

(AR)

AGRICULTURE /RANCHING

Agricultural areas are characterized by very large tracts of undeveloped land utilized for agricultural production, wildlife management, or ranching, including livestock raising. There are opportunities for additional uses that support agriculture's character and economic viability.

DUA:

None – The intent is to preserve the undeveloped land and promote agricultural uses

Target Ratios:

85% agriculture

15% large lot residential (2 acres or more)

Primary Use:

Farming, ranching, wildlife management, and tourism related agricultural uses

Secondary Use:

Single-family detached homes, supporting structures, agriculture-related tourism, local food production, and distributed energy generation.

(RR)

RURAL RESIDENTIAL

These large lot, low-density areas preserve the rural atmosphere of Georgetown. Homes are traditional single-family residences with large front yard setbacks from roadways and large side yard setbacks separating homes to reinforce the rural openness. These homes may include accessory dwelling units. Non-residential uses are recommended along major thoroughfares with large setbacks and natural buffers from neighboring residential properties to preserve a rural feel to these areas. These secondary uses will primarily serve the neighborhood. Rural Residential areas are characterized by very large lots, abundant open space, pastoral views, and vast separation between buildings. Lots are typically 2 acres or larger in size, and residential home sites are located randomly throughout the undeveloped and surrounding area. Supporting nonresidential uses are similar in scale to the residential properties, including appropriate landscaping and buffering standards.

DUA:

Less than 2

Target Ratios:

70% large residential lots (2 acres or more)

25% detached residential (5 units or less per acre)

5% nonresidential

Primary Use:

Single-family detached residential

Secondary Use:

Limited retail and service uses, agriculture, civic, institutional, parks, and open space

(NH)

NEIGHBORHOODS

Neighborhood character maintains a suburban atmosphere. Conservation subdivisions (also referred to as “clustering”) are encouraged. Development standards should ensure adequate open space and efficient roadway and pedestrian connectivity to schools, neighborhood amenities, and parks (see Objective 2.3 of the Parks and Recreation Master Plan). When the overall density of a master planned neighborhood is less than 5 units per acre, a variety of lot sizes should be supported. Supporting nonresidential uses are similar in scale to the residential properties, including appropriate landscaping and buffering standards. Nonresidential uses are located along major thoroughfares bordering neighborhoods or on collector roads leading into neighborhoods.

DUA:

Less than 5

Target Ratios:

90% residential

10% nonresidential

Primary Use:

Single-family detached residential

Secondary Use:

Limited neighborhood-serving retail and service uses, civic, institutional, parks, and open space

(MDN)

MIXED-DENSITY NEIGHBORHOODS

This category includes a range of single-family and medium-density housing types. Medium-density housing options are consistent with and complementary to the traditional single-family neighborhood with an emphasis on connectivity. This future land use area supports a variety of different housing types in a compact network of complete, walkable streets that are easy to navigate by car, bike or on foot with access to neighborhood amenities including schools and parks (see Objective 2.3 of the Parks and Recreation Master Plan). Development standards for medium-density housing and any nonresidential uses are in place to ensure compatibility through increased setbacks for taller buildings, architectural designs that are consistent with the neighborhood, location of more intense uses and development nearer to the edge of developments, and enhanced landscaping. Additionally, any nonresidential uses are located primarily at arterials and other major roadway intersections and include appropriate buffering and pedestrian elements to support the surrounding residents.

DUA:

5.0 minimum

Target Ratios:

25% detached residential (5 -7 units)

45% moderate density residential (townhomes, duplexes, cottage court)

30% nonresidential

Primary Use:

Variety of single-family home types (detached, duplex, townhome), small lot, single-family detached homes, townhomes, and duplexes

Secondary Use:

Limited neighborhood-serving retail and service uses, office, civic, institutional, parks, and open space

COMMUNITY CENTER

These areas are typically configured as “nodes” or “corridors” of smaller scale at the intersection of arterial roads and other major thoroughfares. Community Centers are often located near single-family detached residential areas. Unlike larger shopping centers that may attract regional customers, Community Center developments primarily provide services for residents of surrounding neighborhoods. These developments provide local retail, professional office, and service-oriented businesses that serve the residents of Georgetown in one area. These centers should provide a vertical mixed-use environment, blending multiple uses into one building or space that are functionally integrated, rather than a mix of standalone uses. Any rezoning requests should be reviewed for compatibility of uses and built form; where uses differ, a careful transition between uses should be provided. Residential uses in these areas should be provided at a minimum density of 14 units per acre and should be integrated as part of a vertical mixed-use design. Standalone multifamily residential is generally not a supported use in this land use district. Development should be oriented to include common spaces and outdoor amenities such as promenades, outdoor seating, and playscapes. Driveways, drive aisles, and parking facilities are provided to accommodate vehicular travel, however, Community Centers should provide prominent pedestrian connections and pathways that encourage the interaction of residents and businesses. To further promote the interaction of integrated and adjacent residential development, these areas should emphasize quality building and site design such as architectural features and landscaping.

