

FUTURE DEVELOPMENT AREAS

Refer to the Future Development Map on Page 2.

Suburban Residential

(Less than 3 units/acre)

Suburban Residential neighborhoods form the backbone of Smyrna. While growth and redevelopment increase the density of activity centers in Smyrna, Suburban Residential areas should be limited to less than 3 units per acre. As the lowest density residential category, these neighborhoods feature a high degree of building separation, with the majority of dedicated open space held privately. The collective ownership of open space is often managed by homeowners associations within these areas.

Suburban Residential areas are composed of almost exclusively residential land uses. As the City grows and develops, Suburban Residential neighborhoods must be protected from the encroachment of traffic and incompatible uses. On the other hand, small civic and public buildings such as neighborhood churches and schools may be compatible with Suburban Residential neighborhoods. Civic uses provide areas for assembly, religious services, education, and public services which are supportive of a cohesive residential community. Likewise, parks and recreational facilities provide an amenity compatible with the residential character of suburban neighborhoods. However, large churches and public facilities which generate a high level of traffic are not compatible with suburban neighborhoods.

Infill development in Suburban Residential areas must be carefully



Single-Family Home



Suburban Cul-de-Sac Neighborhood



Single-Family Homes on Large Lots

regulated in order to ensure that redevelopment is compatible with existing neighborhood patterns.

Suburban Residential neighborhoods are often characterized by cul-de-sacs and curvilinear street patterns designed to discourage cut-through traffic. Additional traffic calming devices, such as speed humps, bulb-out curbs, and

crosswalks may also be implemented in order to minimize the adverse impacts of auto traffic. Additional pedestrian amenities, such as sidewalks, trails, and street lighting should be encouraged in all new development in order to promote physical activity and decrease the reliance on automotive travel. Likewise, linkages should be provided between Suburban Residential areas and the City's network of bicycle/pedestrian trails.

- Overlay Zoning
- Tree Conservation and Replanting

Appropriate Land Uses

- Single-Family Detached Residential
- Civic / Public / Church
- Parks / Recreation / Greenspace

Quality Community Objectives Addressed

- Traditional Neighborhood
- Sense of Place
- Heritage Preservation
- Open Space Preservation
- Infill Development
- Housing Opportunities

Implementation Measures

- Screening and Buffering Requirements between Neighborhoods and Surrounding Commercial/Industrial Uses
- Home Ownership and Maintenance Programs
- Buyer Education and Counseling
- Strict Code Enforcement
- Sidewalks and Pedestrian Linkages to Trail System
- Roadway Safety Improvements
- Traffic Calming
- Historic Preservation (e.g. DCA Model Code 2-7)
- Infill Development Program to Regulate Compatibility of New Development in Established Neighborhoods (e.g. DCA Model Code 3-10)
- Conservation Subdivisions

Moderate Density Residential

(Under 4.5 units/acre)

Moderate Density Residential neighborhoods primarily consist of single-family detached housing at a slightly higher density than Suburban Residential neighborhoods. Moderate Density Residential areas should be limited to a density under 4.5 housing units per acre. While maintaining a slightly higher density than suburban neighborhoods, moderate density areas are primarily single-family detached residential in character. Like suburban areas, moderate density neighborhoods may include small churches and public buildings as conditional land uses.

Moderate Density Residential areas are often characterized by a high level of pedestrian orientation and a low amount of building separation. Street layouts in these neighborhoods often feature traditional grid networks as opposed to suburban cul-de-sacs. Street patterns in Moderate Density Residential neighborhoods should also include a greater degree of connectivity than Suburban Residential areas. While connectivity allows for greater access; it may also necessitate traffic calming measures.

Because of its pedestrian oriented design, Moderate Density Residential development is supportive of nearby "Main Street" retail opportunities and Neighborhood Activity Centers. Moderate Density Residential is encouraged within one half mile of the Smyrna Market Village. Studies suggest that the comfortable walking range for pedestrian amenities and services is between $\frac{1}{4}$ to $\frac{1}{2}$ mile in distance.



