - Dwelling Unit <sup>2</sup>(FAR) - Floor Area Ratio

<sup>3</sup>(S.F.) - Square Feet <sup>4</sup>(LF) - Linear Feet





Small Lot Residential



Small Lot Residential



Large Lot Residential



## Suburban Multi-Family Neighborhood

Suburban multifamily 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 contain one of the following housing types: condominiums, townhomes, senior housing, or apartments.

Suburban multifamily 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.

### Place Types Included:

Town Home/Small Condo (THC)  
Mixed-Density Residential (MDR)  
Multi-Family Residential (MFR)

### 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.

### Land Use Considerations

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.

Mobile / Modular Homes  
Single-Family Detached Home  
Single-Family Attached Home (Town Home / Duplex)  
Church  
School  
Community Park  
Community Center / Pool and Recreational Amenities  
Natural Area

### Form & Pattern

Form & Pattern	
General Development Pattern	Separate Uses
Residential Density	8.0-16.0 DU <sup>1</sup> /A
Non-Residential Intensity	N/A
Prevailing Building Height	1-4 Stories
Transportation Choices	Auto
Typical Block Length	400-800 LF
Open Space Elements	Greenway/Natural Areas/Parks
Street Pattern	Modified Grid
Street Connectivity	Medium
Parking Provisions	Private Driveway/On-Street Parking/Surface Lot
Typical Street Cross Section	Suburban/Urban

<sup>1</sup>(D.U.) - Dwelling Unit <sup>2</sup>(FAR) - Floor Area Ratio

<sup>3</sup>(S.F.) - Square Feet <sup>4</sup>(LF) - Linear Feet



Condominiums



Townhomes



Condominiums



## Suburban Commercial Center

Suburban commercial 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.

### Place Types Included:

Neighborhood Commercial Center (NCC)  
Suburban Commercial Center (SCC)  
Highway Commercial (HC)

### 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.

### Land Use Considerations

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.

Small supermarket  
Convenience store  
Large supermarket  
Drug store  
Bank  
Restaurant  
Big Box commercial  
Hotel  
Professional Office  
Call center  
Medical office  
Fire station

### Form & Pattern

General Development Pattern	Separate Uses
Residential Density	N/A
Non-Residential Intensity	.15-.35 FAR
Prevailing Building Height	1-2 Stories
Transportation Choices	Auto
Typical Block Length	N/A
Open Space Elements	Landscape Buffers/Natural Areas
Street Pattern	N/A
Street Connectivity	N/A
Parking Provisions	Surface Lot
Typical Street Cross Section	Suburban

<sup>1</sup>(D.U.) - Dwelling Unit <sup>2</sup>(FAR) - Floor Area Ratio

<sup>3</sup>(S.F.) - Square Feet <sup>4</sup>(LF) - Linear Feet





Neighborhood Commercial Center



Suburban Commercial Center



Suburban Commercial Center



## 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.

### Place Types Included:

Suburban Office Center (SOC)

### Land Use Considerations

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.

Small supermarket  
Convenience store  
Large supermarket  
Drug store  
Bank  
Restaurant  
Big Box commercial  
Hotel  
Professional Office  
Call center  
Medical office  
Fire station

### 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	Separate Uses
Residential Density	N/A
Non-Residential Intensity	.2-1.0 FAR
Prevailing Building Height	1-3 Stories
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

<sup>1</sup>(D.U.) - Dwelling Unit <sup>2</sup>(FAR) - Floor Area Ratio  
<sup>3</sup>(S.F.) - Square Feet <sup>4</sup>(LF) - Linear Feet





Neighborhood Commercial Center



Suburban Commercial Center



Suburban Commercial Center



## Walkable Neighborhood

The Community Type “Walkable Neighborhood” is synonymous with the Place Type “Mixed-Use Neighborhood.” This is due to its very specific characteristics that set it apart from most other Place Types by virtue of its deliberately structured mix of dwelling types in a development context that often operates through the separation of uses, densities and/or land value. This Place Type and Community Type has its roots in the traditional character of American communities during the early part of the 20th century, and has been revived in recent decades as a relevant option for future development.

### Place Types Included:

Mixed-Use Neighborhood (MUN)

### 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.

### Land Use Considerations

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.

Single-Family Detached Home  
 Single-Family Attached Home (Town Home / Duplex)  
 Condominium / Apartment  
 Neighborhood Commercial  
 Restaurant  
 Professional Office  
 Government Building  
 Church  
 School  
 Community Park / Pocket Park  
 Natural Area

### Form & Pattern

General Development Pattern	Mix of Uses
Residential Density	4-20 DU <sup>1</sup> /A
Non-Residential Intensity	.5- 1.5 FAR <sup>2</sup>
Prevailing Building Height	1-4 Stories
Transportation Choices	Auto/Bicycle/Walking/Transit
Typical Block Length	300-600 Ft.
Open Space Elements	Pocket Parks/Plazas
Street Pattern	Grid/Modified Grid
Street Connectivity	High
Parking Provisions	On-Street/Surface Lot/Shared Parking
Typical Street Cross Section	Urban

<sup>1</sup>(D.U.) - Dwelling Unit <sup>2</sup>(FAR) - Floor Area Ratio

<sup>3</sup>(S.F.) - Square Feet <sup>4</sup>(LF) - Linear Feet



Walkable Neighborhood



Dilworth, Walkable Neighborhood



Walkable Neighborhood

## Walkable Activity Center

The Community Type “Walkable Activity Center” is synonymous with the Place Type “Mixed-Use Activity Center.” This is due to its very specific characteristics that set it apart from most other Place Types by virtue of its deliberately structured mix of uses organized around a network of walkable streets, and it is supported by transit options.

As with the Community Type “Walkable Neighborhood,” a Walkable Center draws its inspiration and renewed relevance from the historic patterns of American towns and cities.

### Place Types Included:

Mixed-Use Activity Center (MAC)

### 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.

### Land Use Considerations

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.

Condominium / Apartment  
Live/Work Unit  
Community-wide Commercial  
Restaurant  
Professional Office  
Government Building  
Church/School  
Library  
Movie Theatre  
Pocket Park  
Farmers’ Market

### Form & Pattern

General Development Pattern	Mix of Uses
Residential Density	10-30 DU <sup>1</sup> /A
Non-Residential Intensity	.5- 2.0 FAR <sup>2</sup>
Prevailing Building Height	1-5 Stories
Transportation Choices	Auto/Bicycle/Walking/Transit
Typical Block Length	200-400 Ft.
Open Space Elements	Pocket Parks/Squares/Plazas
Street Pattern	Grid
Street Connectivity	High
Parking Provisions	On-Street/Surface Lot/Shared Parking/Parking Deck
Typical Street Cross Section	Urban

<sup>1</sup>(D.U.) - Dwelling Unit <sup>2</sup>(FAR) - Floor Area Ratio

<sup>3</sup>(S.F.) - Square Feet <sup>4</sup>(LF) - Linear Feet





Birkdale Village, Walkable Center



Gastonia Farmer's Market



Uptown Walkable Center

## Transit Activity Center

The Community Type “Transit Activity Center” combines a trio of similar Place Types defined separately by their particular mode of transit, be it bus, light rail/streetcar or commuter rail. These different technologies spur different types of development layouts around their station stops, but at the level of Community Types their similarities are more important than their differences.

### Place Types Included:

Transit-Oriented Development (BRT)  
Transit-Oriented Development (LRT)  
Transit-Oriented Development (CRT)

### 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.

### Land Use Considerations

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.

Live/Work Unit  
Mixed Commercial  
Restaurant  
Professional / Medical Office  
Corporate Office  
Government Building  
Church  
School  
Library  
Pocket Park / Plaza

### Form & Pattern

General Development Pattern	Mix of Uses
Residential Density	4-20 DU <sup>1</sup> /A
Non-Residential Intensity	.5- 1.5 FAR <sup>2</sup>
Prevailing Building Height	2-6 Stories
Transportation Choices	Auto/Bicycle/Walking/Transit (all modes)
Typical Block Length	200-400 Ft.
Open Space Elements	Pocket Parks/Plazas/Greenway
Street Pattern	Grid
Street Connectivity	High
Parking Provisions	On-Street/Surface Lot/Shared Parking/Parking Deck
Typical Street Cross Section	Urban

<sup>1</sup>(D.U.) - Dwelling Unit <sup>2</sup>(FAR) - Floor Area Ratio

<sup>3</sup>(S.F.) - Square Feet <sup>4</sup>(LF) - Linear Feet





Transit Oriented Development (Streetcar)



Transit Oriented Development (Bus Rapid Transit)



Transit Oriented Development (Light Rail Transit)





## Urban Center

The Community Type “Urban Center” gathers together the three most “high urban” categories of Place Type, with shared characteristics of higher densities, larger buildings and a wide range of uses in an environment that is walkable and served by a range of transit options. The scale ranges from moderate in smaller towns and cities to large scale in metro centers such as downtown Charlotte. Other examples, such as South Park in Charlotte, fall into this category even though in their present condition they do not meet all the “ideal” characteristics, but are capable of significant infill options.

### Place Types Included:

Urban Neighborhood (UN)  
Town Center (TC)

### 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.

### Land Use Considerations

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.

Single-Family Detached Home  
Single-Family Attached Home (Town Home / Duplex)  
Condominium / Apartment  
Live/Work Unit  
Community-wide Commercial (Region-wide at top of scale)  
Arena / Conference Center  
Museum / Library  
Restaurant  
Professional Office  
Government Building / Post Office  
Church/School  
Movie Theatre  
Pocket Park  
Farmers' Market

### Form & Pattern

General Development Pattern	Mix of Uses
Residential Density	10-100 DU <sup>1</sup> /A
Non-Residential Intensity	1.0-30.0 FAR <sup>2</sup>
Prevailing Building Height	2-50 Stories
Transportation Choices	Auto/Bicycle/Walking/Transit
Typical Block Length	200-400 Ft.
Open Space Elements	Pocket Parks/Plazas/Squares
Street Pattern	Grid
Street Connectivity	High
Parking Provisions	On-Street/Surface Lot/Shared Parking/Parking Deck
Typical Street Cross Section	Urban

<sup>1</sup>(D.U.) - Dwelling Unit <sup>2</sup>(FAR) - Floor Area Ratio

<sup>3</sup>(S.F.) - Square Feet <sup>4</sup>(LF) - Linear Feet



Town Center



Urban Neighborhood



Town Center





## 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.

### Place Types Included:

Metropolitan Center (MC)

### 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.

### Land Use Considerations

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.

Single-Family Detached Home  
 Single-Family Attached Home (Town Home / Duplex)  
 Condominium / Apartment  
 Live/Work Unit  
 Community-wide Commercial (Region-wide at top of scale)  
 Arena / Conference Center  
 Museum / Library  
 Restaurant  
 Professional Office  
 Government Building / Post Office  
 Church/School  
 Movie Theatre  
 Pocket Park  
 Farmers' Market

### Form & Pattern

General Development Pattern	Separate Uses
Residential Density	10.0-150.0 DU <sup>1</sup> /A
Non-Residential Intensity	1.0-4.0 FAR
Prevailing Building Height	1-60 Stories
Transportation Choices	Auto
Typical Block Length	800-2,000 LF
Open Space Elements	Pocket Parks/Plazas/Squares
Street Pattern	Grid
Street Connectivity	High
Parking Provisions	Surface Lot/On-Street Parking/Parking Deck/Shared Parking Agreements
Typical Street Cross Section	Rural/Suburban/Urban

<sup>1</sup>(D.U.) - Dwelling Unit <sup>2</sup>(FAR) - Floor Area Ratio  
<sup>3</sup>(S.F.) - Square Feet <sup>4</sup>(LF) - Linear Feet





Metropolitan Center



Metropolitan Center



Metropolitan Center

SD

## Special District

The Community Type “Special District” includes airports and large institutional/health care or education campuses together with large employment centers with multiple buildings. These large, special uses are usually orchestrated by their own sets of design and planning standards, and therefore are distinct from the more integrated patterns of urban, suburban and rural conditions.

### Place Types Included:

Airport (AIR)  
Civic/Institutional District (CID)  
Health Care Campus (HCC)  
University/College Campus (UCC)  
Regional Employment Center (REC)

### Land Use Considerations

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.

Airport (including passenger and freight facilities)  
Aviation Maintenance  
Warehouse  
Hotel  
Parking Deck  
Hospital (emergency care and specialists)  
Professional / Medical Office  
Corporate Office  
Research Facilities  
Government Buildings  
Prison  
Water / Wastewater Treatment Plant  
School  
Academic Building  
Athletic Facilities  
Residence Hall  
Residential Neighborhood

### 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	Mix of Uses
Residential Density	10-100 DU <sup>1</sup> /A
Non-Residential Intensity	.25-3.0 FAR <sup>2</sup>
Prevailing Building Height	1-15 Stories
Transportation Choices	Auto/Trucks/Rail/Bicycle/Walking
Typical Block Length	N/A
Open Space Elements	Natural Areas/Greenways/Stream Corridors/Plazas/Recreation Fields
Street Pattern	Curvilinear
Street Connectivity	Varies
Parking Provisions	Surface Lot/Parking Deck
Typical Street Cross Section	Suburban/Urban

<sup>1</sup>(D.U.) - Dwelling Unit <sup>2</sup>(FAR) - Floor Area Ratio

<sup>3</sup>(S.F.) - Square Feet <sup>4</sup>(LF) - Linear Feet





University Campus



College Campus



Health Center

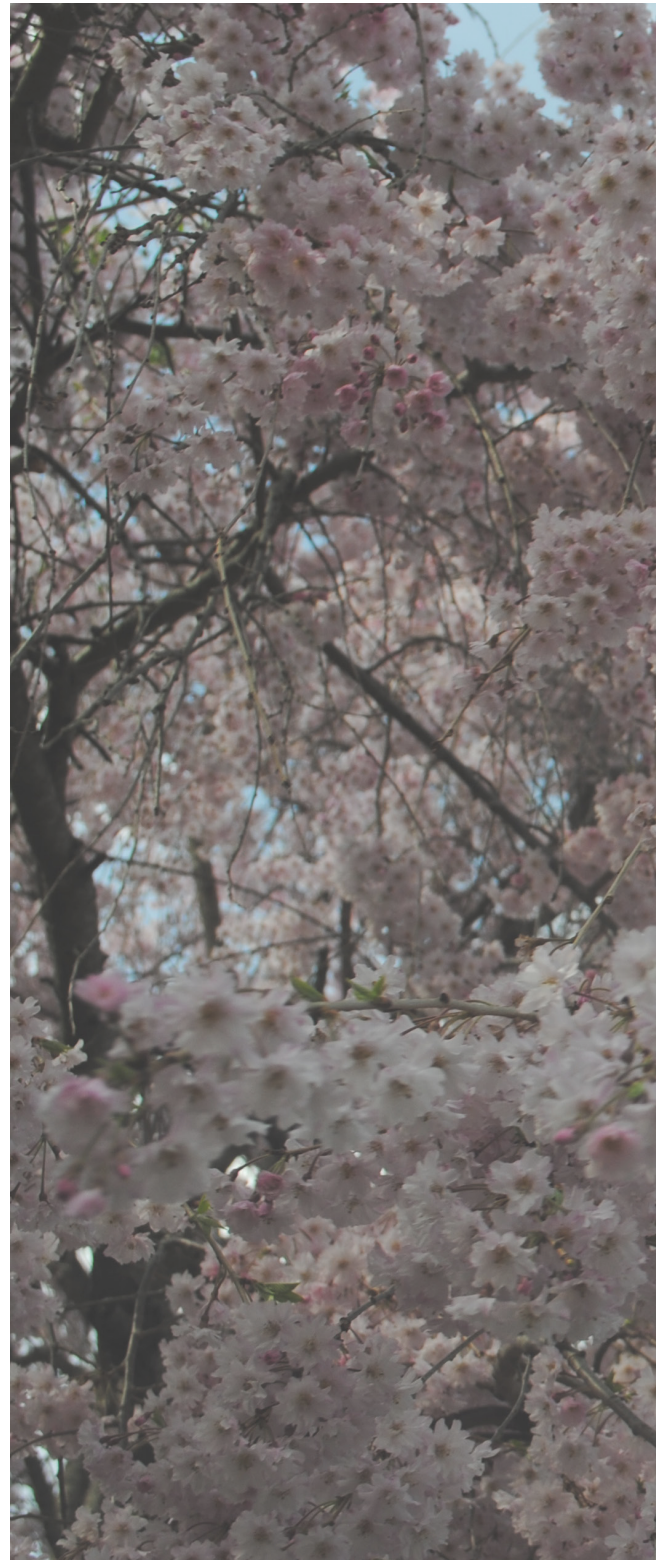


## Section C:

### Place Type Maps

The general development maps presented in Section D of this document highlight the type, location, pattern and intensity of development assumed for the Community Plans Growth Scenario (using the place type categories discussed in Section B). They reflect conditions at build-out of the CONNECT Region, including existing development, future development potential in undeveloped areas, and future redevelopment potential in under-utilized areas. Alternative growth scenarios contemplated for CONNECT Our Future will be evaluated against the Community Plans Growth Scenario.

Place types were assigned to the general development maps using a variety of sources. Developed areas in the region were coded using aerial photography, property appraiser data, field work, or layer-specific GIS data (e.g., church locations, voluntary agriculture districts, points of interest, etc.). Undeveloped or under-utilized areas in the region were coded using known committed development inventories or locally-adopted comprehensive plans and zoning ordinances. Email blasts and coordination meetings with city, town, and county planning officials were used to review the GIS data and make edits, as necessary, to accurately capture a snapshot of development potential in the region for moving forward.