DUA:

14 or more

Target Ratios:

80% nonresidential

20% vertical mixed-use multifamily

Primary Use:

Small to mid-size retailers, restaurants, hair and nail salons, barber shops, pharmacies, and recreation and fitness businesses (privately run gyms, arcades, pilates, children’s indoor play areas)

Secondary Use:

Medium and high density residential, small scale live entertainment in shared green space, specialty retailers, professional office, civic uses, and parks and open space

(RC)

REGIONAL CENTER

Developments may be configured as major shopping centers, standalone big-box retailers, or large-scale mixed-use developments, as well as supporting flex office space and office/warehouse development. They are typically located at high-volume intersections and sometimes along both sides of a highway or arterial. These developments are typically automobile-oriented with convenient access from major transportation routes and highway interchanges; however, internal pedestrian connectivity is maximized and includes opportunities for pedestrian activity. Well-integrated residential developments, which encourage the interaction of residents and businesses, are appropriate, and vertical mixed-use is encouraged. Residential uses in these areas should be provided at a minimum density of 18 units per acre and should be integrated as part of a vertical mixed-use design. Standalone multifamily residential is generally not a supported use in this land use district.

DUA:

18 or more

Target Ratios:

75% nonresidential

25% vertical mixed-use multifamily

Primary Use:

Large retailers, urban residential, hotels, corporate office, restaurants, multi-tenant commercial, big box commercial, live/work/shop units

Secondary Use:

Mixed-use, high-density residential, specialty retailers, professional office, civic & institutional uses

(EC)

EMPLOYMENT CENTER

Centers with employment-generating uses support heightened economic activity through quality architectural design and well-integrated supporting uses such as retail and restaurants. Employment Centers are typically located near transportation corridors and logistic hubs. Employment Centers are encouraged to both support the primary and secondary uses, while retaining flexibility in building design and land planning to accommodate a change in use over time and for future employment uses. The inclusion of moderate to high-density residential is appropriate as a supporting use to these areas of commerce and employment. When incorporating residential uses, a minimum density of 14 units or more is encouraged. Transitions between uses should be carefully planned so that residential uses are not located near incompatible uses such as manufacturing, warehouses, or uses that handle and/or dispose of a range of toxins. Office space, landscaping, buffers, and increased setbacks should be utilized when planning for effective transitions in land use. Where higher intensity manufacturing or employment uses generating loud noise, smell, or activity levels, these uses should be located away from residential areas and environmentally sensitive areas.

Primary uses within Employment Centers require access to major thoroughfares. In circumstances where they are located in key community gateways, building heights, setbacks, widths, and architectural design should fit the intended character of the gateways, and site design should incorporate the necessary landscaping and pedestrian infrastructure. Uses that require outdoor storage should be avoided.

DUA:

14 or more

Target Ratios:

100% nonresidential

(A minimum residential % is not required in Employment Center. Should residential uses be incorporated, location and density requirements for Employment Center should be followed.)

Primary Use:

Manufacturing, life sciences, professional services, office, retail, technology / data centers, flex office, warehouses, and business parks

Secondary Use:

Commercial, high-density residential, restaurants, hospitals, training and logistics facilities, and civic & institutional uses

(SA)

SPECIAL AREA

Special Areas are planned areas that integrate a variety of complementary uses, with an emphasis on retail, offices, and entertainment activities. These centers are unique destinations with emphasis on building design, landscaping and the inclusion of public plazas, green spaces and areas for the public to gather. Special Areas are designed in a pattern of pedestrian-oriented, storefront-style shopping streets, with shared parking and strong pedestrian linkages to the surrounding areas.

DUA:

14 or more

Target Ratios:

Development specific

Primary Use:

Mixed use (high-density residential and retail)

Secondary Use:

Medium-density residential, office, commercial, recreational, and civic uses

(I)

INSTITUTIONAL

The institutional category refers to individual or concentrations of government operations and uses, including government administrative offices, libraries, police, fire and EMS services, airports, correctional facilities, and infrastructure. Schools, university and college campuses, and similar educational uses and centers are also a part of this designation, as are community institutions that are privately or semi-privately owned, such as churches and major medical and health care facilities. These facilities project a positive image of the community and are located to provide ample public access.

DUA:

N/A

Target Ratios:

100% nonresidential

Primary Use:

Governmental operations, educational uses, religious uses, and major healthcare facilities

Secondary Use:

N/A

(PR)

PARKS AND RECREATION

Public parks and recreational areas are integrated into and easily accessible from residential neighborhoods and developments. Regional parks are accessible from major thoroughfares and can provide a variety of recreational opportunities. Any additional parkland or recreational facilities should further the goals of the Parks and Recreation Master Plan.

DUA:

N/A

Target Ratios:

100% nonresidential

Primary Use:

Parkland, trails, and other recreational amenities

Secondary Use:

N/A

(OS)

OPEN SPACE

Floodplains and other natural or environmentally sensitive areas are preserved as open space. No development is anticipated in these areas

DUA:

N/A

Target Ratios:

100% nonresidential

Primary Use:

Floodplains and other natural or environmentally sensitive areas are preserved as open space. No development is anticipated in these areas.

Secondary Use:

N/A

(M)

MINING

This use designation includes current mining operations. Care should be taken to protect adjacent uses from adverse impacts associated with these activities.

DUA:

N/A

Target Ratios:

100% nonresidential

Primary Use:

Mining

Secondary Use:

N/A