Moderate Density Residential Under 4.5 Units per Acre



Traditional Neighborhood Development: Small Setbacks, Sidewalks, and On-Street Parking



Some Forms of Attached Housing (ie. Duplexes)

Moderate Density Residential neighborhoods can also serve as a transition area between established Suburban Residential neighborhoods and Neighborhood Activity Centers. Thus, moderate density areas provide customers for pedestrian oriented retail and services while also creating a buffer between activity centers and low density Suburban Residential neighborhoods.

Traditional Neighborhood Development (TND) principles should be applied throughout Moderate Density Residential neighborhoods. TND principles include houses oriented towards the street with relatively small setbacks. Features such as sidewalks, lamps, street trees, and on-street parking should also be provided in order to encourage pedestrian activity. Likewise, linkages should be provided between Moderate Density Residential areas and the City's network of bicycle/pedestrian trails.

- Buyer Education and Counseling
- Strict Code Enforcement
- Sidewalks and Pedestrian Linkages to Trail System
- Roadway Safety Improvements
- Traffic Calming
- Historic Preservation (e.g. DCA Model Code 2-7)
- Infill Development Program to Regulate Compatibility of New Development in Established Neighborhoods (e.g. DCA Model Code 3-10)
- Design and Construction Standards
- Conservation Subdivisions
- Overlay Zoning
- Tree Conservation and Replanting

Appropriate Land Uses

- Traditional Neighborhood Development
- Single-Family Detached Housing
- Duplexes
- Quadriplexes
- Civic / Public / Church
- Parks / Recreation / Greenspace

Quality Community Objectives

- Traditional Neighborhoods
- Infill Development
- Housing Choices
- Sense of Place

Implementation Measures

- Screening and Buffering Requirements between Neighborhoods and Surrounding Commercial/Industrial Uses
- Home Ownership and Maintenance Programs

Medium Density Residential

(Under 6 units/acre)

Medium Density Residential areas provide for both small attached and detached housing at a greater density than both Suburban and Moderate Density Residential neighborhoods. Medium Density Residential areas may range up to 5.99 units per acre. Medium Density neighborhoods may include a mixture of owner and renter occupied housing. Like Suburban Residential areas, Medium Density Residential neighborhoods may include small churches, public buildings, and parks as conditional land uses.

Medium Density Residential areas also provide opportunities for innovative master-planned communities such as Planned-Unit Developments (PUDs) and Conservation Subdivisions. Planned Unit Developments (PUDs) are master planned communities that may include a mixture of housing types and sizes all within one development or subdivision. PUDs may also include a Neighborhood Activity Center component of convenience shopping, recreational facilities, or open space. Buildings are often clustered within PUDs in order to provide for collectively owned parks, trails, and open space. PUDs allow for greater development flexibility while increasing administrative discretion and negotiating power.

Like Moderate Density and Urban Residential, Medium Density Residential areas may provide a transition between low-density neighborhoods and activity centers. Medium Density Residential may be appropriate in the area surrounding the Market Village as well as surrounding activity centers and major corridors.



Medium Density Residential Under 6 Units per Acre



Cluster homes



Attached Housing

Appropriate Land Uses

- Traditional Neighborhood Development
- Single-Family Detached Housing
- Duplexes
- Quadriplexes
- Townhomes
- Senior Housing
- Civic / Public / Church
- Parks / Recreation / Greenspace

Quality Community Objectives

- Traditional Neighborhoods
- Infill Development
- Housing Choices
- Sense of Place

Implementation Measures

- Strict Code Enforcement
- Home Ownership and Maintenance Programs
- Screening and Buffering Requirements between Neighborhoods and Surrounding Commercial/Industrial Uses
- Buyer Education and Counseling
- Cluster Development (e.g. DCA Model Code 4-7)
- Sidewalks and Pedestrian Linkages to Trail System
- Roadway Safety Improvements
- Traffic Calming
- Historic Preservation (e.g. DCA Model Code 2-7)
- Planned-Unit Development
- On-Street Parking
- Overlay Zoning
- Design and Construction Standards
- Infill Development Program to Regulate Compatibility of New Development in Established Neighborhoods (e.g. DCA Model Code 3-10)
- Traditional Neighborhood Development – Comprehensive TND Ordinance
- Conservation Subdivisions
- Tree Conservation and Replanting