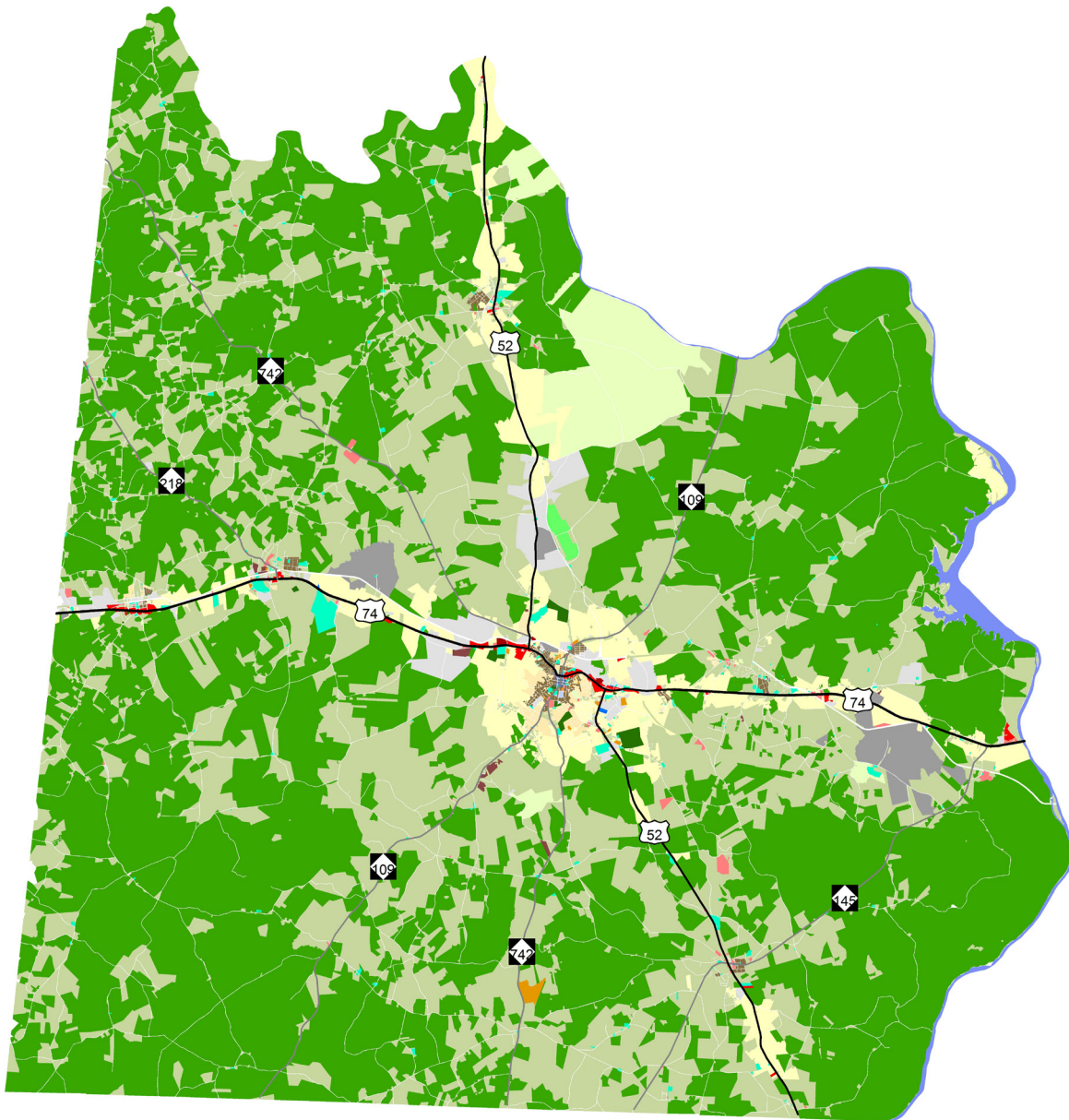






## Anson County

### Anson County Place Type Map





## Key Map

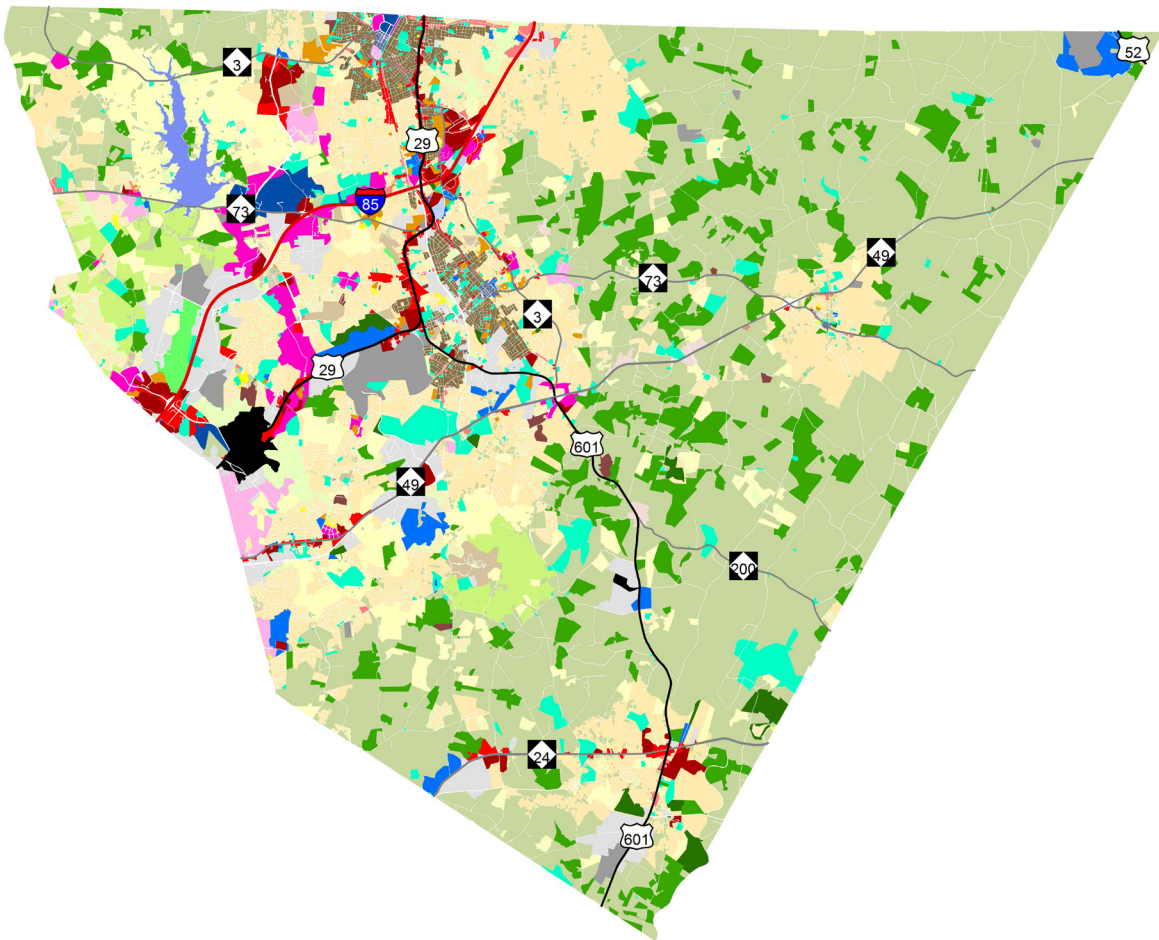


## Legend

	Light Industrial		Civic/Institutional District		Highway Commercial
	Heavy Industrial		Rural Crossroads		Suburban Commercial
	Rural Crossroads		Conservation Based Subdivision		Neighborhood Commercial
	Conservation Based Subdivision		Rural Living		Multi-Family Residential
	Rural Living		Working Farm		Mixed Residential
	Working Farm		Recreational Open Space		Townhouse/Small Condo
	Recreational Open Space		Preserved Open Space		Small Lot Residential
	Preserved Open Space		Regional Employment Center		Large Lot Residential
	Regional Employment Center		University/College Campus		Mobile Home Community
	University/College Campus		Healthcare Campus		
	Healthcare Campus		Civic/Institutional District		

## Cabarrus County
































### Cabarrus County Place Type Map



## Key Map



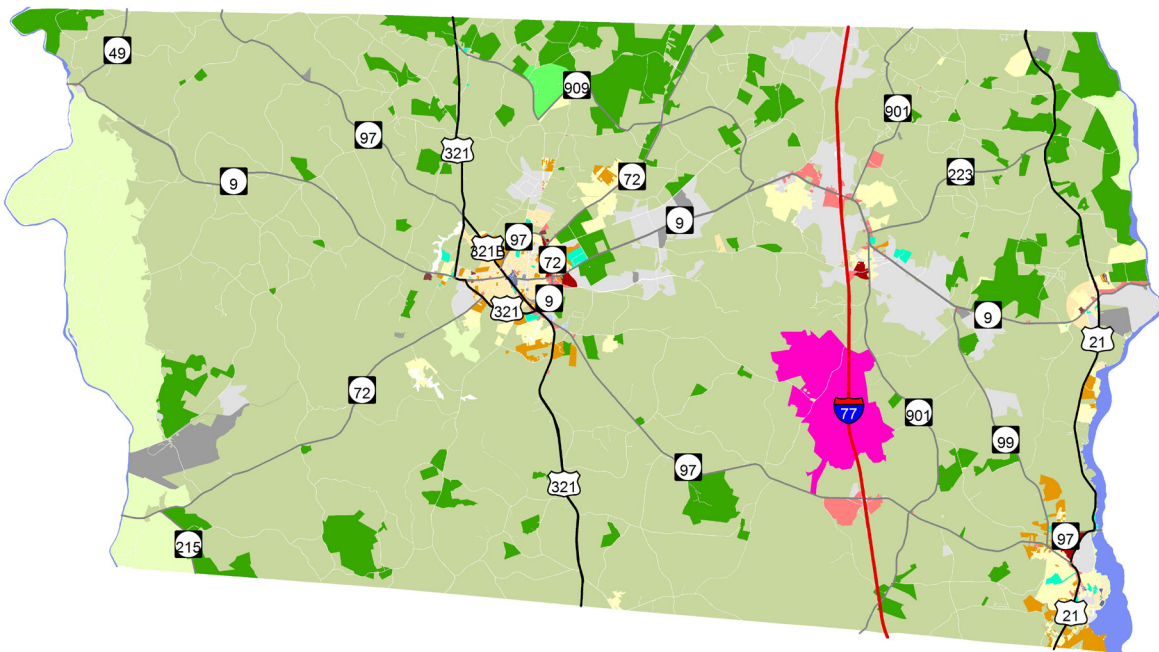
## Legend

	Light Industrial		Civic/Institutional District		Highway Commercial
	Heavy Industrial		Rural Crossroads		Suburban Commercial
	Rural Crossroads		Conservation Based Subdivision		Neighborhood Commercial
	Conservation Based Subdivision		Rural Living		Multi-Family Residential
	Rural Living		Working Farm		Mixed Residential
	Working Farm		Recreational Open Space		Townhouse/Small Condo
	Recreational Open Space		Preserved Open Space		Small Lot Residential
	Preserved Open Space		Regional Employment Center		Large Lot Residential
	Regional Employment Center		University/College Campus		Mobile Home Community
	University/College Campus		Healthcare Campus		
	Healthcare Campus		Civic/Institutional District		

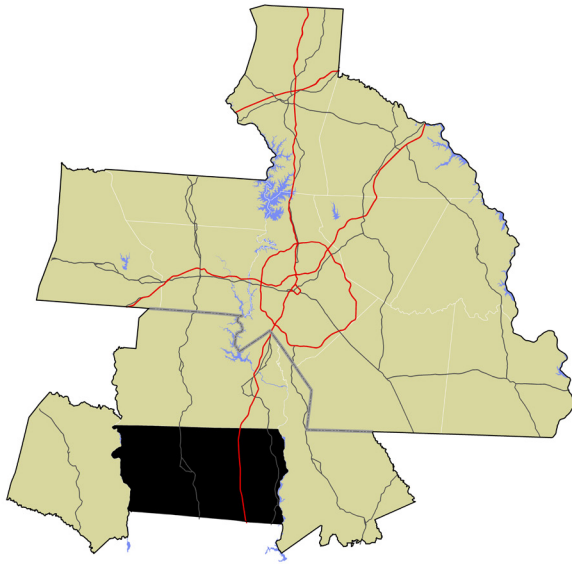


## Chester County
































### Chester County Place Type Map



## Key Map

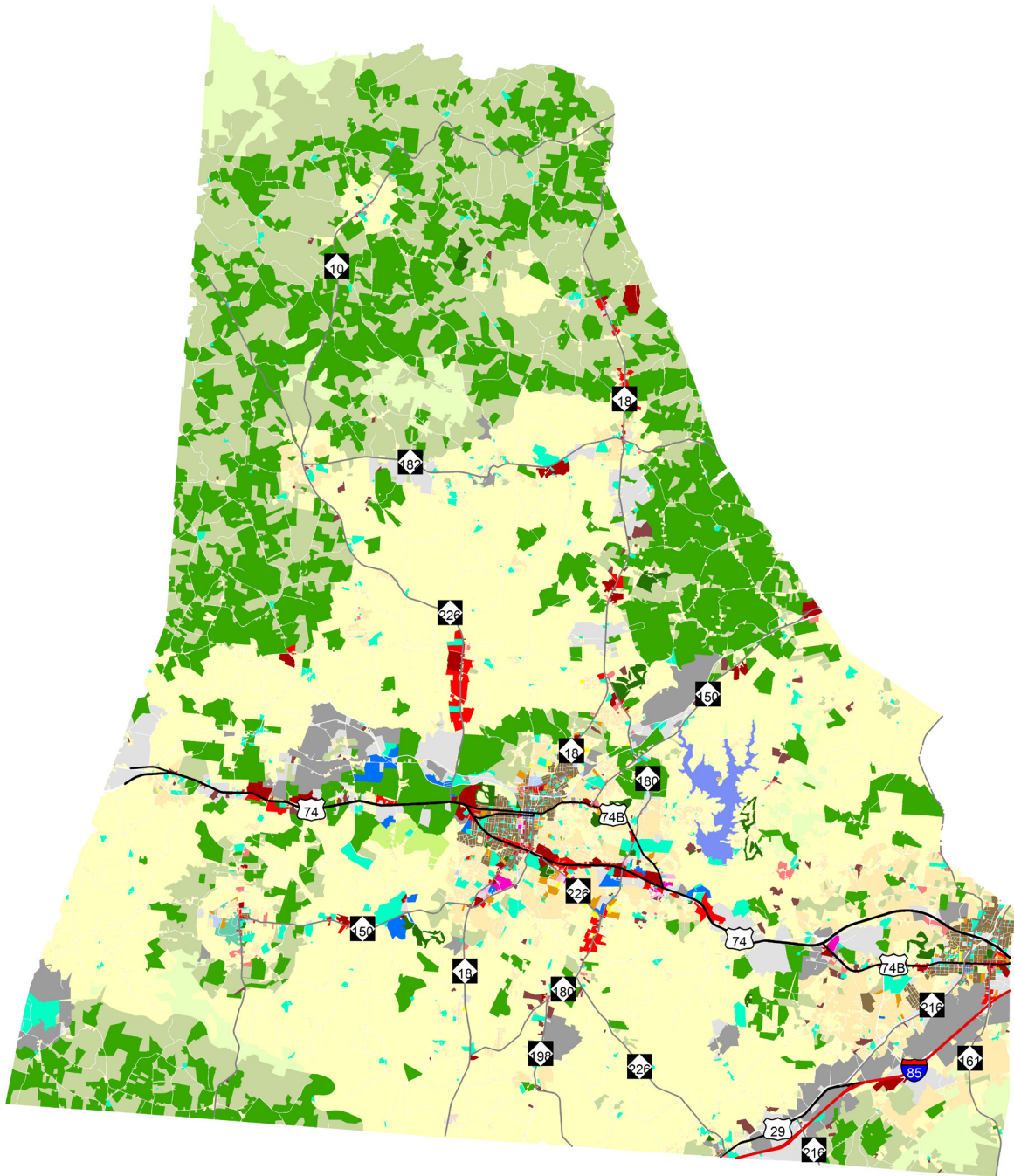


## Legend

	Light Industrial		Civic/Institutional District		Highway Commercial
	Heavy Industrial		Rural Crossroads		Suburban Commercial
	Rural Crossroads		Conservation Based Subdivision		Neighborhood Commercial
	Conservation Based Subdivision		Rural Living		Multi-Family Residential
	Rural Living		Working Farm		Mixed Residential
	Working Farm		Recreational Open Space		Townhouse/Small Condo
	Recreational Open Space		Preserved Open Space		Small Lot Residential
	Preserved Open Space		Regional Employment Center		Large Lot Residential
	Regional Employment Center		University/College Campus		Mobile Home Community
	University/College Campus		Healthcare Campus		
	Healthcare Campus		Civic/Institutional District		

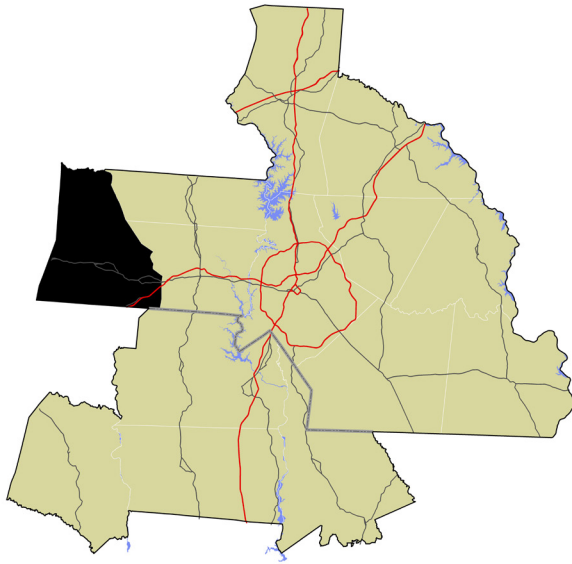
## Cleveland County

### Cleveland County Place Type Map




































## Key Map

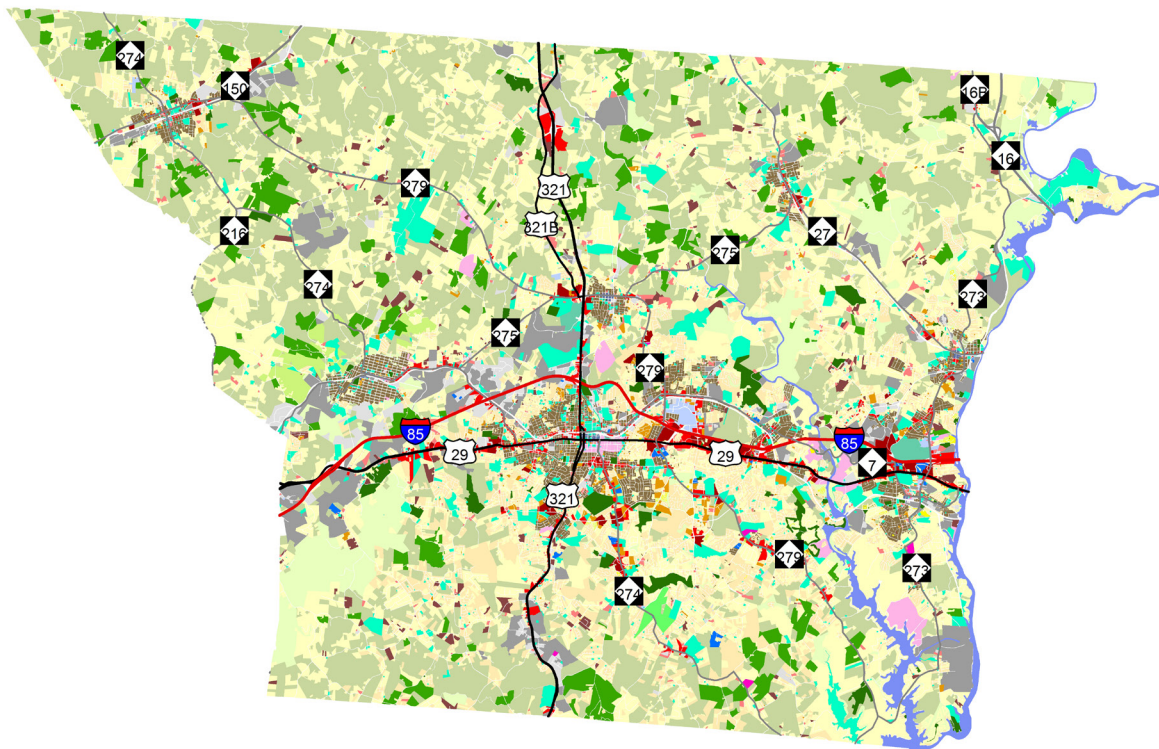


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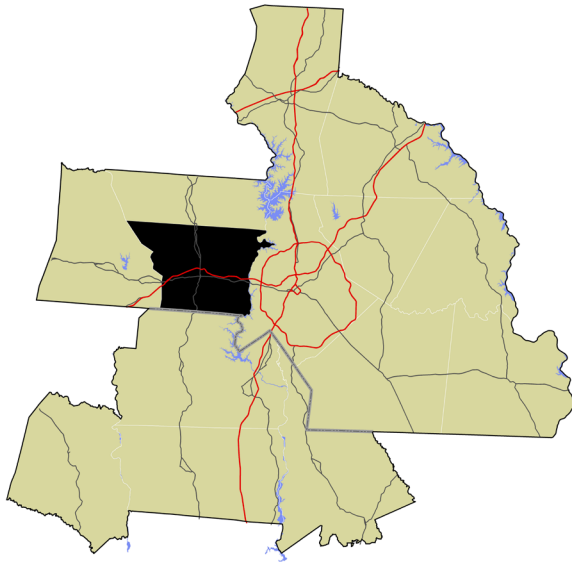
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	Heavy Industrial		Rural Crossroads		Suburban Commercial
	Rural Crossroads		Conservation Based Subdivision		Neighborhood Commercial
	Conservation Based Subdivision		Rural Living		Multi-Family Residential
	Rural Living		Working Farm		Mixed Residential
	Working Farm		Recreational Open Space		Townhouse/Small Condo
	Recreational Open Space		Preserved Open Space		Small Lot Residential
	Preserved Open Space		Regional Employment Center		Large Lot Residential
	Regional Employment Center		University/College Campus		Mobile Home Community
	University/College Campus		Healthcare Campus		
	Healthcare Campus		Civic/Institutional District		

## Gaston County
































### Gaston County Place Type Map



## Key Map



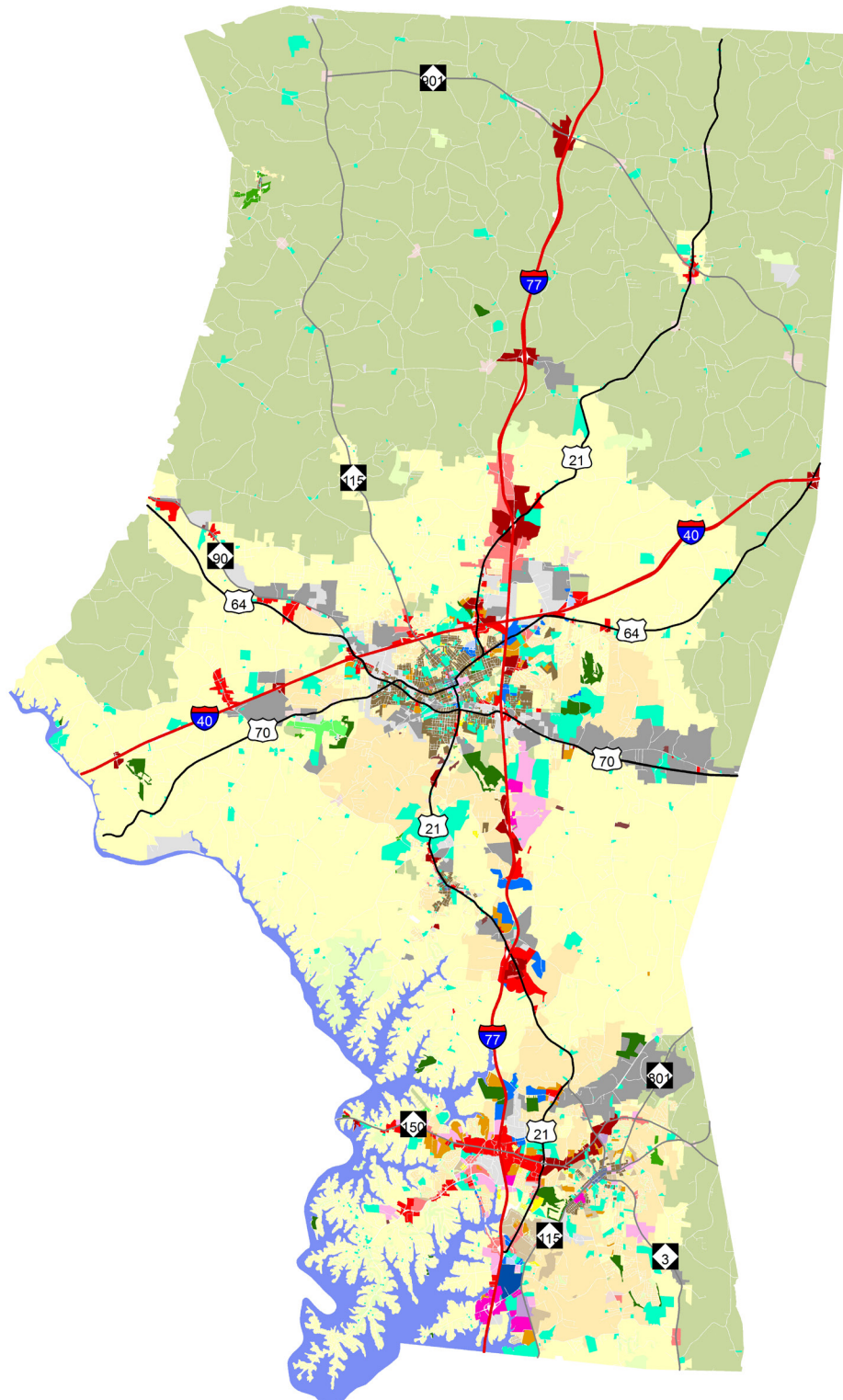
## Legend

	Light Industrial		Civic/Institutional District		Highway Commercial
	Heavy Industrial		Rural Crossroads		Suburban Commercial
	Rural Crossroads		Conservation Based Subdivision		Neighborhood Commercial
	Conservation Based Subdivision		Rural Living		Multi-Family Residential
	Rural Living		Working Farm		Mixed Residential
	Working Farm		Recreational Open Space		Townhouse/Small Condo
	Recreational Open Space		Preserved Open Space		Small Lot Residential
	Preserved Open Space		Regional Employment Center		Large Lot Residential
	Regional Employment Center		University/College Campus		Mobile Home Community
	University/College Campus		Healthcare Campus		
	Healthcare Campus		Civic/Institutional District		

