

EMPLOYMENT

The Employment future land use category applies to the industrial flex space opportunities along SH 45 and SH 130. The primary uses for Employment centers are a mix of office, industrial, and flex space uses.

Industrial flex space development includes a variety of manufacturing and storage uses that have a wide range of appearances and intensities.

Residential uses are not appropriate within these areas in order to ensure the City's ability to attract and maintain employment generating uses.

COMPATIBILITY OF NEW USES AND BUILDING TYPES

Primarily Residential		Primarily Nonresidential and Mixed-Use	
Agricultural	○○○	Mixed-Use, Neighborhood Scale	○○○
Cluster Subdivision	○○○	Mixed-Use, Community Scale	○○○
Single-Family, Large Lot	○○○	Mixed-Use, Regional Scale	○○○
Single-Family, Suburban Lot	○○○	Neighborhood Office and Commercial	○○○
Single-Family, Small Lot	○○○	Regional Office and Commercial	●●●
Accessory Dwelling Unit	○○○	Neighborhood Shopping Center	○○○
Townhome	○○○	Regional Shopping Center	○○○
Duplex	○○○	Light Industrial/Flex Space	●●●
Triplex/Fourplex	○○○	Heavy Industrial	○○○
Bungalow/Cottage Court	○○○	Civic/ Recreation	●●●
Courtyard/Garden Apartment	○○○		
Urban Apartment	○○○		

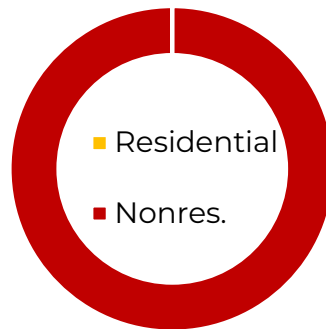
●●●	Appropriate primary uses
●●○	Conditional as primary uses
○○○	Inappropriate use



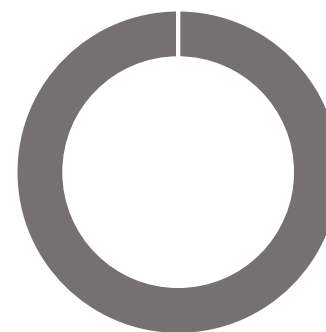
View of an employment center

Figure 3.15. Employment

Residential and Nonresidential Mix



Residential Type Mix



Nonresidential Mix