Urban Residential

(6 units/acre and over)

Urban Residential areas provide opportunities for high density attached housing of both owner-occupied and rental tenure. Thus, Urban Residential includes townhomes, condominiums, as well as apartment developments of 6 units per acre and over. The provision of both owner and renter occupied housing is one key to maintaining neighborhood viability in Urban Residential areas.

Urban Residential communities often provide a transitional area between Community Activity Centers and surrounding lower density residential neighborhoods. Urban Residential areas are also compatible with adjacent mixed-use development. Pedestrian accessibility to nearby Activity Centers and Mixed Use districts should be encouraged. Redevelopment of older multi-family housing into condominiums and townhomes should also be encouraged.

Many of the City's existing Urban Residential communities are located along high-volume corridors such as Cobb Parkway and South Cobb Drive. Both of these corridors have been identified as areas for targeted redevelopment and improvement. In many ways, the fate of these Urban Residential communities is intertwined with their adjacent commercial corridors. Redevelopment proposals should allow for mixed-use redevelopment of older shopping centers along with surrounding apartments. Both pedestrian and automobile connectivity should be encouraged between Urban Residential communities and adjacent activity centers.



Townhomes



Condominiums



Apartments

Appropriate Land Uses

- Townhomes
- Condominiums
- Apartments
- Senior Housing
- Civic / Public / Church
- Parks / Recreation / Greenspace

Quality Community Objectives

- Traditional Neighborhoods
- Infill Development
- Housing Choices
- Sense of Place

Implementation Measures

- Strict Code Enforcement
- Home Ownership and Maintenance Programs
- Buyer Education and Counseling
- On-Street Parking
- Overlay Zoning
- Conservation Subdivisions
- Design and Construction Standards
- Level of Service Standards for Development Permitting
- Redevelop Declining Apartments into Townhomes
- Encourage Ownership over Rental.
- Pedestrian connectivity to Activity Centers and Mixed Use Districts.
- Roadway Safety Improvements
- Traffic Calming
- Coordination with Transit Stop Locations
- Encourage Access management and Inter-parcel Connectivity
- Promote Trail Connectivity to other City or County Facilities
- Screening and Buffering Requirements between Neighborhoods and Surrounding Commercial/Industrial Uses
- Tree Conservation and Replanting

Neighborhood Activity Center

Neighborhood Activity Centers are neighborhood focal points with a concentration of small commercial, civic, and public activities. Retail and services within Neighborhood Activity Centers are intended to be local-serving. Development within these areas is encouraged to be pedestrian-oriented and compatible with surrounding single-family residential areas. Auto-oriented land uses, such as gas stations, car washes, and drive-through windows should be prohibited within Neighborhood Activity Centers.

Neighborhood Activity Centers represent a smaller scale of intensity than Community Activity Centers. These areas are of limited scale in order to control adverse impacts on surrounding neighborhoods. Neighborhood Activity Centers are typically less than 10 acres in total area, with small-scale commercial establishments each less than 5,000 square feet in size. Office and retail uses within Neighborhood Activity Centers should be limited to a maximum of two stories. Transitional land uses, such as small office or higher density housing, should be provided between Neighborhood Activity Centers and surrounding residential neighborhoods.

Neighborhood Activity Centers are normally found at the intersection of collector streets which serve residential areas. Limiting such uses to collectors minimizes traffic on local streets. Small offices will also play an important role in the city's future development. Residential houses located along busy corridors may benefit from adaptive reuse as small offices and neighborhood commercial.



Neighborhood Café Adjacent to Residential Land Uses



Neighborhood Drug Store



Neighborhood Commercial Oriented Towards the Street with Parking in the Rear.