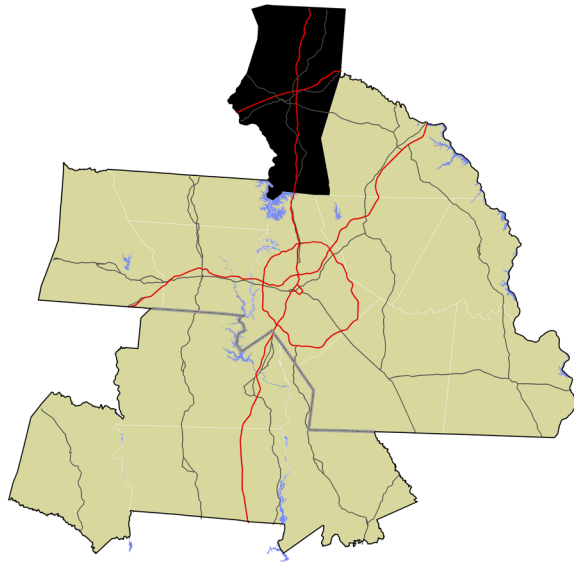


## Iredell County
































### Iredell County Place Type Map



## Key Map

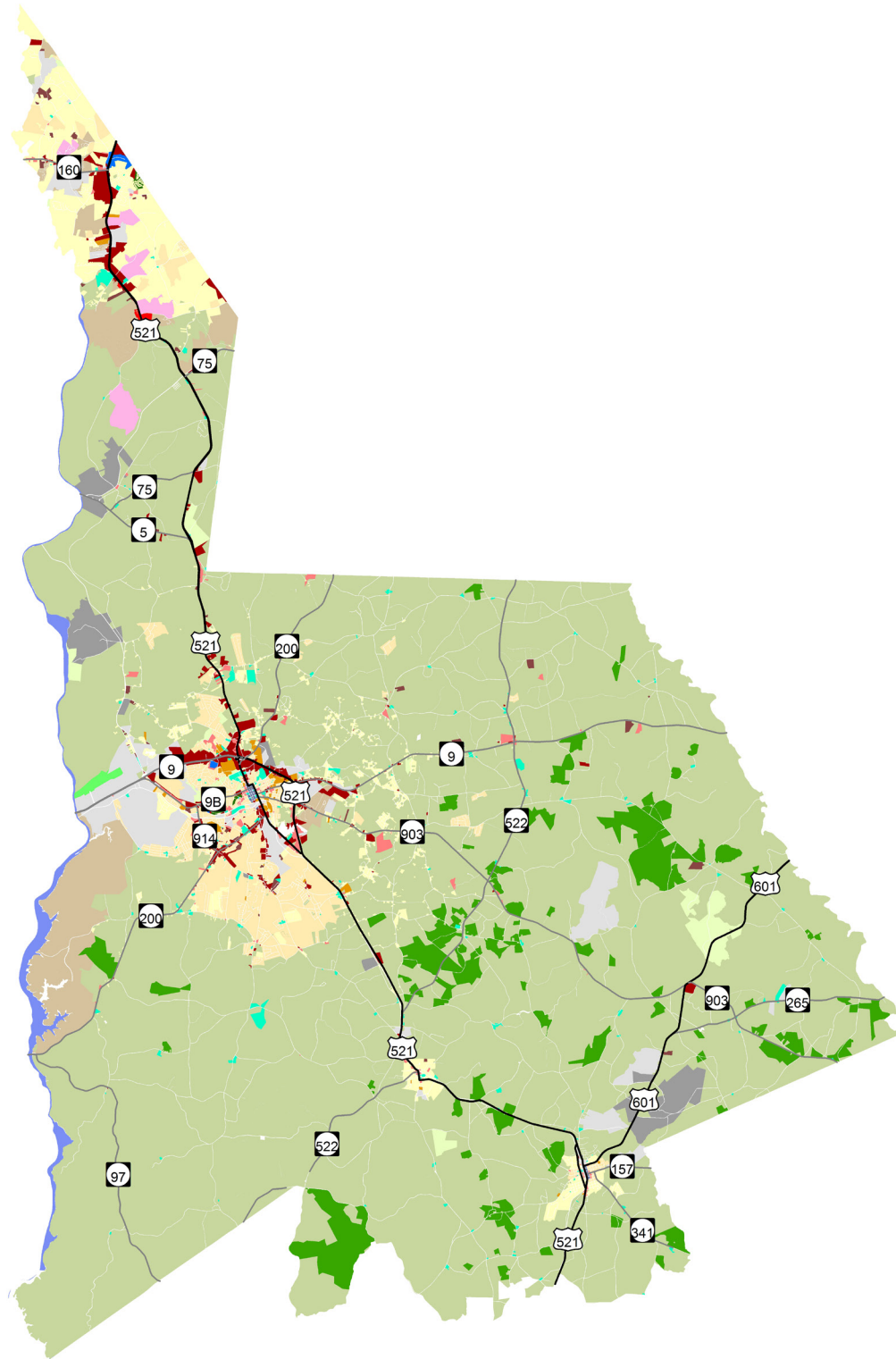


## Legend

	Light Industrial		Civic/Institutional District		Highway Commercial
	Heavy Industrial		Rural Crossroads		Suburban Commercial
	Rural Crossroads		Conservation Based Subdivision		Neighborhood Commercial
	Conservation Based Subdivision		Rural Living		Multi-Family Residential
	Rural Living		Working Farm		Mixed Residential
	Working Farm		Recreational Open Space		Townhouse/Small Condo
	Recreational Open Space		Preserved Open Space		Small Lot Residential
	Preserved Open Space		Regional Employment Center		Large Lot Residential
	Regional Employment Center		University/College Campus		Mobile Home Community
	University/College Campus		Healthcare Campus		
	Healthcare Campus		Civic/Institutional District		

## Lancaster County

### Lancaster County Place Type Map





## Key Map

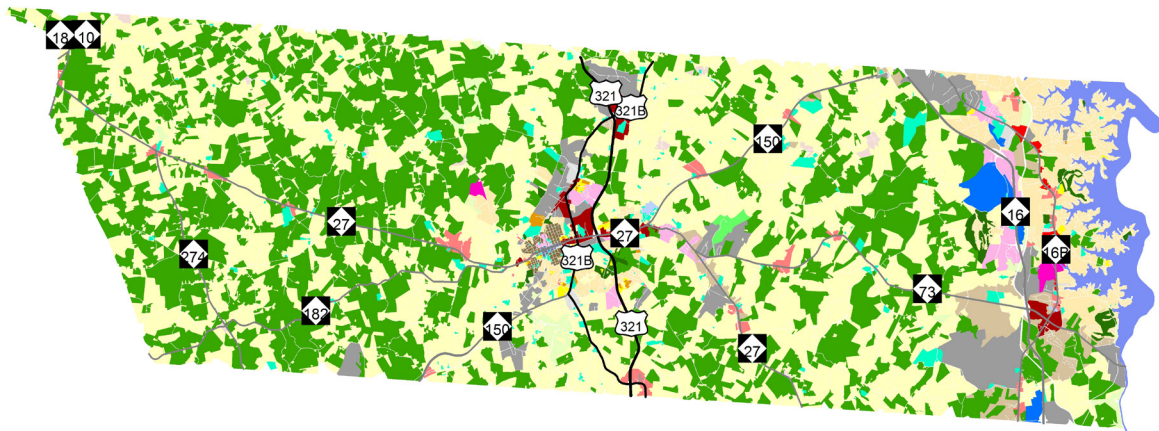


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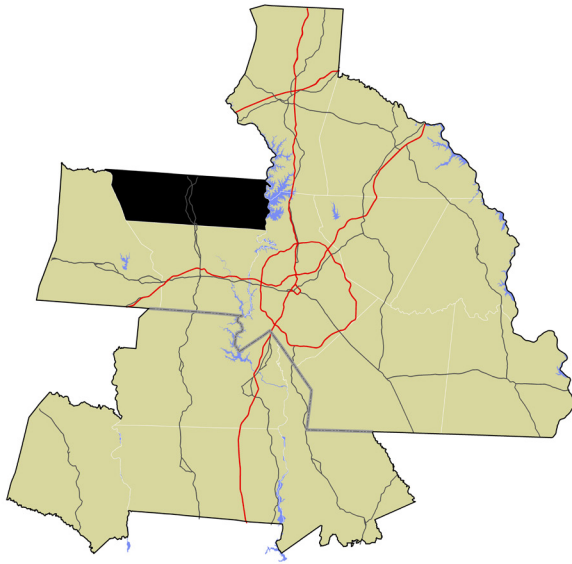
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	Heavy Industrial		Rural Crossroads		Suburban Commercial
	Rural Crossroads		Conservation Based Subdivision		Neighborhood Commercial
	Conservation Based Subdivision		Rural Living		Multi-Family Residential
	Rural Living		Working Farm		Mixed Residential
	Working Farm		Recreational Open Space		Townhouse/Small Condo
	Recreational Open Space		Preserved Open Space		Small Lot Residential
	Preserved Open Space		Regional Employment Center		Large Lot Residential
	Regional Employment Center		University/College Campus		Mobile Home Community
	University/College Campus		Healthcare Campus		
	Healthcare Campus		Civic/Institutional District		

## Lincoln County
































### Lincoln County Place Type Map



## Key Map



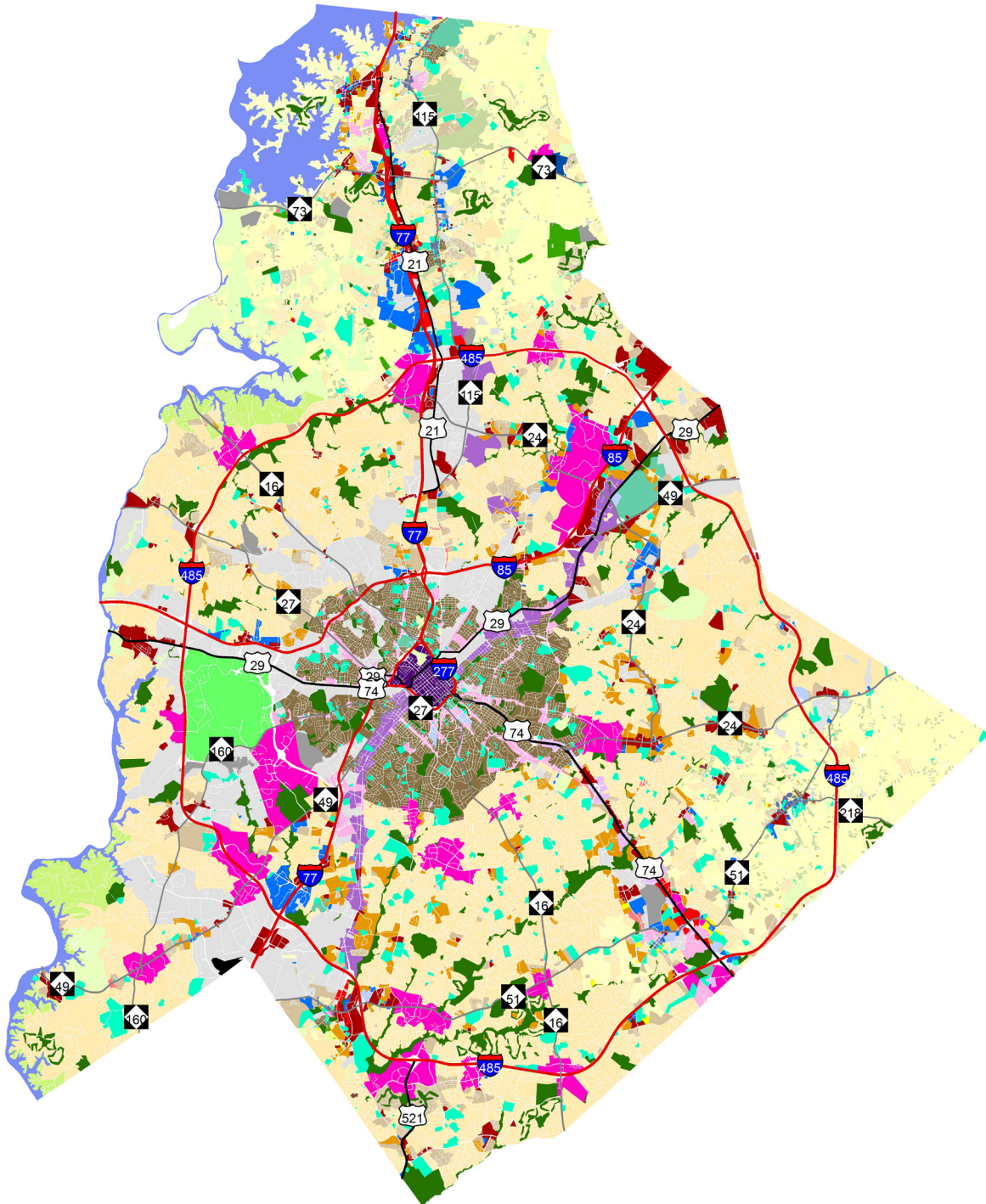
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	Light Industrial		Civic/Institutional District		Highway Commercial
	Heavy Industrial		Rural Crossroads		Suburban Commercial
	Rural Crossroads		Conservation Based Subdivision		Neighborhood Commercial
	Conservation Based Subdivision		Rural Living		Multi-Family Residential
	Rural Living		Working Farm		Mixed Residential
	Working Farm		Recreational Open Space		Townhouse/Small Condo
	Recreational Open Space		Preserved Open Space		Small Lot Residential
	Preserved Open Space		Regional Employment Center		Large Lot Residential
	Regional Employment Center		University/College Campus		Mobile Home Community
	University/College Campus		Healthcare Campus		
	Healthcare Campus		Civic/Institutional District		

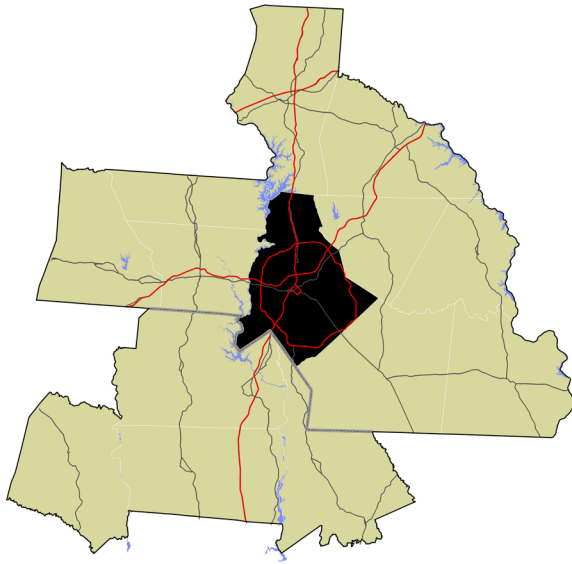


## Mecklenburg County
































### Mecklenburg County Place Type Map



## Key Map

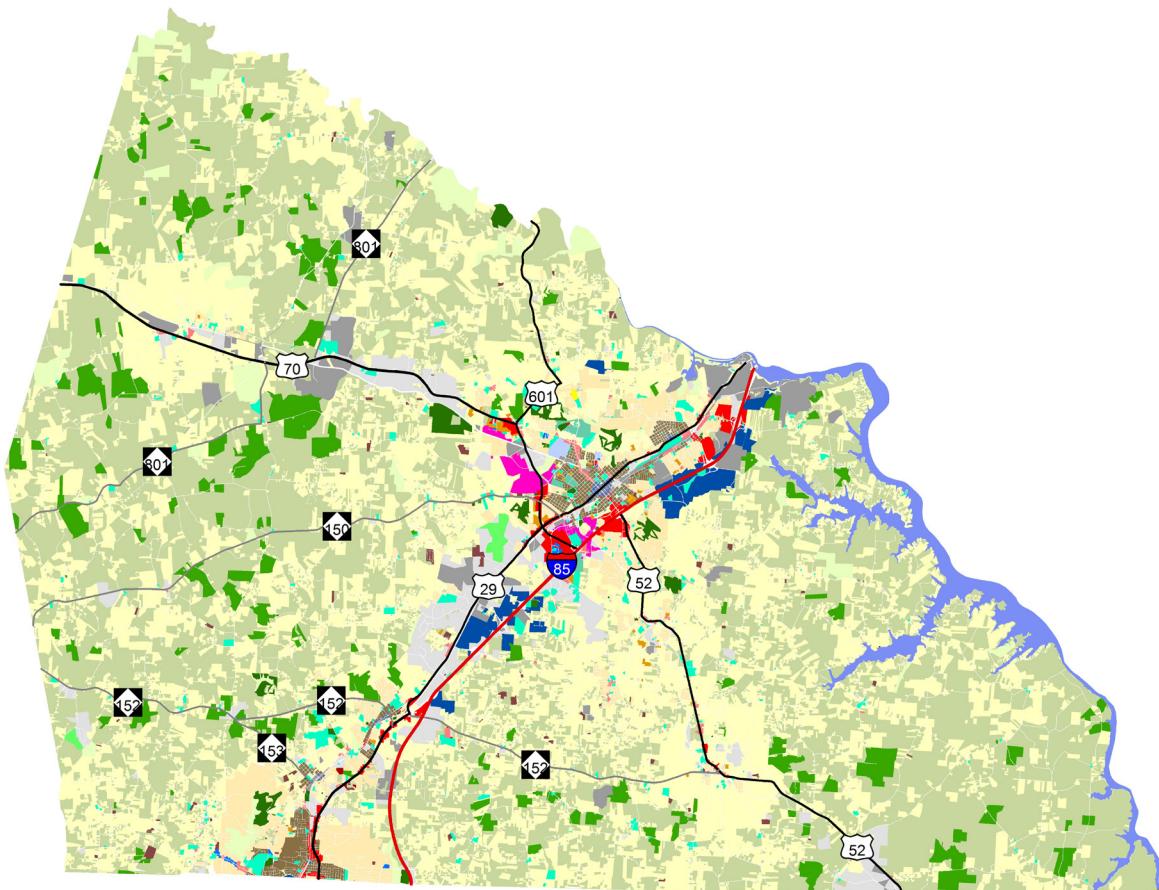


## Legend

	Light Industrial		Civic/Institutional District		Highway Commercial
	Heavy Industrial		Rural Crossroads		Suburban Commercial
	Rural Crossroads		Conservation Based Subdivision		Neighborhood Commercial
	Conservation Based Subdivision		Rural Living		Multi-Family Residential
	Rural Living		Working Farm		Mixed Residential
	Working Farm		Recreational Open Space		Townhouse/Small Condo
	Recreational Open Space		Preserved Open Space		Small Lot Residential
	Preserved Open Space		Regional Employment Center		Large Lot Residential
	Regional Employment Center		University/College Campus		Mobile Home Community
	University/College Campus		Healthcare Campus		
	Healthcare Campus		Civic/Institutional District		