Commercial buildings within Neighborhood Activity Centers should be oriented to streets that are easily accessible from adjacent neighborhoods. Buildings should have minimal front setbacks for easy accessibility by pedestrians. Building entrances should be oriented toward streets; corner buildings should have

corner entrances whenever possible. When it is not practical or reasonable to orient building entrances toward existing streets, a new “shopping street” with sidewalks and pedestrian amenities can be created within the retail center. Developments should include sidewalks with a street furniture zone. Parking and vehicle drives should be located away from building entrances, and not allowed between a building entrance and the street. Surface parking should be oriented behind or to the side of buildings. Landscaped buffering should be provided between parking lots, adjacent sidewalks, and adjacent residential land uses.

- ❑ Screening and Buffering Requirements between Neighborhoods and Surrounding Commercial

Appropriate Land Uses

- ❑ Neighborhood Commercial
- ❑ Small Mixed Use Development
- ❑ Low Rise Office/Professional
- ❑ Civic / Public / Church
- ❑ Parks / Public Plazas

Quality Community Objectives Addressed

- ❑ Appropriate Business
- ❑ Infill Development
- ❑ Employment Options
- ❑ Regional Identity
- ❑ Sense of Place

Implementation Measures

- ❑ Design Guidelines
- ❑ Signage Regulations
- ❑ Limited Development Intensity
- ❑ Reduced Building Setbacks
- ❑ Restrict Automobile-Dependent Land Uses
- ❑ Redesign Off-Street Parking Facilities for Interparcel Connectivity
- ❑ Negotiate Shared Parking Agreements
- ❑ Set Maximum Parking Limits
- ❑ On-Street Parking
- ❑ Traffic Calming
- ❑ Tree Conservation and Replanting

Community Activity Center

Community Activity Centers are regional focal points containing a mix of commercial, professional, civic, and public uses. Community Activity Centers are designed to accommodate commercial uses serving several adjacent neighborhoods. Community Activity Centers have been established along major arterials and at key intersections where development nodes can be supported by the regional transportation network. While Community Activity Centers are more automobile-oriented than Neighborhood Activity Centers, basic access and safety should be provided for pedestrians.

A transition in building scale and land use type should be provided between higher intensity uses and adjacent residential areas. Urban Residential areas may serve as a transition between Community Activity Centers and lower-density Suburban areas. This transition in uses removes such high intensity centers from single family neighborhoods and serves to buffer nearby neighborhoods. In addition, more intense uses should be focused on those properties in the center of the Community Activity Center and away from existing residential development.



Auto-Oriented Commercial Development in a Shopping Center



Commercial Strip Development Providing Pedestrian Access



Auto-Oriented Development as a Free Standing Structure

Appropriate Land Uses

- Mixed Use Development
- General Commercial
- Office / Professional
- Civic / Public / Church

Quality Community Objectives Addressed

- Appropriate Business
- Infill Development
- Employment Options
- Regional Identity
- Sense of Place

Implementation Measures

- Encourage Alternatives to or Reuse of Big Box Retail Development
- Corridor Design Guidelines
- Buffering between Commercial Uses and Surrounding Neighborhoods
- Signage Regulations
- Parking Design Standards
- Negotiate Shared Parking Agreements
- Redesigning Off-Street Parking Facilities for Interparcel Connectivity
- Access Management
- Pedestrian Safety Improvements
- Provide More Public Transit Opportunities
- Connect Commercial Centers with Surrounding Residential Neighborhoods Through Pedestrian Connectivity.
- Promote Nodal Development of Commercial Centers
- Tree Conservation and Replanting

Mixed Use

The Smyrna Market Village serves as the symbolic heart of the City as a Mixed Use live/work/play district. The Market Village provides a unique sense of place and identity for Smyrna. The Market Village provides a vibrant mix of uses within easy walking distance. The town center also provides a venue for gatherings, events, and civic activities.