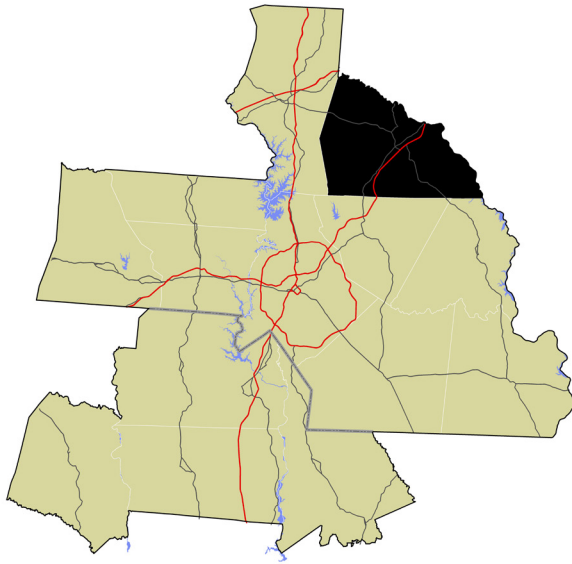
## Rowan County

### Rowan County Place Type Map




































## Key Map



## Legend

	Light Industrial		Civic/Institutional District		Highway Commercial
	Heavy Industrial		Rural Crossroads		Suburban Commercial
	Rural Crossroads		Conservation Based Subdivision		Neighborhood Commercial
	Conservation Based Subdivision		Rural Living		Multi-Family Residential
	Rural Living		Working Farm		Mixed Residential
	Working Farm		Recreational Open Space		Townhouse/Small Condo
	Recreational Open Space		Preserved Open Space		Small Lot Residential
	Preserved Open Space		Regional Employment Center		Large Lot Residential
	Regional Employment Center		University/College Campus		Mobile Home Community
	University/College Campus		Healthcare Campus		
	Healthcare Campus		Civic/Institutional District		

## Stanly County
































### Stanly County Place Type Map



## Key Map



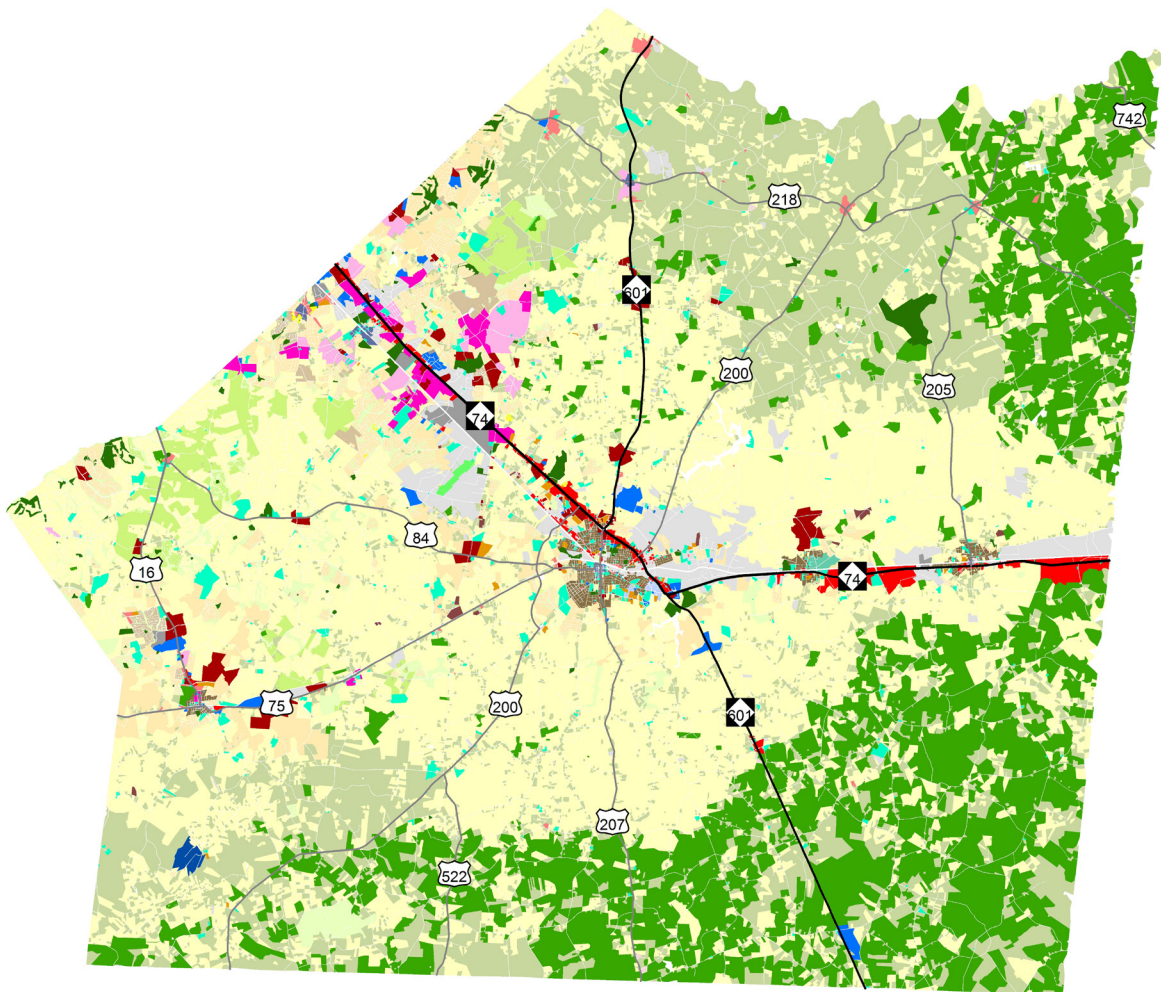
## Legend

	Light Industrial		Civic/Institutional District		Highway Commercial
	Heavy Industrial		Rural Crossroads		Suburban Commercial
	Rural Crossroads		Conservation Based Subdivision		Neighborhood Commercial
	Conservation Based Subdivision		Rural Living		Multi-Family Residential
	Rural Living		Working Farm		Mixed Residential
	Working Farm		Recreational Open Space		Townhouse/Small Condo
	Recreational Open Space		Preserved Open Space		Small Lot Residential
	Preserved Open Space		Regional Employment Center		Large Lot Residential
	Regional Employment Center		University/College Campus		Mobile Home Community
	University/College Campus		Healthcare Campus		
	Healthcare Campus		Civic/Institutional District		

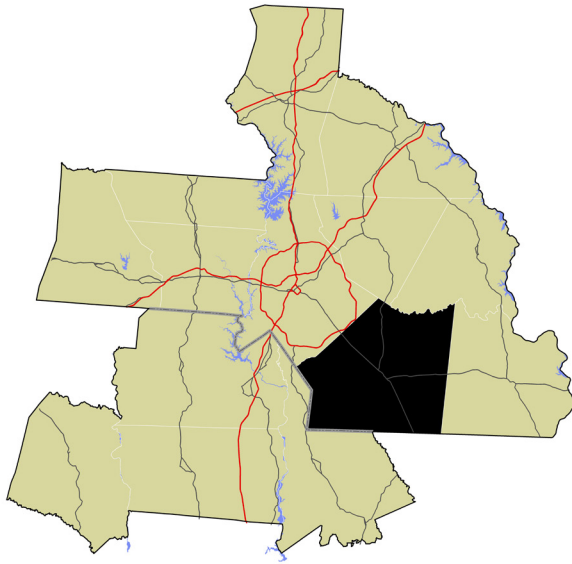


## Union County, NC
































### Union County, NC Place Type Map



## Key Map

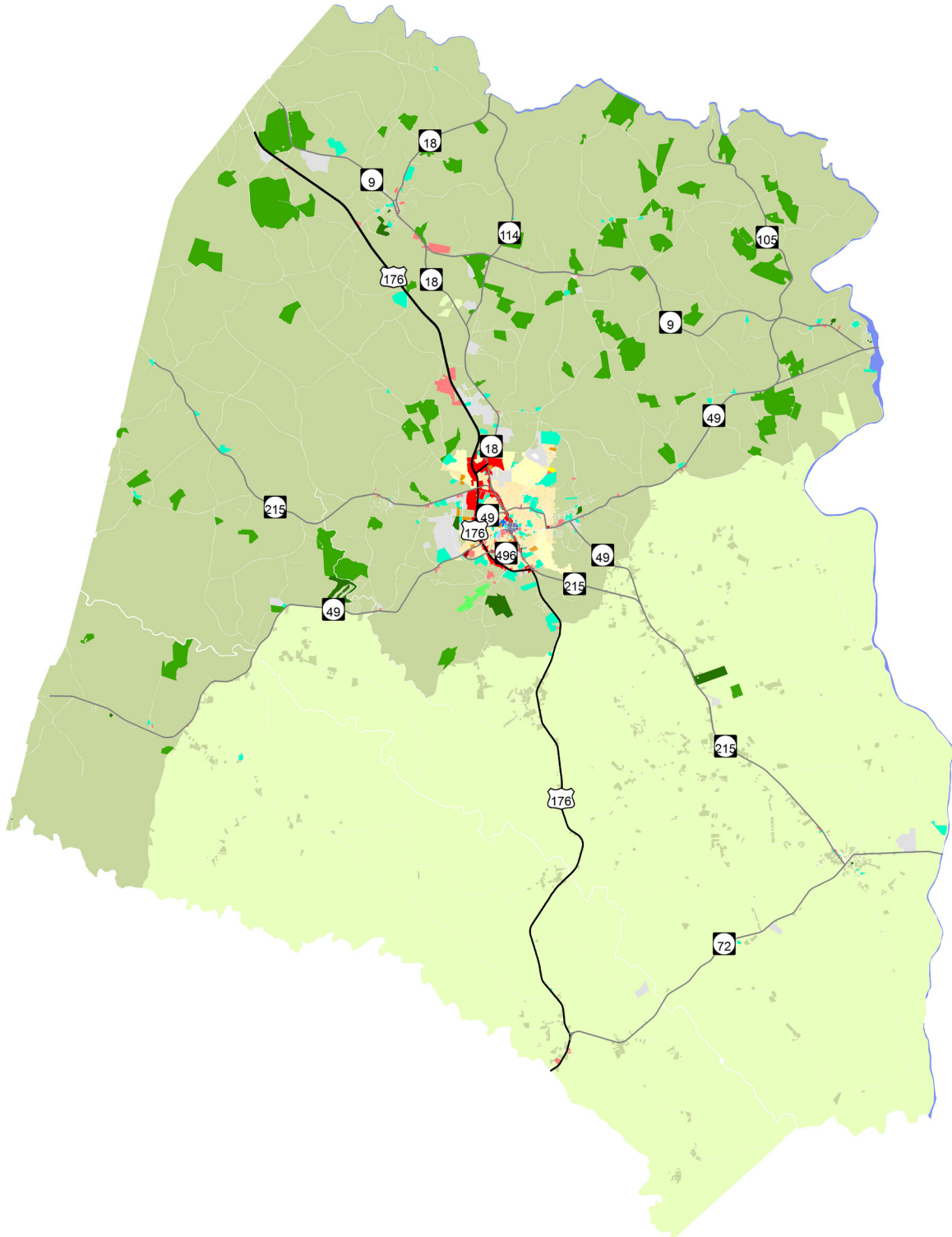


## Legend

	Light Industrial		Civic/Institutional District		Highway Commercial
	Heavy Industrial		Rural Crossroads		Suburban Commercial
	Rural Crossroads		Conservation Based Subdivision		Neighborhood Commercial
	Conservation Based Subdivision		Rural Living		Multi-Family Residential
	Rural Living		Working Farm		Mixed Residential
	Working Farm		Recreational Open Space		Townhouse/Small Condo
	Recreational Open Space		Preserved Open Space		Small Lot Residential
	Preserved Open Space		Regional Employment Center		Large Lot Residential
	Regional Employment Center		University/College Campus		Mobile Home Community
	University/College Campus		Healthcare Campus		
	Healthcare Campus		Civic/Institutional District		

## Union County, SC

### Union County, SC Place Type Map





## Key Map

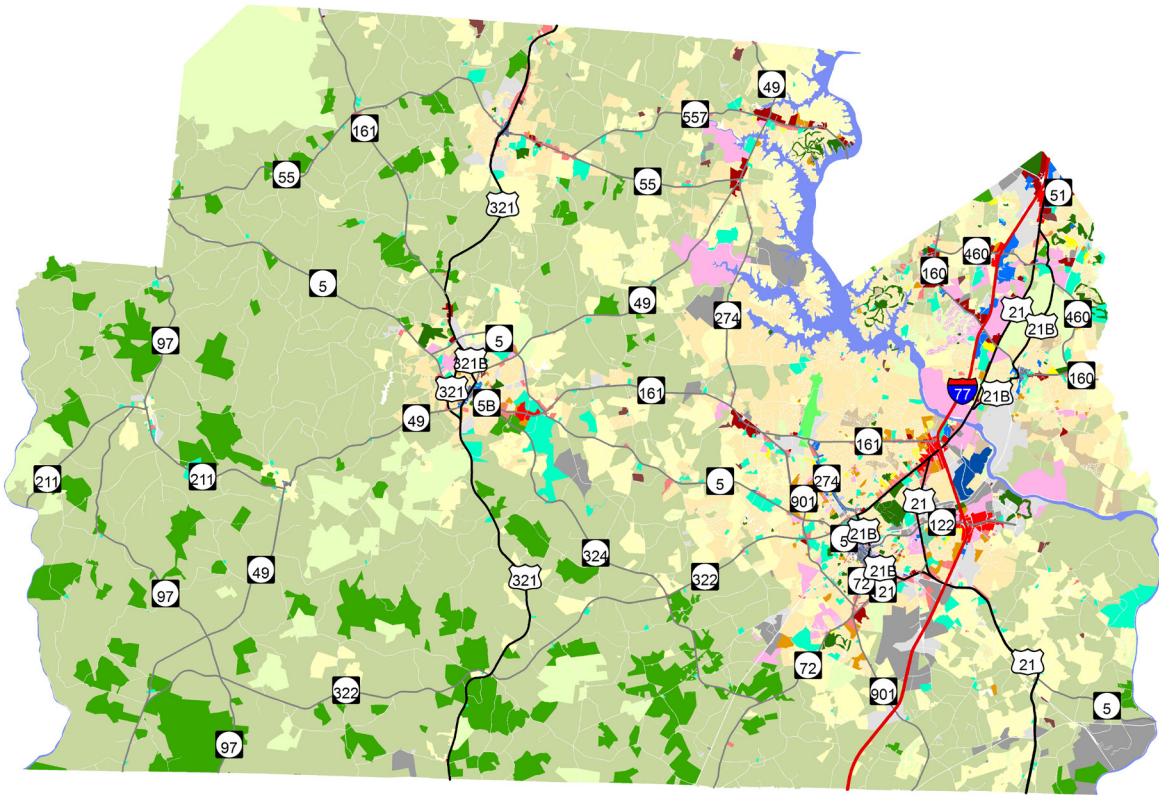


## Legend

	Light Industrial		Civic/Institutional District		Highway Commercial
	Heavy Industrial		Rural Crossroads		Suburban Commercial
	Rural Crossroads		Conservation Based Subdivision		Neighborhood Commercial
	Conservation Based Subdivision		Rural Living		Multi-Family Residential
	Rural Living		Working Farm		Mixed Residential
	Working Farm		Recreational Open Space		Townhouse/Small Condo
	Recreational Open Space		Preserved Open Space		Small Lot Residential
	Preserved Open Space		Regional Employment Center		Large Lot Residential
	Regional Employment Center		University/College Campus		Mobile Home Community
	University/College Campus		Healthcare Campus		
	Healthcare Campus		Civic/Institutional District		

# York County
































# York County Place Type Map



## Key Map



## Legend

	Light Industrial		Civic/Institutional District		Highway Commercial
	Heavy Industrial		Rural Crossroads		Suburban Commercial
	Rural Crossroads		Conservation Based Subdivision		Neighborhood Commercial
	Conservation Based Subdivision		Rural Living		Multi-Family Residential
	Rural Living		Working Farm		Mixed Residential
	Working Farm		Recreational Open Space		Townhouse/Small Condo
	Recreational Open Space		Preserved Open Space		Small Lot Residential
	Preserved Open Space		Regional Employment Center		Large Lot Residential
	Regional Employment Center		University/College Campus		Mobile Home Community
	University/College Campus		Healthcare Campus		
	Healthcare Campus		Civic/Institutional District		



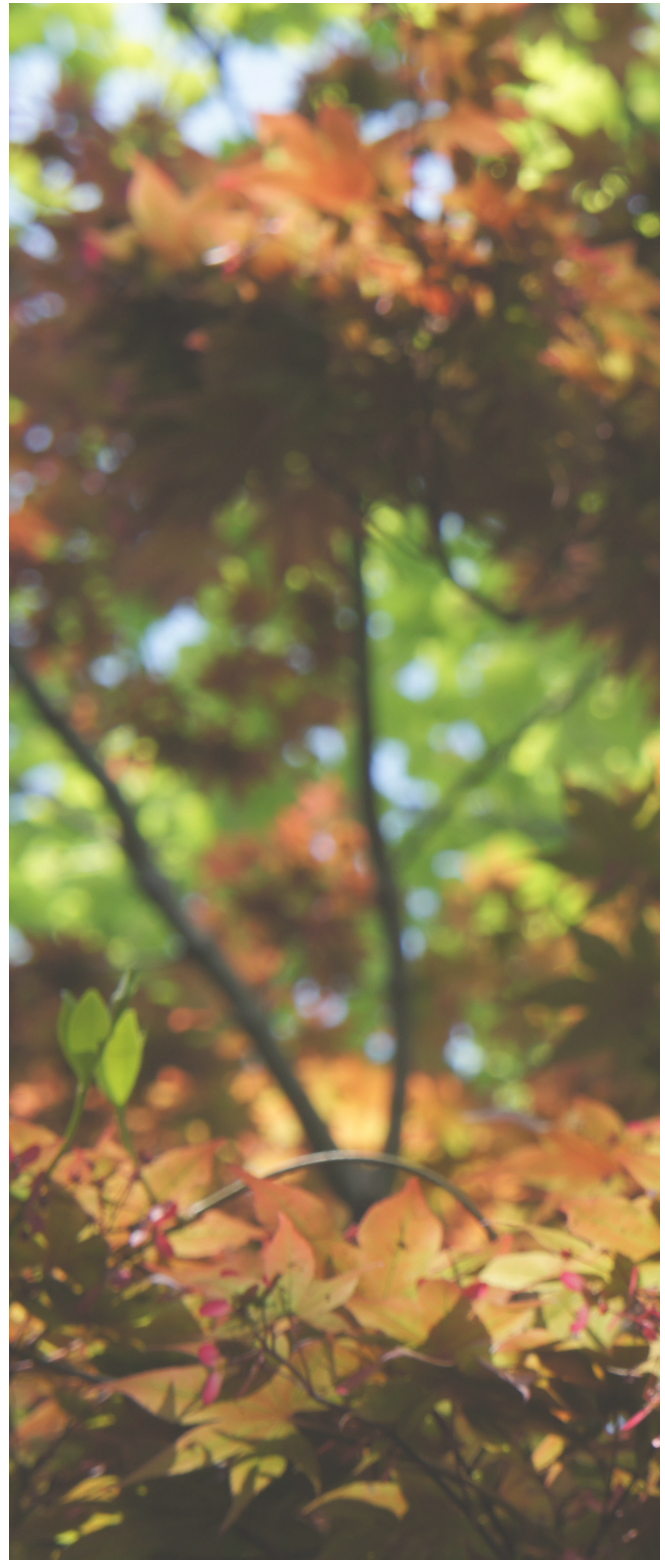
## Section D:

### Place Types Classification Matrix

Place types assumed for CONNECT Our Future are similar to future land use categories or zoning districts used by 119 jurisdictions in the region. They generalize very specific land use categories or zoning districts to a more manageable number, which can then be used to describe, measure, and evaluate the built environment. Normalizing terms and concepts for describing the built environment improves communication within the regional scenario planning initiative, and helps standardize the process for developing alternative growth scenarios.

Classification matrices were created for all 119 jurisdictions in the CONNECT Region to translate local land use categories or zoning districts to place type categories. The translation was completed after a careful review of each jurisdiction’s adopted comprehensive plan or zoning ordinance. Email blasts and coordination meetings with city, town, and county planning officials were used to review the place type categories developed for CONNECT Our Future and make edits, as necessary, to ensure they were properly matched with local land use categories or zoning districts.

A classification matrix for each city, town, and county in the CONNECT Region is presented on the following pages.







## ANSON COUNTY

County (zoning)																														
POS <sup>1</sup>	ROS <sup>2</sup>	WF <sup>3</sup>	RL <sup>4</sup>	CBS <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MUN <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CRT <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC
County (zoning)																														
AGR																														
Residential District, RA-5																														
Residential District, RA-1																														
Residential District, R-1																														
Residential District, R-2																														
Residential District, R-3																														
Residential District, R-10																														
Residential District, R-8																														
Residential District, RCD																														
Residential District, RMF																														
Office Institutional, OI																														
Neighborhood Business, NB																														
General Business, GB																														
Highway Business, HB																														
Shopping Center, SC																														
Corporate Park, CP																														
Light Industrial, LI																														
Heavy Industrial, HI																														

## Ansonville (Zoning)

POS <sup>1</sup>	ROS <sup>2</sup>	WP <sup>3</sup>	RL <sup>4</sup>	CBS <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MUN <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	LRT <sup>21</sup>	CRT <sup>22</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>	
Residential District, RA																														
Residential District, R2																														
Residential District, R1																														
Manufacturing, M																														
General Business, GB																														

- 1 = Preserved Open Space  
2 = Recreational Open Space  
3 = Working Farms  
4 = Rural Living  
5 = Conservation-Based Subdivision
- 6 = Rural Crossroads  
7 = Heavy Industrial Center  
8 = Light Industrial Center  
9 = Mobile Home Community  
10 = Large Lot Residential
- 11 = Small Lot Residential  
12 = Townhome/Small Condo  
13 = Mixed-Residential Neighborhood  
14 = Multi-family Residential  
15 = Neighborhood Commercial Center
- 16 = Suburban Commercial Center  
17 = Highway Commercial  
18 = Suburban Office Center  
19 = Mixed-Use Neighborhood  
20 = Mixed-Use Activity Center
- 21 = Transit-Oriented Development, BRT  
22 = Transit-Oriented Development, LRT  
23 = Transit-Oriented Development, CRT  
24 = Urban Neighborhood  
25 = Town Center
- 26 = Metropolitan Center  
27 = Airport (SD)  
28 = Civic/Institutional District (SD)  
29 = Health Care Campus (SD)  
30 = University/College Campus (SD)  
31 = Regional Employment Center (SD)

Note: Information reported for each town, city, or county in the document coincides with the locally-adopted land use plan or zoning ordinance as noted.