The success of Market Village town center provides focal points for civic activities and traditional main street retail. Mixed Use areas will be designed as pedestrian oriented nodes, rather than auto-oriented strip corridors.

Mixed Use redevelopment of key Community Activity Centers will help revitalize aging commercial areas and serve as a positive amenity for surrounding residential areas. Mixed Use redevelopment may also allow for the simultaneous redevelopment of strip commercial shopping centers and adjacent multi-family housing. Two key redevelopment areas adjacent to the Market Village are the Belmont Hills and the Jonquil Plaza shopping centers. Because of their close proximity to the Market Village, each of these centers should be redeveloped as mixed-use areas that are compatible and integrated with the City's existing downtown area. Each of these Mixed Use centers should contain higher density housing supportive of "Main Street" retail.

Additional Mixed Use redevelopment areas are also encouraged at key intersections along major corridors such as South Cobb Drive and Cobb Parkway. South Cobb Drive has been identified as a redevelopment corridor



Mixed Use - Smyrna Market Village



Downtown Streetscape with Pedestrian Amenities



Public Plazas

in both the Cobb County Comprehensive Plan and the City of Smyrna Livable Centers Initiative (LCI) Study. Mixed Use redevelopment will be encouraged along South Cobb Drive at its intersections with Windy Hill Road and Concord Road. For example, the Smyrna LCI Study included a proposal for Mixed Use redevelopment at the "Four Corners" intersection of South Cobb Drive and Concord Road.

Finally, Mixed Use redevelopment will be encouraged at the intersection of Cobb Parkway and Spring Road. Because of the proximity to the Cumberland-Galleria regional activity center, this redevelopment area should include a mix of office and residential development.

- Tax Allocation District (TAD) Funding for Infrastructure Improvements in Redevelopment Areas
- Provision of Workforce Housing
- Tree Conservation and Replanting

Appropriate Land Uses

- "Main Street" Retail
- Office/Professional
- Loft Housing
- Townhomes/Condominiums
- Civic / Government / Church
- Parks / Plazas / Gathering Spaces

Quality Community Objectives Addressed

- Heritage Preservation
- Appropriate Business
- Infill Development
- Employment Options
- Regional Identity
- Sense of Place

Implementation Measures

- Redevelopment Overlay Districts
- Design Guidelines
- Festival Events at Market Village
- Pedestrian Linkages to Parks, Neighborhoods, and Silver Comet Trail
- Sidewalk and Pedestrian Network Design
- Gateway Signage
- Maximize Use of Existing Parking
- Provide Additional Downtown Parking
- Negotiate Shared Parking Agreements
- Marketing Publication Promoting Existing Businesses
- Downtown Business Improvement District
- Density or Floor-Area-Ratio Bonuses for Mixed-Use Development.

Office / Professional

Office and professional employment are needed in order to diversify and strengthen the City's economic base. High quality employment opportunities will allow more residents to work in the city and enhance the city's tax base. Supportive commercial retail and services are also appropriate within Professional Employment Centers. The City of Smyrna continues to seek out and encourage office park development in appropriate locations. Opportunities for office uses around the Cumberland/Galleria regional activity center will be encouraged.

Appropriate Land Uses

- Office / Professional Campus
- Commercial
- Civic / Government

Quality Community Objectives Addressed

- Appropriate Business
- Infill Development
- Employment Options
- Transportation Alternatives
- Social and Economic Development

Implementation Measures

- Marketing Strategy
- Business Incentives
- Overlay Zoning
- Buffering and Screening between Office/Commercial Uses and Surrounding Neighborhoods
- Business Retention, Expansion and Recruitment
- Tree Conservation and Replanting



Office Building - Four Story



Office park - Two Story



Office Park with Pedestrian Enhancements and Commercial Component

Industrial Area

It is important for the City of Smyrna to provide locations for the development of industrial properties. Industrial development contributes to a diverse economic base, employment opportunities, and a healthy jobs/housing balance. Industrial development also allows for the maintenance of a healthy tax base.