All information represented in the table is deemed to be best available data for developing the place type summary document.

Aerial photographs and tax assessor data were used to determine place types on developed parcels.



1 = Preserved Open Space	6 = Rural Crossroads	11 = Small Lot Residential	16 = Suburban Commercial Center	21 = Transit-Oriented Development, BRT	26 = Metropolitan Center
2 = Recreational Open Space	7 = Heavy Industrial Center	12 = Townhome/Small Condo	17 = Highway Commercial	22 = Transit-Oriented Development, LRT	27 = Airport (SD)
3 = Working Farms	8 = Light Industrial Center	13 = Mixed-Residential Neighborhood	18 = Suburban Office Center	23 = Transit-Oriented Development, CRT	28 = Civic/Institutional District (SD)
4 = Rural Living	9 = Mobile Home Community	14 = Multi-family Residential	19 = Mixed-Use Neighborhood	24 = Urban Neighborhood	29 = Health Care Campus (SD)
5 = Conservation-Based Subdivision	10 = Large Lot Residential	15 = Neighborhood Commercial Center	20 = Mixed-Use Activity Center	25 = Town Center	30 = University/College Campus (SD)
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Note: Information reported for each town, city, or county in the document coincides with the locally-adopted land use plan or zoning ordinance as noted. All information represented in the table is deemed to be best available data for developing the place type summary document. Aerial photographs and tax assessor data were used to determine place types on developed parcels.

## CABARRIUS COUNTY

County (Zoning)	POS <sup>1</sup>	ROS <sup>2</sup>	WP <sup>3</sup>	RL <sup>4</sup>	CB <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MRN <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BR <sup>21</sup>	LRT <sup>22</sup>	CRT <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>
Agricultural/Open Space (AO)																															
Countryside Residential (CR)																															
Low Density Residential (LDR)																															
Medium Density Residential (MDR)																															
High Density Residential/Mixed Use (HDR/MU)																															
Office/Institutional (OI)																															
Office/Limited Commercial (LC)																															
General Commercial (GC)																															
Limited Industrial (LI)																															
General Industrial (GI)																															
Planned Unit Development (PUD)																															
Concord (LUP)																															
Agricultural District, AG																															
Rural Estate District, RE																															
Residential Low Density, RL																															
Residential Medium Density, RM-1																															
Residential Medium Density, RM-2																															
Residential Village, RV																															
Residential Compact, RC																															
Neighborhood Commercial/Office District, B1																															
Office-Institutional District, O-1																															
City Center District, CC																															
Light Commercial and Office District, C-1																															
General Commercial District, C-2																															
Light Industrial District, I-1																															
Heavy Industrial, I-2																															
Planned Unit Development, PUD																															
Planned Residential District, PRD																															
Mixed Use Districts																															
Traditional Neighborhood Development, TND																															
Manufactured Home Park, MHP																															
Public Interest District, PID																															

- 1 = Preserved Open Space  
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 5 = Conservation-Based Subdivision
- 6 = Rural Crossroads  
 7 = Heavy Industrial Center  
 8 = Light Industrial Center  
 9 = Mobile Home Community  
 10 = Large Lot Residential
- 11 = Small Lot Residential  
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 15 = Neighborhood Commercial Center
- 16 = Suburban Commercial Center  
 17 = Highway Commercial  
 18 = Suburban Office Center  
 19 = Mixed-Use Neighborhood  
 20 = Mixed-Use Activity Center
- 21 = Transit-Oriented Development, BRT  
 22 = Transit-Oriented Development, LRT  
 23 = Transit-Oriented Development, CRT  
 24 = Urban Neighborhood  
 25 = Town Center
- 26 = Metropolitan Center  
 27 = Airport (SD)  
 28 = Civic/Institutional District (SD)  
 29 = Health Care Campus (SD)  
 30 = University/College Campus (SD)  
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All information represented in the table is deemed to be best available data for developing the place type summary document.

Aerial photographs and tax assessor data were used to determine place types on developed parcels.

Harrisburg (Zoning)		POS <sup>1</sup>	ROS <sup>2</sup>	WF <sup>3</sup>	RL <sup>4</sup>	CBS <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLP <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MRN <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CR <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	LCC <sup>30</sup>	REC <sup>31</sup>
Agricultural District, AG																																
Rural Estate District, RE																																
Residential Low Density, RL																																
Residential Medium Density, RM-1																																
Residential Medium Density, RM-2																																
Residential Village, RV																																
Residential Compact, RC																																
Neighborhood Commercial/Office District, B1																																
Office-Institutional District, O1																																
City Center District, CC																																
Light Commercial and Office District, C-1																																
General Commercial District, C-2																																
Campus Development District, CD																																
Light Industrial District, I-1																																
Heavy Industrial, I-2																																

Kannapolis (Zoning)		POS <sup>1</sup>	ROS <sup>2</sup>	WF <sup>3</sup>	RL <sup>4</sup>	CBS <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLP <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MRN <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CR <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	LCC <sup>30</sup>	REC <sup>31</sup>
Agricultural District, AG																																
Rural Estate District, RE																																
Residential Low Density, RL																																
Residential Medium Density, RM-1																																
Residential Medium Density, RM-2																																
Residential Village, RV																																
Residential Compact, RC																																
Neighborhood Commercial/Office District, B1																																
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City Center District, CC																																
Light Commercial and Office District, C-1																																
General Commercial District, C-2																																
Campus Development District, CD																																
Light Industrial District, I-1																																
Heavy Industrial, I-2																																

1 = Preserved Open Space	6 = Rural Crossroads	11 = Small Lot Residential	16 = Suburban Commercial Center	21 = Transit-Oriented Development, BRT	26 = Metropolitan Center
2 = Recreational Open Space	7 = Heavy Industrial Center	12 = Townhome/Small Condo	17 = Highway Commercial	22 = Transit-Oriented Development, LRT	27 = Airport (SD)
3 = Working Farms	8 = Light Industrial Center	13 = Mixed-Residential Neighborhood	18 = Suburban Office Center	23 = Transit-Oriented Development, CRT	28 = Civic/Institutional District (SD)
4 = Rural Living	9 = Mobile Home Community	14 = Multi-family Residential	19 = Mixed-Use Neighborhood	24 = Urban Neighborhood	29 = Health Care Campus (SD)
5 = Conservation-Based Subdivision	10 = Large Lot Residential	15 = Neighborhood Commercial Center	20 = Mixed-Use Activity Center	25 = Town Center	30 = University/College Campus (SD)
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Note: Information reported for each town, city, or county in the document coincides with the locally-adopted land use plan or zoning ordinance as noted.

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Midland (Zoning)																																
POS <sup>1</sup>	ROS <sup>2</sup>	WF <sup>3</sup>	RL <sup>4</sup>	CB <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MRN <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CRT <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>		

- 1 = Preserved Open Space  
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5 = Conservation-Based Subdivision
- 6 = Rural Crossroads  
7 = Heavy Industrial Center  
8 = Light Industrial Center  
9 = Mobile Home Community  
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- 11 = Small Lot Residential  
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13 = Mixed-Residential Neighborhood  
14 = Multi-family Residential  
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17 = Highway Commercial  
18 = Suburban Office Center  
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20 = Mixed-Use Activity Center
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22 = Transit-Oriented Development, LRT  
23 = Transit-Oriented Development, CRT  
24 = Urban Neighborhood  
25 = Town Center
- 26 = Metropolitan Center  
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28 = Civic/Institutional District (SD)  
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Note: Information reported for each town, city, or county in the document coincides with the locally-adopted land use plan or zoning ordinance as noted.

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## CLEVELAND COUNTY

County (LUP)	POS <sup>1</sup>	ROS <sup>2</sup>	WF <sup>3</sup>	RL <sup>4</sup>	CBS <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MRN <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CR <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>
Residential																															
Low Density Residential																															
Rural Residential																															
Commercial																															
Light/Heavy Industrial																															
Heavy Industrial																															
Reservoir																															
Belwood (County LUP)																															
Residential																															
Low Density Residential																															
Rural Residential																															
Commercial																															
Light/Heavy Industrial																															
Heavy Industrial																															
Reservoir																															
Boiling Springs (Zoning)																															
Single-family, R-20																															
Single-family, R-15																															
Single-family Attached, R-15 TH																															
Single-family Two-family Multi-family, R-10																															
Institutional, I-1																															
Office & Consumer Services, OBCS																															
Business, B-1																															
Business, B-2																															
Manufacturing, M-1																															

- 1 = Preserved Open Space  
 2 = Recreational Open Space  
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 5 = Conservation-Based Subdivision
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Casar (County LUP)		POS <sup>1</sup>	ROS <sup>2</sup>	WF <sup>3</sup>	RL <sup>4</sup>	CB <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MFR <sup>13</sup>	NCC <sup>14</sup>	SCC <sup>15</sup>	HC <sup>16</sup>	SOC <sup>17</sup>	MUN <sup>18</sup>	MAC <sup>19</sup>	BRT <sup>20</sup>	LRT <sup>21</sup>	CR <sup>22</sup>	UN <sup>23</sup>	TC <sup>24</sup>	MC <sup>25</sup>	AIR <sup>26</sup>	CID <sup>27</sup>	HCC <sup>28</sup>	UCC <sup>29</sup>	REC <sup>30</sup>
Residential																															
Low Density Residential																															
Rural Residential																															
Commercial																															
Light/Heavy Industrial																															
Heavy Industrial																															
Reservoir																															
Earl (County LUP)		POS <sup>1</sup>	ROS <sup>2</sup>	WF <sup>3</sup>	RL <sup>4</sup>	CB <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MFR <sup>13</sup>	NCC <sup>14</sup>	SCC <sup>15</sup>	HC <sup>16</sup>	SOC <sup>17</sup>	MUN <sup>18</sup>	MAC <sup>19</sup>	BRT <sup>20</sup>	LRT <sup>21</sup>	CR <sup>22</sup>	UN <sup>23</sup>	TC <sup>24</sup>	MC <sup>25</sup>	AIR <sup>26</sup>	CID <sup>27</sup>	HCC <sup>28</sup>	UCC <sup>29</sup>	REC <sup>30</sup>
Residential																															
Low Density Residential																															
Rural Residential																															
Commercial																															
Light/Heavy Industrial																															
Heavy Industrial																															
Reservoir																															
Falston (County LUP)		POS <sup>1</sup>	ROS <sup>2</sup>	WF <sup>3</sup>	RL <sup>4</sup>	CB <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MFR <sup>13</sup>	NCC <sup>14</sup>	SCC <sup>15</sup>	HC <sup>16</sup>	SOC <sup>17</sup>	MUN <sup>18</sup>	MAC <sup>19</sup>	BRT <sup>20</sup>	LRT <sup>21</sup>	CR <sup>22</sup>	UN <sup>23</sup>	TC <sup>24</sup>	MC <sup>25</sup>	AIR <sup>26</sup>	CID <sup>27</sup>	HCC <sup>28</sup>	UCC <sup>29</sup>	REC <sup>30</sup>
Residential																															
Low Density Residential																															
Rural Residential																															
Commercial																															
Light/Heavy Industrial																															
Heavy Industrial																															
Reservoir																															
Grover (County LUP)		POS <sup>1</sup>	ROS <sup>2</sup>	WF <sup>3</sup>	RL <sup>4</sup>	CB <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MFR <sup>13</sup>	NCC <sup>14</sup>	SCC <sup>15</sup>	HC <sup>16</sup>	SOC <sup>17</sup>	MUN <sup>18</sup>	MAC <sup>19</sup>	BRT <sup>20</sup>	LRT <sup>21</sup>	CR <sup>22</sup>	UN <sup>23</sup>	TC <sup>24</sup>	MC <sup>25</sup>	AIR <sup>26</sup>	CID <sup>27</sup>	HCC <sup>28</sup>	UCC <sup>29</sup>	REC <sup>30</sup>
Residential																															
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Commercial																															
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Reservoir																															

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					31 = Regional Employment Center (SD)

Note: Information reported for each town, city, or county in the document coincides with the locally-adopted land use plan or zoning ordinance as noted.

All information represented in the table is deemed to be best available data for developing the place type summary document.

Aerial photographs and tax assessor data were used to determine place types on developed parcels.



[illegible]

Aerial photographs and tax assessor data were used to determine place types on developed parcels.

Patterson Springs (County LUP)																															
POS <sup>1</sup>	ROS <sup>2</sup>	WP <sup>3</sup>	RL <sup>4</sup>	CBS <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	JMRN <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CRT <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>	
Residential																															
Low Density Residential																															
Rural Residential																															
Commercial																															
Light/Heavy Industrial																															
Heavy Industrial																															
Reservoir																															
Polkville (County LUP)																															
POS <sup>1</sup>	ROS <sup>2</sup>	WP <sup>3</sup>	RL <sup>4</sup>	CBS <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	JMRN <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CRT <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>	
Residential																															
Low Density Residential																															
Rural Residential																															
Commercial																															
Light/Heavy Industrial																															
Heavy Industrial																															
Reservoir																															
Shelby (LUP)																															
POS <sup>1</sup>	ROS <sup>2</sup>	WP <sup>3</sup>	RL <sup>4</sup>	CBS <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	JMRN <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CRT <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>	
Open Space																															
Agriculture																															
Conservation Development																															
Residential Low Density																															
Residential Medium Density																															
Residential High Density																															
Uptown																															
Mixed Use																															
Commercial																															
Institutional																															
Employment																															
Waco (County LUP)																															
POS <sup>1</sup>	ROS <sup>2</sup>	WP <sup>3</sup>	RL <sup>4</sup>	CBS <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	JMRN <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CRT <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>	
Residential																															
Low Density Residential																															
Rural Residential																															
Commercial																															
Light/Heavy Industrial																															
Heavy Industrial																															
Reservoir																															

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- 3 = Working Farms      8 = Light Industrial Center      13 = Mixed-Residential Neighborhood      18 = Suburban Office Center      23 = Transit-Oriented Development, CRT      28 = Civic/Institutional District (SD)
- 4 = Rural Living      9 = Mobile Home Community      14 = Multi-family Residential      19 = Mixed-Use Neighborhood      24 = Urban Neighborhood      29 = Health Care Campus (SD)
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## GASTON COUNTY

	POS <sup>1</sup>	ROS <sup>2</sup>	WF <sup>3</sup>	RL <sup>4</sup>	CBS <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MNR <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CRT <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>	
County (LUP)																																
Northwest/North Central Development Scenario	•	•								•	•	•				•	•		•						•							
Northeast Development Scenario	•	•								•	•	•	•		•	•	•		•						•							
Southeast Development Scenario															•	•	•									•						
Southwest Development Scenario	•	•						•		•	•	•	•		•				•													
Primary & Secondary Greenway																																
Proposed Open Space	•																															
Park		•																														

	POS <sup>1</sup>	ROS <sup>2</sup>	WF <sup>3</sup>	RL <sup>4</sup>	CBS <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MNR <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CRT <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>	
Belmont (LUP)																																
Rural Density Residential				•					•	•																						
Estate Density Residential									•	•																						
Low Density Residential									•	•																						
Medium Density Residential									•	•																						
High Density Residential									•	•																						
Traditional Neighborhood Dev.												•								•												
Conservation Development					•																											
Multi-Family													•																			
Retail																																
Commercial																																
Office						•												•														
Industrial																																
Institutional								•																								
Parks																														•		
Greenways & Trails																																
Open Space																																
Greenways & Trails																																
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	POS <sup>1</sup>	ROS <sup>2</sup>	WF <sup>3</sup>	RL <sup>4</sup>	CBS <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MNR <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CRT <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>	
Bessemer City (LUP)																																
Medium Density Residential									•	•																						
Urban Residential									•	•																						
Historic District																																
Mixed-Use Transitional N-hood																																
Highway Retail																																
East Downtown Office-Retail																																
Downtown Retail-Office																																
Industrial Business Development																																
Conservation Development																																
Open Space																																

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Cherryville (Zoning)		POS <sup>1</sup>	ROS <sup>2</sup>	WP <sup>3</sup>	RL <sup>4</sup>	CBS <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MNR <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CRT <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>
Rural Residential District, R-40																																
Single-Family Residential, R-15																																
Residential, R-12																																
Residential, R-9																																
Residential Multi-Family, RMF																																
Residential Office, RO																																
Central Business, B-1																																
Neighborhood Business, B-2																																
General Business, B-3																																
Gen. Manufacturing & Commercial, GMC																																
Manufactured Home Overlay, MHO																																
Water Supply Watershed Overlay, WSW																																
Cramerton (LUP)		POS <sup>1</sup>	ROS <sup>2</sup>	WP <sup>3</sup>	RL <sup>4</sup>	CBS <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MNR <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CRT <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>
Central Business																																
Community Commercial																																
Neighborhood Commercial																																
Planned Mixed Use																																
Commercial Mixed Use																																
Commercial Facilities																																
Conservation																																
Garden Parkway Interchange																																
High Density Residential																																
Institutional																																
Business Park/Light Industrial																																
Light Industrial/Community Facilities																																
Medium Density Residential																																
Traditional N-hood Development																																

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 7 = Heavy Industrial Center  
 8 = Light Industrial Center  
 9 = Mobile Home Community  
 10 = Large Lot Residential
- 11 = Small Lot Residential  
 12 = Townhome/Small Condo  
 13 = Mixed-Residential Neighborhood  
 14 = Multi-family Residential  
 15 = Neighborhood Commercial Center
- 16 = Suburban Commercial Center  
 17 = Highway Commercial  
 18 = Suburban Office Center  
 19 = Mixed-Use Neighborhood  
 20 = Mixed-Use Activity Center
- 21 = Transit-Oriented Development, BRT  
 22 = Transit-Oriented Development, LRT  
 23 = Transit-Oriented Development, CRT  
 24 = Urban Neighborhood  
 25 = Town Center
- 26 = Metropolitan Center  
 27 = Airport (SD)  
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Dallas (Zoning)																																	
Single-Family Residential, R-15											•																						
Single-Family Residential, R-12											•																						
Single-Family Residential, R-10											•																						
Single-Family Residential, R-8											•																						
Single-Family Residential, R-6											•																						
Medical Ofc. & Institutional, MO & I															•	•			•										•	•			
Office & Institutional, O & I-1															•	•			•										•	•			
Office & Institutional, O & I-2															•		•												•				
Shopping Center, BC-1																																	
Neighborhood Business, B-1															•			•															
Highway Business, B-2																																	
Central Business, B-3																				•													
Central Business Perimeter, B-3P															•																		
Central Business, B-4								•																									
Light Industrial, I-1								•																									
General Industrial, I-2							•																										
General Industrial Limited, I-2L							•																										
Exclusive Industrial, E-I-1							•																										
Exclusive Industrial, E-I-1			•				•						•	•						•										•			
Extractive Industrial, EX-1							•																										
Multi-Family, RMF														•						•													
High Density Multi-Family, RMF-H														•						•													
Gastonia (Zoning)																																	
Residential Low Density, RLD			•	•																													
Residential District, RS-20										•																							
Residential District, RS-12											•																						
Residential District, RS-8											•																						
Residential District, RMF														•											•								
Transitional Mixed Use, TMU																									•								
Office/Light Commercial, OLC																																	
Office, O-1																			•														
Medical Office, OM																																•	
Central Business District, CBD																										•							
Urban Mixed Use, UMU																																	
Light Commercial, C-1																																	
Highway Commercial, C-2															•																		
General Commercial, C-3																																	
Light Industrial, I-1								•																									
General Industrial, I-2																			•														
General Industrial, I-2																																	
General Industrial, I-3							•																										
Exclusive Industrial, I-3							•																										
Urban Industrial, IU							•																										
Planned Districts, PD																														•			
Airport District, AP																														•			
State Park, SP			•																														

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High Shoals (LUP)																															
POS <sup>1</sup>	ROS <sup>2</sup>	WP <sup>3</sup>	RL <sup>4</sup>	CBS <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MRN <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CRT <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>	
Commercial																															
Industrial																															
Parks & Open Space																															
Residential Low Density																															
Residential Medium Density																															
Residential High Density																															

Lowell (Zoning)																															
POS <sup>1</sup>	ROS <sup>2</sup>	WP <sup>3</sup>	RL <sup>4</sup>	CBS <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MRN <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CRT <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>	
Residential, R1																															
Residential, R2																															
Residential, R3																															
Residential, R4																															
Neighborhood Business, B1																															
General Business, B2																															
Highway Business, B3																															
Industrial, I																															
Office Institutional, OI																															
Central Business, CBD																															
Office/Institutional, Neighborhood Bus., OI/NB																															

McAdenville (Zoning)																															
POS <sup>1</sup>	ROS <sup>2</sup>	WP <sup>3</sup>	RL <sup>4</sup>	CBS <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MRN <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CRT <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>	
Single-Family Residential, R-A																															
Single-Family Residential, R-20																															
Single-Family Residential, R-20A																															
Single-Family Residential, R-10A																															
Single-Family & Multi-Family, R-8																															
Central Business, C-B																															
Neighborhood Business, N-B																															
General Business, G-B																															
Business Manufacturing, M-1																															
Mobile Home Overlay, MH																															
Mixed-Use Residential, MVB																															

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 22 = Transit-Oriented Development, LRT  
 23 = Transit-Oriented Development, CRT  
 24 = Urban Neighborhood  
 25 = Town Center
- 26 = Metropolitan Center  
 27 = Airport (SD)  
 28 = Civic/Institutional District (SD)  
 29 = Health Care Campus (SD)  
 30 = University/College Campus (SD)  
 31 = Regional Employment Center (SD)

Note: Information reported for each town, city, or county in the document coincides with the locally-adopted land use plan or zoning ordinance as noted.