The City of Smyrna provides suitable locations for industrial employment which do not conflict with residential areas. Clean light industrial uses that are compatible with the residential nature of the City will be encouraged. Transportation/warehousing/distribution uses must be carefully planned to avoid freight traffic impacts on residential areas.

In addition to industrial uses, some supportive commercial development is also appropriate within industrial areas. Office uses may also be integrated into some light industrial, distribution, and warehousing developments. For example, the Highlands Parkway corridor includes office parks along with some light industrial distribution uses.

Appropriate Land Uses

- Light Industrial
- Office / Distribution Centers
- Transportation and Warehousing
- Utilities
- Commercial

Quality Community Objectives Addressed

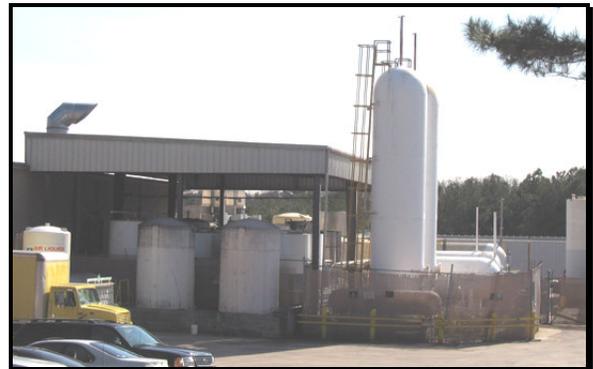
- Appropriate Business
- Environmental Protection
- Social and Economic Development
- Employment Options



Light Industrial Office Park and Distribution Center



Industrial Park with Landscaping



Heavy Industrial



Distribution Center/ Warehousing

Implementation Measures

- Marketing Strategy
- Business Incentives for Clean Industry
- Level of Service Standards for Development Permitting
- Buffering and Screening between Industrial/Commercial/Office Uses and Surrounding Neighborhoods
- Enforce Designated Freight Routes
- Business Retention, Expansion and Recruitment
- Tree Conservation and Replanting

Public / Institutional

Public / Institutional areas consist of government and civic nodes that provide services to surrounding neighborhoods. Public / Institutional buildings often serve as the anchor for Neighborhood Activity Centers. Public / Institutional areas are compatible with both residential neighborhoods and activity centers. Schools and churches are often located within neighborhoods in order to isolate children from high-traffic areas. However, intensive public uses, such as “mega-churches” and city halls should be located within Community Activity Centers and Mixed Use districts.



Smyrna Public Library



Campbell High School

Appropriate Land Uses

- Public Buildings
- Government
- Schools
- Churches
- Public Safety Facilities

Quality Community Objectives Addressed

- Traditional Neighborhoods
- Sense of Place
- Regional Identity
- Heritage Preservation
- Local Self-Determination

Implementation Measures

- Limit Size of Public Buildings within Residential Neighborhoods
- Pedestrian Linkages to Schools
- Tree Conservation and Replanting



First Baptist Church of Smyrna

Parks / Recreation / Conservation

Parks and recreational facilities form an important neighborhood asset and contribute to the overall health and quality of life of the community. Multi-use paths and greenways such as the Silver Comet Trail can also serve as the anchor for redevelopment efforts. The City of Smyrna is committed to the expansion and enhancement of its system of greenways, parks, and the development of new linear park facilities. New greenways will be created connecting parks, public facilities, and activity centers. Linkages and trailside amenities will also be created between the city's trail system, pedestrian network, and residential neighborhoods.