All information represented in the table is deemed to be best available data for developing the place type summary document.

Aerial photographs and tax assessor data were used to determine place types on developed parcels.



Mt. Holly (Zoning)																																
POS <sup>1</sup>	ROS <sup>2</sup>	WF <sup>3</sup>	RL <sup>4</sup>	CBS <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MRN <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CRT <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>		
Central Business, B1																																
	•	•									•			•		•										•						
Neighborhood Business, B2																																
	•	•													•																	
General Business, B3																																
	•	•													•											•						
Downtown Residential																																
	•	•																														
Heavy Industrial, HI																																
	•	•																														
Light Industrial, LI																																
	•	•																														
Mixed Use, MU																																
	•	•																•														
Office & Institutional, OI																																
	•	•																														
Residential Single Family, R10																																
	•	•																														
Residential Single Family, R12																																
	•	•																														
Residential Single Family, R20																																
	•	•																														
Residential Multi Family, R8 MF																																
	•	•																														
Residential Single Family, R8 SF																																
	•	•																														
Residential Agriculture, RA																																
	•	•																														
Ranlo (Zoning)																																
Residential District, R-1																																
			•																													
Residential District, R-2																																
			•																													
Residential District, R-3																																
			•																													
R-LD Residential Low Density																																
									•																							
Residential District, RS-20																																
Residential, RS-12																																
Residential, RS-8																																
RMF																																
														•																		
Transitional Mixed Use, TMU																																
Office Light Commercial, OLC																																
Office, O-1																																
Medical Office, OM																																
Central Business, CBD																																
Urban Mixed Use, UMU																																
Light Commercial, C-1																																
Highway Commercial, C-2																																
General Commercial, C-3																																
Light Industrial, I-1																																
General Industrial, I-2																																
Exclusive Industrial, I-3																																
Urban Industrial, IU																																

- 1 = Preserved Open Space  
 2 = Recreational Open Space  
 3 = Working Farms  
 4 = Rural Living  
 5 = Conservation-Based Subdivision
- 6 = Rural Crossroads  
 7 = Heavy Industrial Center  
 8 = Light Industrial Center  
 9 = Mobile Home Community  
 10 = Large Lot Residential
- 11 = Small Lot Residential  
 12 = Townhome/Small Condo  
 13 = Mixed-Residential Neighborhood  
 14 = Multi-family Residential  
 15 = Neighborhood Commercial Center
- 16 = Suburban Commercial Center  
 17 = Highway Commercial  
 18 = Suburban Office Center  
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- 21 = Transit-Oriented Development, BRT  
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- 26 = Metropolitan Center  
 27 = Airport (SD)  
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Note: Information reported for each town, city, or county in the document coincides with the locally-adopted land use plan or zoning ordinance as noted.  
 All information represented in the table is deemed to be best available data for developing the place type summary document.  
 Aerial photographs and tax assessor data were used to determine place types on developed parcels.

	POS <sup>1</sup>	ROS <sup>2</sup>	WF <sup>3</sup>	RL <sup>4</sup>	CB <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SUR <sup>11</sup>	THC <sup>12</sup>	MRN <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CRT <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>		
Stanley (Zoning)																																	
Residential (R-20)																																	
Residential (R-12)																																	
Residential (R-8 & R-8 SU)																																	
Central Business (CB & CB SU)																																	
General Business (GB & GB SU)																																	
Manufacturing & Industrial (M1 & M1 SU)																																	
Special Entertainment																																	
Mixed Use (MU-CD)																																	

1 = Preserved Open Space	6 = Rural Crossroads	11 = Small Lot Residential	16 = Suburban Commercial Center	21 = Transit-Oriented Development, BRT	26 = Metropolitan Center
2 = Recreational Open Space	7 = Heavy Industrial Center	12 = Townhome/Small Condo	17 = Highway Commercial	22 = Transit-Oriented Development, LRT	27 = Airport (SD)
3 = Working Farms	8 = Light Industrial Center	13 = Mixed-Residential Neighborhood	18 = Suburban Office Center	23 = Transit-Oriented Development, CRT	28 = Civic/Institutional District (SD)
4 = Rural Living	9 = Mobile Home Community	14 = Multi-family Residential	19 = Mixed-Use Neighborhood	24 = Urban Neighborhood	29 = Health Care Campus (SD)
5 = Conservation-Based Subdivision	10 = Large Lot Residential	15 = Neighborhood Commercial Center	20 = Mixed-Use Activity Center	25 = Town Center	30 = University/College Campus (SD)
					31 = Regional Employment Center (SD)

Note: Information reported for each town, city, or county in the document coincides with the locally-adopted land use plan or zoning ordinance as noted.

All information represented in the table is deemed to be best available data for developing the place type summary document.

Aerial photographs and tax assessor data were used to determine place types on developed parcels.

## IREDELL COUNTY

	POS <sup>1</sup>	ROS <sup>2</sup>	WF <sup>3</sup>	RL <sup>4</sup>	CBS <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MRN <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CRT <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>	
County (LUP)																																
Agricultural Residential			•					•																								
Low Density-Residential								•																								
Medium-Density Residential									•																							
High-Density Residential/Mixed Use														•																		
Rural Commercial						•																										
Transitional Commercial													•																			
Corridor Commercial																•																
Highway Interchange Commercial														•																		
Rural Industrial																		•														
Employment Center-Office/Institutional																																•
Employment Center-Industrial/Office/Flex			•														•															
Open Space & Parkland																																
Rural Conservation								•																								

	POS <sup>1</sup>	ROS <sup>2</sup>	WF <sup>3</sup>	RL <sup>4</sup>	CBS <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MRN <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CR <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>	
Mooreville (LUP)																																

- 1 = Preserved Open Space  
 2 = Recreational Open Space  
 3 = Working Farms  
 4 = Rural Living  
 5 = Conservation-Based Subdivision
- 6 = Rural Crossroads  
 7 = Heavy Industrial Center  
 8 = Light Industrial Center  
 9 = Mobile Home Community  
 10 = Large Lot Residential
- 11 = Small Lot Residential  
 12 = Townhome/Small Condo  
 13 = Mixed-Residential Neighborhood  
 14 = Multi-family Residential  
 15 = Neighborhood Commercial Center
- 16 = Suburban Commercial Center  
 17 = Highway Commercial  
 18 = Suburban Office Center  
 19 = Mixed-Use Neighborhood  
 20 = Mixed-Use Activity Center
- 21 = Transit-Oriented Development, BRT  
 22 = Transit-Oriented Development, LRT  
 23 = Transit-Oriented Development, CRT  
 24 = Urban Neighborhood  
 25 = Town Center
- 26 = Metropolitan Center  
 27 = Airport (SD)  
 28 = Civic/Institutional District (SD)  
 29 = Health Care Campus (SD)  
 30 = University/College Campus (SD)  
 31 = Regional Employment Center (SD)

Note: Information reported for each town, city, or county in the document coincides with the locally-adopted land use plan or zoning ordinance as noted.

All information represented in the table is deemed to be best available data for developing the place type summary document.

Aerial photographs and tax assessor data were used to determine place types on developed parcels.



[illegible][illegible]

- |                                    |                             |                                     |                                 |  |  |
|------------------------------------|-----------------------------|-------------------------------------|---------------------------------|--|--|
| 1 = Preserved Open Space           | 6 = Rural Crossroads        | 11 = Small Lot Residential          | 16 = Suburban Commercial Center | 21 = Transit-Oriented Development, BRT | 26 = Metropolitan Center               |
| 2 = Recreational Open Space        | 7 = Heavy Industrial Center | 12 = Townhome/Small Condo           | 17 = Highway Commercial         | 22 = Transit-Oriented Development, LRT | 27 = Civic (SD)                        |
| 3 = Working Farms                  | 8 = Light Industrial Center | 13 = Residential Neighborhood       | 18 = Suburban Office Center     | 23 = Transit-Oriented Development, CRT | 28 = Civic/Institutional District (SD) |
| 4 = Rural Living                   | 9 = Mobile Home Community   | 14 = Multi-family Residential       | 19 = Mixed-Use Neighborhood     | 24 = Urban Neighborhood                | 29 = Health Care Campus (SD)           |
| 5 = Conservation-Based Subdivision | 10 = Large Lot Residential  | 15 = Neighborhood Commercial Center | 20 = Mixed-Use Activity Center  | 25 = Town Center                       | 30 = University/College Campus (SD)    |
|                                    |                             |                                     |                                 |  | 31 = Regional Employment Center (SD)   |

Note: Information reported for each town, city, or county in the document coincides with the locally-adopted land use plan or zoning ordinance as noted.

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## LINCOLN COUNTY

County (LUP)	POS <sup>1</sup>	ROS <sup>2</sup>	WF <sup>3</sup>	RL <sup>4</sup>	CBS <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MRN <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CRT <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>
Community Business (CB)																															
Neighborhood Business (NB)																															
Regional Business (RB)																															
Office / Employment Center (OEC)																															
Industrial (I)																															
Mixed Res. / Commercial (MRC)																															
Mixed Residential (MR)																															
Suburban Residential (SR)																															
Rural Residential (RR)																															
Rural Preservation (RP)																															
Recreation / Open Space (ROS)																															
NC 16 Overlay (NC 16)																															

Lincolnton (LUP)	POS <sup>1</sup>	ROS <sup>2</sup>	WF <sup>3</sup>	RL <sup>4</sup>	CBS <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MRN <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CRT <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>
Rural-Residential																															
Residential Suburban																															
Traditional Single Family																															
Residential High-Density																															
Institutional-Office																															
Mixed-Use Residential/Commercial																															
Recreation/Open Space																															
Central Business District																															
Central Business District Transitional																															
Neighborhood Business																															
Neighborhood Business Corridor																															
Planned Business																															
General Business																															
Industrial																															

- 1 = Preserved Open Space  
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- 6 = Rural Crossroads  
 7 = Heavy Industrial Center  
 8 = Light Industrial Center  
 9 = Mobile Home Community  
 10 = Large Lot Residential
- 11 = Small Lot Residential  
 12 = Townhome/Small Condo  
 13 = Mixed-Residential Neighborhood  
 14 = Multi-family Residential  
 15 = Neighborhood Commercial Center
- 16 = Suburban Commercial Center  
 17 = Highway Commercial  
 18 = Suburban Office Center  
 19 = Mixed-Use Neighborhood  
 20 = Mixed-Use Activity Center
- 21 = Transit-Oriented Development, BRT  
 22 = Transit-Oriented Development, LRT  
 23 = Transit-Oriented Development, CRT  
 24 = Urban Neighborhood  
 25 = Town Center
- 26 = Metropolitan Center  
 27 = Airport (SD)  
 28 = Civic/Institutional District (SD)  
 29 = Health Care Campus (SD)  
 30 = University/College Campus (SD)  
 31 = Regional Employment Center (SD)

Note: Information reported for each town, city, or county in the document coincides with the locally-adopted land use plan or zoning ordinance as noted.

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## MECKLENBURG COUNTY

County/Charlotte (Land Use)	POS <sup>1</sup>	ROS <sup>2</sup>	WF <sup>3</sup>	RL <sup>4</sup>	CBS <sup>5</sup>	RC <sup>6</sup>	HC <sup>7</sup>	LC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MRN <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CRT <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>	
Greenway	•							•	•	•	•		•	•	•	•		•	•	•	•				•		•			•		
Industrial								•					•										•				•					
Industrial-Warehouse-Distribution																							•									
Industrial - Heavy								•																•								
Industrial - Light								•																								
Institutional	•									•	•		•				•		•	•	•	•	•				•	•	•	•	•	
Mobile Home										•	•		•																			
Multi-Family		•									•		•				•		•	•	•	•	•				•	•	•	•	•	
Multi-Family <= 12 DUA													•											•								
Multi-Family <= 17 DUA													•											•								
Multi-Family <= 22 DUA													•											•								
Multi-Family <= 25 DUA													•											•								
Multi-Family <= 8 DUA													•											•								
Multi-Family > 12/Office/Retail																			•					•								
Multi-Family > 25 DUA																								•								
Multi-Family/Institutional/Office/Retail														•			•								•							
Multi-Family/Office														•																		
Multi-Family/Office/Retail														•																		
Multi-Family/Retail														•																		
Office																																
Office/Business Park																																
Office/Business Park/Industrial								•																								
Office/Business Park/Light Industrial								•																								
Office/Business Park/Research																																
Office/Industrial								•																								
Office/Industrial-Warehouse-Distribution																												•				
Office/Retail																																
Office/Retail/Industrial-Warehouse-Distribution																																
Office/Retail/Light Industrial																												•				
Office/Warehouse																																
Park/Open Space																																
Private Recreation	•	•									•																					
Research	•										•								•													

- 1 = Preserved Open Space  
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13 = Mixed-Residential Neighborhood  
14 = Multi-family Residential  
15 = Neighborhood Commercial Center  
16 = Suburban Commercial Center  
17 = Highway Commercial  
18 = Suburban Office Center  
19 = Mixed-Use Neighborhood  
20 = Mixed-Use Activity Center  
21 = Transit-Oriented Development, BRT  
22 = Transit-Oriented Development, LRT  
23 = Transit-Oriented Development, CRT  
24 = Urban Neighborhood  
25 = Town Center  
26 = Metropolitan Center  
27 = Airport (SD)  
28 = Civic/Institutional District (SD)  
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County/Charlotte (Land Use)		POS <sup>1</sup>	ROS <sup>2</sup>	WP <sup>3</sup>	RL <sup>4</sup>	CB <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MRN <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CR <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>
Residential <= 1 DUA		•				•						•			•							•										
Residential <= 12 DUA															•							•										
Residential <= 17 DUA															•							•										
Residential <= 22 DUA															•							•										
Residential <= 4 DUA		•																				•										
Residential <= 5 DUA			•																			•										
Residential <= 6 DUA															•							•										
Residential <= 8 DUA															•							•										
Residential > 22 DUA															•							•										
Residential - Office																						•										
Residential/Office/Retail																						•										
Retail		•										•			•							•										
Single Family <= 1 DUA			•																			•										
Single Family <= 3 DUA																						•										
Single Family <= 4 DUA		•																				•										
Single Family <= 5 DUA		•																				•										
Single Family <= 6 DUA																						•										
Single Family <= 8 DUA																						•										
Single Family/Multi-Family		•																				•										
Single Family/Multi-Family <= 8 DUA																						•										
Single Family/Multi-Family/Institutional																						•										
Single Family/Multi-Family/Institutional/Office																						•										
SF/MF/Institutional/Office/Retail																						•										
Single Family/Multi-Family/Office																						•										
Single Family/Multi-Family/Office/Retail		•																				•										
Single Family/Multi-Family/Retail																						•										
TOD - Employment																						•										
TOD - Mixed																						•										
TOD - Residential																						•										
Utility																						•										
Warehouse/Distribution																						•										
Water		•																				•										

1 = Preserved Open Space	6 = Rural Crossroads	11 = Small Lot Residential	16 = Suburban Commercial Center	21 = Transit-Oriented Development, BRT	26 = Metropolitan Center
2 = Recreational Open Space	7 = Heavy Industrial Center	12 = Townhome/Small Condo	17 = Highway Commercial	22 = Transit-Oriented Development, LRT	27 = Airport (SD)
3 = Working Farms	8 = Light Industrial Center	13 = Mixed-Residential Neighborhood	18 = Suburban Office Center	23 = Transit-Oriented Development, CRT	28 = Civic/Institutional District (SD)
4 = Rural Living	9 = Mobile Home Community	14 = Multi-family Residential	19 = Mixed-Use Neighborhood	24 = Urban Neighborhood	29 = Health Care Campus (SD)
5 = Conservation-Based Subdivision	10 = Large Lot Residential	15 = Neighborhood Commercial Center	20 = Mixed-Use Activity Center	25 = Town Center	30 = University/College Campus (SD)
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Cornelius (LUP)		POS <sup>1</sup>	ROS <sup>2</sup>	WP <sup>3</sup>	RL <sup>4</sup>	CB <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MNR <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	LRT <sup>21</sup>	CRT <sup>22</sup>	UN <sup>23</sup>	TC <sup>24</sup>	MC <sup>25</sup>	AIR <sup>26</sup>	CID <sup>27</sup>	HCC <sup>28</sup>	UCC <sup>29</sup>	REC <sup>31</sup>
Preserved Open Space		•																													
Rural Living				•																											
Large-Lot Residential Neighborhood																															
Small-Lot Residential Neighborhood																															
Multifamily Neighborhood																															
Mixed Residential Neighborhood																															
Suburban Commercial Center																															
Suburban Business Center																															
Working Waterfront																															
Light Industrial																															
Mixed Use Neighborhood																															
Village Center																															
Town Center																															
Civic and Institutional Facility																															

Davidson (Zoning)		POS <sup>1</sup>	ROS <sup>2</sup>	WP <sup>3</sup>	RL <sup>4</sup>	CB <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MNR <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	LRT <sup>21</sup>	CRT <sup>22</sup>	UN <sup>23</sup>	TC <sup>24</sup>	MC <sup>25</sup>	AIR <sup>26</sup>	CID <sup>27</sup>	HCC <sup>28</sup>	UCC <sup>29</sup>	REC <sup>31</sup>
Lakeshore		•																													
Village Center																															
College Campus																															
Village Infill																															
Rural		•																													
Rural Reserve																															
Employment Campus																															
Neighborhood Edge																															
Neighborhood Center																															
Neighborhood General																															
Central Business District																															
Flex Campus																															

- 1 = Preserved Open Space  
2 = Recreational Open Space  
3 = Working Farms  
4 = Rural Living  
5 = Conservation-Based Subdivision  
6 = Rural Crossroads  
7 = Heavy Industrial Center  
8 = Light Industrial Center  
9 = Mobile Home Community  
10 = Large Lot Residential  
11 = Small Lot Residential  
12 = Townhome/Small Condo  
13 = Mixed-Residential Neighborhood  
14 = Multi-family Residential  
15 = Neighborhood Commercial Center  
16 = Suburban Commercial Center  
17 = Highway Commercial  
18 = Suburban Office Center  
19 = Mixed-Use Neighborhood  
20 = Mixed-Use Activity Center  
21 = Suburban Commercial Center  
22 = Transit-Oriented Development, LRT  
23 = Transit-Oriented Development, CRT  
24 = Urban Neighborhood  
25 = Town Center  
26 = Metropolitan Center  
27 = Airport (SD)  
28 = Civic/Institutional District (SD)  
29 = Health Care Campus (SD)  
30 = University/College Campus (SD)  
31 = Regional Employment Center (SD)

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Huntersville (Zoning)																																
POS <sup>1</sup>	ROS <sup>2</sup>	WF <sup>3</sup>	RL <sup>4</sup>	CB <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LUC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MRN <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CRY <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CD <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>		

Matthews																																
POS <sup>1</sup>	ROS <sup>2</sup>	WF <sup>3</sup>	RL <sup>4</sup>	CB <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LUC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MRN <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LR <sup>22</sup>	CR <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>		

Mint Hill (Zoning)																			
POS <sup>1</sup>	ROS <sup>2</sup>	WF <sup>3</sup>	RL <sup>4</sup>	CB <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MRN <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>

1 = Preserved Open Space	6 = Rural Crossroads	11 = Small Lot Residential	16 = Suburban Commercial Center	21 = Transit-Oriented Development, BRT	26 = Metropolitan Center
2 = Recreational Open Space	7 = Heavy Industrial Center	12 = Townhome/Small Condo	17 = Highway Commercial	22 = Transit-Oriented Development, LRT	27 = Airport (SD)
3 = Working Farms	8 = Light Industrial Center	13 = Mixed-Residential Neighborhood	18 = Suburban Office Center	23 = Transit-Oriented Development, CRT	28 = Civic/Institutional District (SD)
4 = Rural Living	9 = Mobile Home Community	14 = Multi-family Residential	19 = Mixed-Use Neighborhood	24 = Urban Neighborhood	29 = Health Care Campus (SD)
5 = Conservation-Based Subdivision	10 = Large Lot Residential	15 = Neighborhood Commercial Center	20 = Mixed-Use Activity Center	25 = Town Center	30 = University/College Campus (SD)
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	POS <sup>1</sup>	ROS <sup>2</sup>	WF <sup>3</sup>	RL <sup>4</sup>	CBS <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MRN <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CRT <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>	
Pineville (Zoning)																																
Residential District, R15											•																					
Residential District, R12											•																					
Residential District, R7											•																					
Residential Commercial District, R7C											•					•																
Multi-Family District, RMF											•					•																
Mobile Home District, R7MH									•		•					•																
Central Business Perimeter District, B2											•					•																
Office-Institutional District, OI											•					•		•														
Office-Commercial District, OC																•		•														
General Business District, B3																•		•														
Highway Business District, B4																•		•														
Planned Business District, BP																•		•														
General Industrial District, GI								•																								
Downtown Core District, DC																										•						
Downtown Neighborhood District, DN																									•							
Residential Mixed-Use District, RMX											•					•																