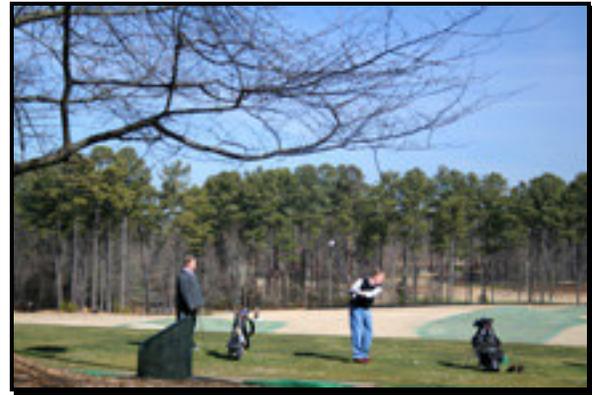
It is also important to identify natural resources such as streams and floodplains that should be preserved from development. Floodplains and waterways can also serve as greenway/trail opportunities. For example, a multi-use trail is proposed along Nickajack Creek in the southern portion of the City. The City will continue to explore possible greenspace acquisition opportunities along these corridors. Thus, the interests of environmental preservation and recreational needs can be addressed concurrently.

Appropriate Land Uses

- Parks and Recreational Facilities
- Bicycle / Pedestrian Greenways
- Conservation Areas

Quality Community Objectives Addressed

- Sense of Place
- Transportation Alternatives
- Open Space Preservation
- Environmental Protection



Parks and Recreation Areas: Fox Creek Golf Club



Silver Comet Trail



Conservation Areas - Floodplains and Wetlands

Implementation Measures

- Set Goal of 15% for Greenspace Preservation
- Greenspace Requirements for New Development
- Greenway/Trail Expansion
- Natural Resource Inventory
- Tree Conservation

Table 1 – Future Development Area and Zoning Comparison

Future Development Area	Corresponding Zoning District
Suburban Residential	R-30, R-20, R-15, OI
Moderate Density Residential	R-15, OI
Medium Density Residential	R-12, RAD, PUD, OI
Urban Residential	RAD, RMC-8, RM-10, RM-12, RD, RD-4, RTD, OI
Neighborhood Activity Center	LC, NS, FC
Community Activity Center	GC, MU, NS, TS
Mixed Use	CBD, MU
Office / Professional	OI, OD
Industrial Area	LI, OD
Public / Institutional	OI
Parks / Recreation / Conservation	R-15

Source: Robert and Company, 2007

Table 2 – Zoning Categories

Zoning Code	Description
R-30	Single-family residential, 30,000 square feet, 1.3 dwelling units per acre.
R-20	Single-family residential, 20,000 square feet, 2 dwelling units per acre.
R-15	Single-family residential, 15,000 square feet, 2.7 dwelling units per acre.
R-12	Single-family residential, 12,000 square feet, 3.4 dwelling units per acre.
RAD	Residential attached and/or detached, 6 dwelling units per acre.
RMC-8	Multifamily residential condominium ownership, 8 dwelling units per acre.
RM-10	Multifamily residential, 10 dwelling units per acre.
RM-12	Multifamily residential, 12 dwelling units per acre.
RD	Multifamily residential, maximum 2 units per 12,500-square-foot lot.
RD-4	Multifamily residential, maximum 4 units per 17,000-square-foot lot.
TD	Multifamily residential, maximum 10 units per acre.
RHR	Residential high-rise, 12 dwelling units per acre, or as provided in article X.
FC	Future commercial
LC	Limited commercial
OI	Office-institutional
NS	Neighborhood shopping
CBD	Central business district
MU	Mixed Use
GC	General commercial
OD	Office-distribution
LI	Light industrial
TS	Tourist services

Source: Smyrna Code of Ordinances

Table 3 – Future Development Area Acreage Totals

Future Development Areas	Acres	%
Suburban Residential	4,285.2	44.4%
Moderate Density Residential	798.7	8.3%
Medium Density Residential	1,056.5	10.9%
Urban Residential	879.9	9.1%
Neighborhood Activity Center	146.0	1.5%
Community Activity Center	442.6	4.6%
Mixed Use	631.4	6.5%
Office / Professional	133.5	1.4%
Industrial Area	620.5	6.4%
Public / Institutional	348.8	3.6%
Parks / Recreation / Conservation	316.3	3.3%
Potential Annexation Areas	189.5	NA
TOTAL (Excluding Annexation Areas)	9,659.2	100.0%

Source: Robert and Company, 2007