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## ROWAN COUNTY

County (Zoning)	POS <sup>1</sup>	ROS <sup>2</sup>	WF <sup>3</sup>	RL <sup>4</sup>	CB <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MRN <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CR <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>
Rural Agricultural (RA)																															
Rural Residential (RR)																															
Residential Suburban (RS)																															
Multi-family Residential (MFR)																															
Manufactured Home Park (MHP)																															
Commercial, Business, Industrial (CBI)																															
Industrial (IND)																															
Neighborhood Business, NB																															
Institutional, (INST)																															
Economic Development Districts (85-ED-1)																															
Economic Development Districts (85-ED-2)																															
Corporate Park District (85-ED-3)																															
Retail Center (85-ED-4)																															

China Grove (Zoning)	POS <sup>1</sup>	ROS <sup>2</sup>	WF <sup>3</sup>	RL <sup>4</sup>	CB <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MRN <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CR <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>
Rural Preservation District (RP)																															
Suburban Residential District (RS)																															
Town Residential District (RT)																															
Mixed Residential District (RM)																															
Manufactured Home District (RMH)																															
Office and Institutional District (OI)																															
Neighborhood Center District (NC)																															
Central Business District (CB)																															
Highway Business District (HB)																															
Corporate Park District (CP)																															
Light Industrial District (LI)																															
Heavy Industrial District (HI)																															

Cleveland (Zoning)	POS <sup>1</sup>	ROS <sup>2</sup>	WF <sup>3</sup>	RL <sup>4</sup>	CB <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MRN <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CR <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>
Agricultural - (AG)																															
Low Density Residential (R20)																															
Medium Density Residential (R15)																															
Central Business District (CBD)																															
General Business (GBD)																															
Light Manufacturing (M1)																															
Heavy Manufacturing (M2)																															

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 5 = Conservation-Based Subdivision  
 6 = Rural Crossroads  
 7 = Heavy Industrial Center  
 8 = Light Industrial Center  
 9 = Mobile Home Community  
 10 = Large Lot Residential  
 11 = Small Lot Residential  
 12 = Townhome/Small Condo  
 13 = Mixed-Residential Neighborhood  
 14 = Multi-family Residential  
 15 = Neighborhood Commercial Center  
 16 = Suburban Commercial Center  
 17 = Highway Commercial  
 18 = Suburban Office Center  
 19 = Mixed-Use Neighborhood  
 20 = Mixed-Use Activity Center  
 21 = Suburban Commercial Center  
 22 = Transit-Oriented Development, LRT  
 23 = Transit-Oriented Development, CRT  
 24 = Urban Neighborhood  
 25 = Town Center  
 26 = Metropolitan Center  
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	POS <sup>1</sup>	ROS <sup>2</sup>	WF <sup>3</sup>	RL <sup>4</sup>	CBS <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MRN <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CRT <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>		
East Spencer (Zoning)																																	
											•													•									
Residential District, R1											•														•								
Residential District, R3										•															•								
Mixed Residential District, RM-10										•																							
Mixed Residential District, RM-12											•																						
Office/Institutional District, O-1															•																		
Commercial District, C-1															•																		
General Business District, GB																																	
Highway Business District, HB																•																	
Industrial District, I-2								•																									
Economic Development District, 85ED-1																																•	
Economic Development District, 85-ED-2																																•	

	POS <sup>1</sup>	ROS <sup>2</sup>	WF <sup>3</sup>	RL <sup>4</sup>	CBS <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MNR <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CRT <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>	
Faith (Zoning)																																
Historic Residential District - RH																																
Single Family Residential R1																																
Two-Family Residential - R2																																
Multifamily Residential - R3																																
Neighborhood Business District - B1																																
Central Business District - B2																																
General Business District - B3																																
Light Industrial District - I1																																
Heavy Industrial District - I2																																

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Satisfury (Zoning)		POS <sup>1</sup>	ROS <sup>2</sup>	WF <sup>3</sup>	RL <sup>4</sup>	CBS <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MRN <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CRT <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>	
	Open Space Preserve (OSP)	•																															
	Rural Residential (RR)		•								•																						
	General Residential (GR3)											•																					
	General Residential (GR6)											•																					
	Urban Residential (UR8)											•								•													
	Urban Residential (UR12)											•								•													
	Historic Residential (HR)											•				•																	
	Residential Mixed-Use (RMX)											•				•																	
	Neighborhood Mixed-Use (NMX)											•				•																	
	Corridor Mixed-Use (CMX)																																
	Downtown Mixed-Use (DMX)																										•						
	Highway Business (HB)																																
	Light Industrial (LI)								•																								
	Heavy Industrial (HI)							•																									
	Hospital Services (HS)																															•	
	Institutional Campus (IC)																														•		
	Traditional Neighborhood Development (TND)											•				•																	•
	Manufactured Home Development (MHD)																																

	POS <sup>1</sup>	ROS <sup>2</sup>	WF <sup>3</sup>	RL <sup>4</sup>	CBS <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MRN <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CRT <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>		
Spencer (Zoning)																																	
Residential, Low Density - R20																																	
Residential, Low to Medium Density - R15																																	
Residential, Medium to High Density - R8																																	
Residential, High Density - R6																																	
Neighborhood Business District - NB																																	
Central Business District - CB																																	
Highway Business District - HB																																	
Manufacturing and Industrial District - I																																	

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## STANLEY COUNTY

County (LUP)	POS <sup>1</sup>	ROS <sup>2</sup>	WP <sup>3</sup>	RL <sup>4</sup>	CBS <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MFR <sup>13</sup>	NC <sup>14</sup>	SCC <sup>15</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CRT <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>	
Residential Agricultural District - RA																															
Rural Recreation District - RR																															
Single Family Residential - Low Density - R40																															
Single Family Residential - Medium Density - R20																															
SF Residential Medium Low Density - R10																															
Multi-Family Residential - High Density - R8																															
Residential Manufactured Home Park - RMHP																															
Neighborhood Business District - NB																															
Highway Business District - HB																															
Shopping Center District - SC																															
Central Business District - CB																															
General Business District - GB																															
Light Industrial District - LI																															
Heavy Industrial District - HI																															

	POS <sup>1</sup>	ROS <sup>2</sup>	WP <sup>3</sup>	RL <sup>4</sup>	CBS <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MFR <sup>13</sup>	NC <sup>14</sup>	SCC <sup>15</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CRT <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>		
Albemarle (Zoning)																																
General Residential																																
Neighborhood Residential																																
City Center																																
Neighborhood Commercial Center																																
Commercial																																
Industrial and Heavy Commercial																																
Office and Institutional																																
Parks, Recreation and Conservation Areas																																
Future Industrial/Business Parks																																
County Primary and Secondary Growth Area																																

- 1 = Preserved Open Space  
 2 = Recreational Open Space  
 3 = Working Farms  
 4 = Rural Living  
 5 = Conservation-Based Subdivision
- 6 = Rural Crossroads  
 7 = Heavy Industrial Center  
 8 = Light Industrial Center  
 9 = Mobile Home Community  
 10 = Large Lot Residential
- 11 = Small Lot Residential  
 12 = Townhome/Small Condo  
 13 = Mixed-Residential Neighborhood  
 14 = Multi-family Residential  
 15 = Neighborhood Commercial Center
- 16 = Suburban Commercial Center  
 17 = Highway Commercial  
 18 = Suburban Office Center  
 19 = Mixed-Use Neighborhood  
 20 = Mixed-Use Activity Center
- 21 = Transit-Oriented Development, BRT  
 22 = Transit-Oriented Development, LRT  
 23 = Transit-Oriented Development, CRT  
 24 = Urban Neighborhood  
 25 = Town Center
- 26 = Metropolitan Center  
 27 = Airport (SD)  
 28 = Civic/Institutional District (SD)  
 29 = Health Care Campus (SD)  
 30 = University/College Campus (SD)  
 31 = Regional Employment Center (SD)

Note: Information reported for each town, city, or county in the document coincides with the locally-adopted land use plan or zoning ordinance as noted.

All information represented in the table is deemed to be best available data for developing the place type summary document.

Aerial photographs and tax assessor data were used to determine place types on developed parcels.



Badin (Zoning)		POS <sup>1</sup>	ROS <sup>2</sup>	WF <sup>3</sup>	RL <sup>4</sup>	CBS <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MFR <sup>13</sup>	NC <sup>14</sup>	SCC <sup>15</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CR <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>
Residential, R20																															
Residential, R10																															
Residential, R8																															
Residential, R6																															
Neighborhood Business, B1																															
Residential Office, RO																															
Central Business, CB																															
General Business, GB																															
Light Industrial, LI																															
Heavy Industrial, HI																															

Locust (Zoning)		POS <sup>1</sup>	ROS <sup>2</sup>	WF <sup>3</sup>	RL <sup>4</sup>	CBS <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MFR <sup>13</sup>	NC <sup>14</sup>	SCC <sup>15</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CR <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>
Open Space District - OPS																															
Neighborhood Residential District - NR																															
General Residential District - GR																															
City Center District - CC																															
Highway Commercial District - HC																															
Campus Business & Institutional District - CB																															
Mobile Home District - MH																															

Misenheimer (Zoning)		POS <sup>1</sup>	ROS <sup>2</sup>	WF <sup>3</sup>	RL <sup>4</sup>	CBS <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MFR <sup>13</sup>	NC <sup>14</sup>	SCC <sup>15</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CR <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>
Residential - Agricultural District - RA																															
Rural Recreation District - RR																															
Single Family Residential District - RS																															
Multi Family Residential District - RM																															
Institutional Use District - IU																															
Highway Business District - HB																															
Central Business District - CB																															
General Business District - GB																															
Light Industrial District - LI																															

1 = Preserved Open Space	6 = Rural Crossroads	11 = Small Lot Residential	16 = Suburban Commercial Center	21 = Transit-Oriented Development, BRT	26 = Metropolitan Center
2 = Recreational Open Space	7 = Heavy Industrial Center	12 = Townhome/Small Condo	17 = Highway Commercial	22 = Transit-Oriented Development, LRT	27 = Airport (SD)
3 = Working Farms	8 = Light Industrial Center	13 = Mixed-Residential Neighborhood	18 = Suburban Office Center	23 = Transit-Oriented Development, CRT	28 = Civic/Institutional District (SD)
4 = Rural Living	9 = Mobile Home Community	14 = Multi-family Residential	19 = Mixed-Use Neighborhood	24 = Urban Neighborhood	29 = Health Care Campus (SD)
5 = Conservation-Based Subdivision	10 = Large Lot Residential	15 = Neighborhood Commercial Center	20 = Mixed-Use Activity Center	25 = Town Center	30 = University/College Campus (SD)
					31 = Regional Employment Center (SD)

Note: Information reported for each town, city, or county in the document coincides with the locally-adopted land use plan or zoning ordinance as noted.

All information represented in the table is deemed to be best available data for developing the place type summary document.

Aerial photographs and tax assessor data were used to determine place types on developed parcels.

New London (LUP)																																
POS <sup>1</sup>	ROS <sup>2</sup>	WF <sup>3</sup>	RL <sup>4</sup>	CB <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MRN <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CRT <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>		
	•																															
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										•																						
																•																
																	</															

- 1 = Preserved Open Space  
 2 = Recreational Open Space  
 3 = Working Farms  
 4 = Rural Living  
 5 = Conservation-Based Subdivision
- 6 = Rural Crossroads  
 7 = Heavy Industrial Center  
 8 = Light Industrial Center  
 9 = Mobile Home Community  
 10 = Large Lot Residential
- 11 = Small Lot Residential  
 12 = Townhome/Small Condo  
 13 = Mixed-Residential Neighborhood  
 14 = Multi-family Residential  
 15 = Neighborhood Commercial Center
- 16 = Suburban Commercial Center  
 17 = Highway Commercial  
 18 = Suburban Office Center  
 19 = Mixed-Use Neighborhood  
 20 = Mixed-Use Activity Center
- 21 = Transit-Oriented Development, BRT  
 22 = Transit-Oriented Development, LRT  
 23 = Transit-Oriented Development, CRT  
 24 = Urban Neighborhood  
 25 = Town Center
- 26 = Metropolitan Center  
 27 = Airport (SD)  
 28 = Civic/Institutional District (SD)  
 29 = Health Care Campus (SD)  
 30 = University/College Campus (SD)  
 31 = Regional Employment Center (SD)

Note: Information reported for each town, city, or county in the document coincides with the locally-adopted land use plan or zoning ordinance as noted.

All information represented in the table is deemed to be best available data for developing the place type summary document.

Aerial photographs and tax assessor data were used to determine place types on developed parcels.

Red Cross (Zoning)		POS <sup>1</sup>	ROS <sup>2</sup>	WF <sup>3</sup>	RL <sup>4</sup>	CB <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MRN <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CRT <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>
Residential - Agricultural District - RA																																
Single Family Residential - R40																																
Single Family Residential - R20																																
Single Family Residential - R10																																
Multi-family residential - R8																																
Neighborhood Business District - NB																																
Central Business District - CB																																
Highway Business District - HB																																
General Business District - GB																																
Light Manufacturing District - M1																																
Residential - Agricultural District - RA																																
Single Family Residential - R20																																
Single Family Residential - R10																																
Neighborhood Business District - NB																																
Highway Business District - HB																																
Light Manufacturing District - M1																																
Stanfield (Zoning)		POS <sup>1</sup>	ROS <sup>2</sup>	WF <sup>3</sup>	RL <sup>4</sup>	CB <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MRN <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CRT <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>
Residential - Agricultural District - RA																																
Single Family Residential Low Density - R20																																
Single Family Residential Moderate Density - R12																																
Central Business District - CB																																
General Business District - GB																																
Industrial District - I																																
Planned Development - PD																																

1 = Preserved Open Space	6 = Rural Crossroads	11 = Small Lot Residential	16 = Suburban Commercial Center	21 = Transit-Oriented Development, BRT	26 = Metropolitan Center
2 = Recreational Open Space	7 = Heavy Industrial Center	12 = Townhome/Small Condo	17 = Highway Commercial	22 = Transit-Oriented Development, LRT	27 = Airport (SD)
3 = Working Farms	8 = Light Industrial Center	13 = Mixed-Residential Neighborhood	18 = Suburban Office Center	23 = Transit-Oriented Development, CRT	28 = Civic/Institutional District (SD)
4 = Rural Living	9 = Mobile Home Community	14 = Multi-family Residential	19 = Mixed-Use Neighborhood	24 = Urban Neighborhood	29 = Health Care Campus (SD)
5 = Conservation-Based Subdivision	10 = Large Lot Residential	15 = Neighborhood Commercial Center	20 = Mixed-Use Activity Center	25 = Town Center	30 = University/College Campus (SD)
					31 = Regional Employment Center (SD)

Note: Information reported for each town, city, or county in the document coincides with the locally-adopted land use plan or zoning ordinance as noted.

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Aerial photographs and tax assessor data were used to determine place types on developed parcels.



## UNION COUNTY

County (LUP)	POS <sup>1</sup>	ROS <sup>2</sup>	WP <sup>3</sup>	RL <sup>4</sup>	CBS <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MRN <sup>13</sup>	IFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CRT <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>		
Low Density			•	•						•																							
Medium Density										•																							
Urban Density										•																							
Commercial Center											•				•																		
Industrial								•																									
Employment Center																			•														
Office/Institutional																																	
Parks and Open Space	•	•																											•				

Fairview (Zoning)	POS <sup>1</sup>	ROS <sup>2</sup>	WP <sup>3</sup>	RL <sup>4</sup>	CBS <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MRN <sup>13</sup>	IFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CRT <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>		
Residential District, RC-80				•																													
Residential District, RA-40										•																							
Residential District, RA-20										•																							
Residential District, R-40										•																							
Residential District, R-20										•																							
Central Business, B-1																																	
Community Business, B-2																																	
Office Transition, B-3																																	
General Commercial, B-4																																	
Highway Corridor, HC																																	
College Campus, B-6																																	
Office, O																																	
Light Industrial, LI																																	
Planned Unit Development District, PUD																																	

- 1 = Preserved Open Space  
 2 = Recreational Open Space  
 3 = Working Farms  
 4 = Rural Living  
 5 = Conservation-Based Subdivision
- 6 = Rural Crossroads  
 7 = Heavy Industrial Center  
 8 = Light Industrial Center  
 9 = Mobile Home Community  
 10 = Large Lot Residential
- 11 = Small Lot Residential  
 12 = Townhome/Small Condo  
 13 = Mixed-Residential Neighborhood  
 14 = Multi-family Residential  
 15 = Neighborhood Commercial Center
- 16 = Suburban Commercial Center  
 17 = Highway Commercial  
 18 = Suburban Office Center  
 19 = Mixed-Use Neighborhood  
 20 = Mixed-Use Activity Center
- 21 = Transit-Oriented Development, BRT  
 22 = Transit-Oriented Development, LRT  
 23 = Transit-Oriented Development, CRT  
 24 = Urban Neighborhood  
 25 = Town Center
- 26 = Metropolitan Center  
 27 = Airport (SD)  
 28 = Civic/Institutional District (SD)  
 29 = Health Care Campus (SD)  
 30 = University/College Campus (SD)  
 31 = Regional Employment Center (SD)

Note: Information reported for each town, city, or county in the document coincides with the locally-adopted land use plan or zoning ordinance as noted.

All information represented in the table is deemed to be best available data for developing the place type summary document.

Aerial photographs and tax assessor data were used to determine place types on developed parcels.

Indian Trail (Zoning)		POS <sup>1</sup>	ROS <sup>2</sup>	WF <sup>3</sup>	RL <sup>4</sup>	CBS <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LUC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MFR <sup>13</sup>	NCC <sup>14</sup>	SCC <sup>15</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CR <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	AIR <sup>26</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>
Rural Single-Family District - RSF																														
Single-Family District - SF-1																														
Single-Family District - SF-2																														
Single-Family District - SF-3																														
Single-Family District - SF-4																														
Single-Family District - SF-5																														
Multi-Family Residential - High Density MFR																														
Mobile Home Park Overlay - MHP																														
Goose Creek Overlay																														
PED Overlay -1 PUD																														
PED Overlay -2 PRD																														
PED Overlay -3 PND																														
PED Overlay-4 CUD																														
Neighborhood Business District - NB																														
Regional Business District - RBD																														
General Business District - GBD																														
Central Business District - CBD																														
Downtown Overlay District O-DD																														
Village Center Overlay District O-VCD																														
Light Industrial District - LI																														
Heavy Industrial District - HI																														

1 = Preserved Open Space	6 = Rural Crossroads	11 = Small Lot Residential	16 = Suburban Commercial Center	21 = Transit-Oriented Development, BRT	26 = Metropolitan Center
2 = Recreational Open Space	7 = Heavy Industrial Center	12 = Townhome/Small Condo	17 = Highway Commercial	22 = Transit-Oriented Development, LRT	27 = Airport (SD)
3 = Working Farms	8 = Light Industrial Center	13 = Mixed-Residential Neighborhood	18 = Suburban Office Center	23 = Transit-Oriented Development, CRT	28 = Civic/Institutional District (SD)
4 = Rural Living	9 = Mobile Home Community	14 = Multi-family Residential	19 = Mixed-Use Neighborhood	24 = Urban Neighborhood	29 = Health Care Campus (SD)
5 = Conservation-Based Subdivision	10 = Large Lot Residential	15 = Neighborhood Commercial Center	20 = Mixed-Use Activity Center	25 = Town Center	30 = University/College Campus (SD)
					31 = Regional Employment Center (SD)

Note: Information reported for each town, city, or county in the document coincides with the locally-adopted land use plan or zoning ordinance as noted.

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Marshville (Zoning)		POS <sup>1</sup>	ROS <sup>2</sup>	WP <sup>3</sup>	RL <sup>4</sup>	CB <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MFR <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CRT <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	AIR <sup>26</sup>	CID <sup>27</sup>	HCC <sup>28</sup>	UCC <sup>29</sup>	REC <sup>31</sup>
Residential District, R6																															
Residential District, B8																															
Residential District, R10																															
Residential District, R20																															
Residential District, R20																															
Residential District, R30																															
Residential District, R40																															
Residential District, RC80																															
Residential District, B1																															
Community Business, B2																															
Office Residential, B3																															
General Business, B4																															
Highway Corridor, HC																															
Office Institutional, B6																															
Light Industrial, LI																															
Heavy Industrial, HI																															

Marvin (Zoning)		POS <sup>1</sup>	ROS <sup>2</sup>	WP <sup>3</sup>	RL <sup>4</sup>	CB <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MFR <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CRT <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	AIR <sup>26</sup>	CID <sup>27</sup>	HCC <sup>28</sup>	UCC <sup>29</sup>	REC <sup>31</sup>
R. Marvin Residential																															
Marvin Residential Union County, RUC																															
Business, B																															
Office, O																															
Commercial Corridor Conditional District, CC-CD																															
Mixed Use Conditional, MX-CD																															
Mixed Use Conditional District, MX2-CD																															

- 1 = Preserved Open Space  
 2 = Recreational Open Space  
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 5 = Conservation-Based Subdivision
- 6 = Rural Crossroads  
 7 = Heavy Industrial Center  
 8 = Light Industrial Center  
 9 = Mobile Home Community  
 10 = Large Lot Residential
- 11 = Small Lot Residential  
 12 = Townhome/Small Condo  
 13 = Mixed-Residential Neighborhood  
 14 = Multi-family Residential  
 15 = Neighborhood Commercial Center
- 16 = Suburban Commercial Center  
 17 = Highway Commercial  
 18 = Suburban Office Center  
 19 = Mixed-Use Neighborhood  
 20 = Mixed-Use Activity Center
- 21 = Transit-Oriented Development, BRT  
 22 = Transit-Oriented Development, LRT  
 23 = Transit-Oriented Development, CRT  
 24 = Urban Neighborhood  
 25 = Town Center
- 26 = Metropolitan Center  
 27 = Airport (SD)  
 28 = Civic/Institutional District (SD)  
 29 = Health Care Campus (SD)  
 30 = University/College Campus (SD)  
 31 = Regional Employment Center (SD)

Note: Information reported for each town, city, or county in the document coincides with the locally-adopted land use plan or zoning ordinance as noted.  
 All information represented in the table is deemed to be best available data for developing the place type summary document.  
 Aerial photographs and tax assessor data were used to determine place types on developed parcels.

Mineral Springs (LUP)		POS <sup>1</sup>	ROS <sup>2</sup>	WF <sup>3</sup>	RL <sup>4</sup>	CBS <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MRN <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CR <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>
Urban Traditional																																
Rural Traditional																																
Rural Residential																																
Agricultural Residential																																
Downtown Mixed Use																																
Light Industrial																																
Highway Corridor																																

Monroe (LUP)		POS <sup>1</sup>	ROS <sup>2</sup>	WF <sup>3</sup>	RL <sup>4</sup>	CBS <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MRN <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CR <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>
MLK Corridor																																
CBD																																
Charlotte Highway Corridor																																
Current Development Areas																																
General Commercial																																
Heavy Industrial																																
High Density Residential																																
Historic District																																
Light Industrial																																
Low Density Residential																																
Medical Office District																																
Mixed Use with Residential																																
Rocky River Land Use Corridor																																
Strategic Neighborhood																																
Urban Residential																																

1 = Preserved Open Space	6 = Rural Crossroads	11 = Small Lot Residential	16 = Suburban Commercial Center	21 = Transit-Oriented Development, BRT	26 = Metropolitan Center
2 = Recreational Open Space	7 = Heavy Industrial Center	12 = Townhome/Small Condo	17 = Highway Commercial	22 = Transit-Oriented Development, LRT	27 = Airport (SD)
3 = Working Farms	8 = Light Industrial Center	13 = Mixed-Residential Neighborhood	18 = Suburban Office Center	23 = Transit-Oriented Development, CRT	28 = Civic/Institutional District (SD)
4 = Rural Living	9 = Mobile Home Community	14 = Multi-family Residential	19 = Mixed-Use Neighborhood	24 = Urban Neighborhood	29 = Health Care Campus (SD)
5 = Conservation-Based Subdivision	10 = Large Lot Residential	15 = Neighborhood Commercial Center	20 = Mixed-Use Activity Center	25 = Town Center	30 = University/College Campus (SD)
					31 = Regional Employment Center (SD)

Note: Information reported for each town, city, or county in the document coincides with the locally-adopted land use plan or zoning ordinance as noted.

All information represented in the table is deemed to be best available data for developing the place type summary document.

Aerial photographs and tax assessor data were used to determine place types on developed parcels.



	POS <sup>1</sup>	ROS <sup>2</sup>	WF <sup>3</sup>	RL <sup>4</sup>	CB <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MRN <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CR <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	JC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>	
Stallings (LUP)																																
Traditional Residential																																
Mixed Residential																																
Multi-Family																																
Greenway																																
Office/Light Retail																																
Government Center																																
Office Center																																
Mixed use 3																																
Mixed use 2																																
Mixed Use 1																																
Business Center																																
Monroe Road Overlay																																
Industry Class 2																																
Industry Class 1																																
General Commercial																																
Regional Shopping Facility																																
Central Business District																																

1 = Preserved Open Space	6 = Rural Crossroads	11 = Small Lot Residential	16 = Suburban Commercial Center	21 = Transit-Oriented Development, BRT	26 = Metropolitan Center
2 = Recreational Open Space	7 = Heavy Industrial Center	12 = Townhome/Small Condo	17 = Highway Commercial	22 = Transit-Oriented Development, LRT	27 = Airport (SD)
3 = Working Farms	8 = Light Industrial Center	13 = Mixed-Residential Neighborhood	18 = Suburban Office Center	23 = Transit-Oriented Development, CRT	28 = Civic/Institutional District (SD)
4 = Rural Living	9 = Mobile Home Community	14 = Multi-family Residential	19 = Mixed-Use Neighborhood	24 = Urban Neighborhood	29 = Health Care Campus (SD)
5 = Conservation-Based Subdivision	10 = Large Lot Residential	15 = Neighborhood Commercial Center	20 = Mixed-Use Activity Center	25 = Town Center	30 = University/College Campus (SD)
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Note: Information reported for each town, city, or county in the document coincides with the locally-adopted land use plan or zoning ordinance as noted.

All information represented in the table is deemed to be best available data for developing the place type summary document.

Aerial photographs and tax assessor data were used to determine place types on developed parcels.

	POS <sup>1</sup>	ROS <sup>2</sup>	WP <sup>3</sup>	RL <sup>4</sup>	CBS <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MRN <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BR <sup>21</sup>	LRT <sup>22</sup>	CRT <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CDP <sup>28</sup>	HC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>	
Wesley Chapel. (Zoning)																																
Residential District, R80			•							•																						
Residential District, R60										•																						
Residential District, R40										•																						
Residential District, R20											•																					
Residential District, RA-40										•																						
Residential District, RA-20											•																					
Residential District, RA-40											•																					
Residential District, RUC											•																					
General Business district, B1															•																	
Local Shopping Center District, B2																•																
Light Industrial, LI								•																								
Office Institutional, OI																		•											•			

- |                                    |                             |                                     |                                 |  |  |
|------------------------------------|-----------------------------|-------------------------------------|---------------------------------|--|--|
| 1 = Preserved Open Space           | 6 = Rural Crossroads        | 11 = Small Lot Residential          | 16 = Suburban Commercial Center | 21 = Transit-Oriented Development, BRT | 26 = Metropolitan Center               |
| 2 = Recreational Open Space        | 7 = Heavy Industrial Center | 12 = Townhome/Small Condo           | 17 = Highway Commercial         | 22 = Transit-Oriented Development, LRT | 27 = Airport (SD)                      |
| 3 = Working Farms                  | 8 = Light Industrial Center | 13 = Mixed-Residential Neighborhood | 18 = Suburban Office Center     | 23 = Transit-Oriented Development, CRT | 28 = Civic/Institutional District (SD) |
| 4 = Rural Living                   | 9 = Mobile Home Community   | 14 = Multi-family Residential       | 19 = Mixed-Use Neighborhood     | 24 = Urban Neighborhood                | 29 = Health Care Campus (SD)           |
| 5 = Conservation-Based Subdivision | 10 = Large Lot Residential  | 15 = Neighborhood Commercial Center | 20 = Mixed-Use Activity Center  | 25 = Town Center                       | 30 = University/College Campus (SD)    |
|                                    |                             |                                     |                                 |  | 31 = Regional Employment Center (SD)   |

Note: Information reported for each town, city, or county in the document coincides with the locally-adopted land use plan or zoning ordinance as noted.

All information represented in the table is deemed to be best available data for developing the place type summary document.

Aerial photographs and tax assessor data were used to determine place types on developed parcels.

	POS <sup>1</sup>	ROS <sup>2</sup>	WF <sup>3</sup>	RL <sup>4</sup>	CBS <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MRN <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CRT <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>	
Waxhaw (Zoning)																																
Residential District, R1										•																						
Residential District, R2										•																						
Residential District, R3										•																						
Residential District, R4																																
Multi-Family Residential District, RM1												•																				
Multi-Family Residential District, RM2												•																				
Office, Institutional and Specialty District, OIS																																
Neighborhood Business District, C1																																
Highway Commercial District, C2																																
General Commercial District, C3																																
Central Business District, C4																																
Light Industrial and Service District, I1								•																								
Wingate (Zoning)																																
Residential District, R6											•																					
Residential District, R8											•																					
Residential District, R10											•																					
Residential District, R20											•																					
Residential District, RA20											•																					
Residential District, RA40											•																					
Residential District, RC80											•																					
Central Business, B-1																																
Community Business, B-2																																
Office Residential, B-3																																
Highway Corridor, HC			•																													
Office Institutional, B-6																																
Office, O																																
Light Industrial, LI																																
Heavy Industrial, HI																																
PUD																																

1 = Preserved Open Space	6 = Rural Crossroads	11 = Small Lot Residential	16 = Suburban Commercial Center	21 = Transit-Oriented Development, BRT	26 = Metropolitan Center
2 = Recreational Open Space	7 = Heavy Industrial Center	12 = Townhome/Small Condo	17 = Highway Commercial	22 = Transit-Oriented Development, LRT	27 = Airport (SD)
3 = Working Farms	8 = Light Industrial Center	13 = Mixed-Residential Neighborhood	18 = Suburban Office Center	23 = Transit-Oriented Development, CRT	28 = Civic/Institutional District (SD)
4 = Rural Living	9 = Mobile Home Community	14 = Multi-family Residential	19 = Mixed-Use Neighborhood	24 = Urban Neighborhood	29 = Health Care Campus (SD)
5 = Conservation-Based Subdivision	10 = Large Lot Residential	15 = Neighborhood Commercial Center	20 = Mixed-Use Activity Center	25 = Town Center	30 = University/College Campus (SD)
					31 = Regional Employment Center (SD)

Note: Information reported for each town, city, or county in the document coincides with the locally-adopted land use plan or zoning ordinance as noted.

All information represented in the table is deemed to be best available data for developing the place type summary document.

Aerial photographs and tax assessor data were used to determine place types on developed parcels.

CHESTER COUNTY

County (Zoning)	POS <sup>1</sup>	ROS <sup>2</sup>	WF <sup>3</sup>	RL <sup>4</sup>	CBS <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MFR <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CRT <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>
R-1																															
R-2																															
R-3																															
R-4																															
RS-1																															
RG-1																															
RG-2																															
LC																															
GC																															
ID-1																															
ID-2																															
ID-3																															
AG																															
RIV																															
PD																															
EDD																															

City of Chester (Zoning)	POS <sup>1</sup>	ROS <sup>2</sup>	WF <sup>3</sup>	RL <sup>4</sup>	CBS <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MFR <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CRT <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>
R-10																															
R-8																															
R-6																															
GR																															
MF																															
NC																															
NCH																															
CC																															
HC																															
LI																															
BI																															
PD																															

- 1 = Preserved Open Space
- 2 = Recreational Open Space
- 3 = Working Farms
- 4 = Rural Living
- 5 = Conservation-Based Subdivision
- 6 = Rural Crossroads
- 7 = Heavy Industrial Center
- 8 = Light Industrial Center
- 9 = Mobile Home Community
- 10 = Large Lot Residential
- 11 = Small Lot Residential
- 12 = Townhome/Small Condo
- 13 = Mixed-Residential Neighborhood
- 14 = Multi-family Residential
- 15 = Neighborhood Commercial Center
- 16 = Suburban Commercial Center
- 17 = Highway Commercial
- 18 = Suburban Office Center
- 19 = Mixed-Use Neighborhood
- 20 = Mixed-Use Activity Center
- 21 = Suburban Commercial Center
- 22 = Transit-Oriented Development, BRT
- 23 = Transit-Oriented Development, LRT
- 24 = Urban Neighborhood
- 25 = Town Center
- 26 = Metropolitan Center
- 27 = Airport (SD)
- 28 = Civic/Institutional District (SD)
- 29 = Health Care Campus (SD)
- 30 = University/College Campus (SD)
- 31 = Regional Employment Center (SD)

Note: Information reported for each town, city, or county in the document coincides with the locally-adopted land use plan or zoning ordinance as noted. All information represented in the table is deemed to be best available data for developing the place type summary document. Aerial photographs and tax assessor data were used to determine place types on developed parcels.



1 = Preserved Open Space	11 = Small Lot Residential	16 = Suburban Commercial Center	21 = Transit-Oriented Development, BRT	26 = Metropolitan Center
2 = Recreational Open Space	12 = Townhome/Small Condo	17 = Highway Commercial	22 = Transit-Oriented Development, LRT	27 = Airport (SD)
3 = Working Farms	13 = Mixed-Residential Neighborhood	18 = Suburban Office Center	23 = Transit-Oriented Development, CRT	28 = Civic/Institutional District (SD)
4 = Rural Living	14 = Multi-family Residential	19 = Mixed-Use Neighborhood	24 = Urban Neighborhood	29 = Health Care Campus (SD)
5 = Conservation-Based Subdivision	15 = Large Lot Residential	20 = Neighborhood Commercial Center	25 = Town Center	30 = University/College Campus (SD)
	6 = Rural Crossroads			31 = Regional Employment Center (SD)
	7 = Heavy Industrial Center			
	8 = Light Industrial Center			
	9 = Mobile Home Community			
	10 = Large Lot Residential			

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Aerial photographs and tax assessor data were used to determine place types on developed parcels.

LANCASTER COUNTY

County (Zoning)	POS <sup>1</sup>	ROS <sup>2</sup>	WF <sup>3</sup>	RL <sup>4</sup>	CBS <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MRN <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CRT <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MAC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>
R-15																															
R-15S																															
R-15D																															
R-19P																															
R-30																															
R-30S																															
R-30D																															
R-30P																															
R-45																															
R-45A																															
R-45B																															
R-45D																															
MF																															
MHP																															
B-1																															
B-2																															
B-3																															
B-4																															
I-1																															
I-2																															
PDD																															

Heath Springs (LUP)	POS <sup>1</sup>	ROS <sup>2</sup>	WF <sup>3</sup>	RL <sup>4</sup>	CBS <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MRN <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CRT <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MAC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>
Residential																															
Commercial																															
Industrial																															
Public																															

- 1 = Preserved Open Space
- 2 = Recreational Open Space
- 3 = Working Farms
- 4 = Rural Living
- 5 = Conservation-Based Subdivision
- 6 = Rural Crossroads
- 7 = Heavy Industrial Center
- 8 = Light Industrial Center
- 9 = Mobile Home Community
- 10 = Large Lot Residential
- 11 = Small Lot Residential
- 12 = Townhome/Small Condo
- 13 = Mixed-Residential Neighborhood
- 14 = Multi-family Residential
- 15 = Neighborhood Commercial Center
- 16 = Suburban Commercial Center
- 17 = Highway Commercial
- 18 = Suburban Office Center
- 19 = Mixed-Use Neighborhood
- 20 = Mixed-Use Activity Center
- 21 = Transit-Oriented Development, BRT
- 22 = Transit-Oriented Development, LRT
- 23 = Transit-Oriented Development, CRT
- 24 = Urban Neighborhood
- 25 = Town Center
- 26 = Metropolitan Center
- 27 = Airport (SD)
- 28 = Civic/Institutional District (SD)
- 29 = Health Care Campus (SD)
- 30 = University/College Campus (SD)
- 31 = Regional Employment Center (SD)

Note: Information reported for each town, city, or county in the document coincides with the locally-adopted land use plan or zoning ordinance as noted.  
 All information represented in the table is deemed to be best available data for developing the place type summary document.  
 Aerial photographs and tax assessor data were used to determine place types on developed parcels.

Kershaw (LUP)																																

1 = Preserved Open Space	6 = Rural Crossroads	11 = Small Lot Residential	16 = Suburban Commercial Center	21 = Transit-Oriented Development, BRT	26 = Metropolitan Center
2 = Recreational Open Space	7 = Heavy Industrial Center	12 = Townhome/Small Condo	17 = Highway Commercial	22 = Transit-Oriented Development, LRT	27 = Airport (SD)
3 = Working Farms	8 = Light Industrial Center	13 = Mixed-Residential Neighborhood	18 = Suburban Office Center	23 = Transit-Oriented Development, CRT	28 = Civic/Institutional District (SD)
4 = Rural Living	9 = Mobile Home Community	14 = Multi-family Residential	19 = Mixed-Use Neighborhood	24 = Urban Neighborhood	29 = Health Care Campus (SD)
5 = Conservation-Based Subdivision	10 = Large Lot Residential	15 = Neighborhood Commercial Center	20 = Mixed-Use Activity Center	25 = Town Center	30 = University/College Campus (SD)
					31 = Regional Employment Center (SD)

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UNION COUNTY, SC

City of Union (Zoning)																																
POS <sup>1</sup>	ROS <sup>2</sup>	WF <sup>3</sup>	RL <sup>4</sup>	CBS <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MRN <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CRT <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>		
R-15																																
R-10																																
R-8																																
R-6																																
A-1																																
A-2																																
A-3																																
A-4																																
A-5																																
L-1																																

1 = Preserved Open Space	6 = Rural Crossroads	11 = Small Lot Residential	16 = Suburban Commercial Center	21 = Transit-Oriented Development, BRT	26 = Metropolitan Center
2 = Recreational Open Space	7 = Heavy Industrial Center	12 = Townhome/Small Condo	17 = Highway Commercial	22 = Transit-Oriented Development, LRT	27 = Airport (SD)
3 = Working Farms	8 = Light Industrial Center	13 = Mixed-Residential Neighborhood	18 = Suburban Office Center	23 = Transit-Oriented Development, CRT	28 = Civic/Institutional District (SD)
4 = Rural Living	9 = Mobile Home Community	14 = Multi-family Residential	19 = Mixed-Use Neighborhood	24 = Urban Neighborhood	29 = Health Care Campus (SD)
5 = Conservation-Based Subdivision	10 = Large Lot Residential	15 = Neighborhood Commercial Center	20 = Mixed-Use Activity Center	25 = Town Center	30 = University/College Campus (SD)
					31 = Regional Employment Center (SD)

Note: Information reported for each town, city, or county in the document coincides with the locally-adopted land use plan or zoning ordinance as noted.

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YORK COUNTY

County (Zoning)	POS <sup>1</sup>	ROS <sup>2</sup>	WF <sup>3</sup>	RL <sup>4</sup>	CB <sup>5</sup>	RC <sup>6</sup>	HC <sup>7</sup>	LC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	WRN <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CRT <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>
AGC																															
AGC-I																															
RUD																															
RUD-I																															
RC-I																															
RC-II																															
RD-I																															
RD-II																															
BD-I																															
BD-II																															
BD-III																															
ID																															
LI																															
UD																															
PD																															
TND																															
Clover (LUP)	POS <sup>1</sup>	ROS <sup>2</sup>	WF <sup>3</sup>	RL <sup>4</sup>	CB <sup>5</sup>	RC <sup>6</sup>	HC <sup>7</sup>	LC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	WRN <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CRT <sup>23</sup>	UN <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>
SubRes																															
TradRes																															
GenUrb																															
CorCom																															
DTown																															
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- 1 = Preserved Open Space  
 2 = Recreational Open Space  
 3 = Working Farms  
 4 = Rural Living  
 5 = Conservation-Based Subdivision  
 6 = Rural Crossroads  
 7 = Heavy Industrial Center  
 8 = Light Industrial Center  
 9 = Mobile Home Community  
 10 = Large Lot Residential  
 11 = Small Lot Residential  
 12 = Townhome/Small Condo  
 13 = Mixed-Residential Neighborhood  
 14 = Multi-family Residential  
 15 = Neighborhood Commercial Center  
 16 = Suburban Commercial Center  
 17 = Highway Commercial  
 18 = Suburban Office Center  
 19 = Mixed-Use Neighborhood  
 20 = Mixed-Use Activity Center  
 21 = Suburban Commercial Center  
 22 = Transit-Oriented Development, BRT  
 23 = Transit-Oriented Development, LRT  
 24 = Transit-Oriented Development, CRT  
 25 = Urban Neighborhood  
 26 = Metropolitan Center  
 27 = Airport (SD)  
 28 = Civic/Institutional District (SD)  
 29 = Health Care Campus (SD)  
 30 = University/College Campus (SD)  
 31 = Regional Employment Center (SD)

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Fort Mill (LUP)		POS <sup>1</sup>	ROS <sup>2</sup>	WF <sup>3</sup>	RL <sup>4</sup>	CBS <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MNR <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CRT <sup>23</sup>	UNT <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>
OS		•																														
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EMP																																
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COM																																
Rock Hill (LUP)		POS <sup>1</sup>	ROS <sup>2</sup>	WF <sup>3</sup>	RL <sup>4</sup>	CBS <sup>5</sup>	RC <sup>6</sup>	HIC <sup>7</sup>	LIC <sup>8</sup>	MHC <sup>9</sup>	LLR <sup>10</sup>	SLR <sup>11</sup>	THC <sup>12</sup>	MNR <sup>13</sup>	MFR <sup>14</sup>	NCC <sup>15</sup>	SCC <sup>16</sup>	HC <sup>17</sup>	SOC <sup>18</sup>	MUN <sup>19</sup>	MAC <sup>20</sup>	BRT <sup>21</sup>	LRT <sup>22</sup>	CRT <sup>23</sup>	UNT <sup>24</sup>	TC <sup>25</sup>	MC <sup>26</sup>	AIR <sup>27</sup>	CID <sup>28</sup>	HCC <sup>29</sup>	UCC <sup>30</sup>	REC <sup>31</sup>
UMU																																
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SN-EMP																																
SMU-HC																																
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SMU-RC																																
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