

*Town Of Cary*  
**Southeast Area Plan**

**Appendix A: Land Use Category Definitions**

The land use categories used on *Map 1: Future Land Uses* are described briefly on the map key, and are defined in more detail in this appendix. These definitions reflect and build on land use category definitions used in other area plans, and in the town-wide Land Use Plan.

**Land Use Category Definitions**

**Commercial (COM):** Includes commercial uses such as shopping centers, general retailers, specialty shops, boutiques, art galleries, grocery stores, pharmacies, drug stores, banks, bakeries, specialty food, restaurants, sandwich shops, coffee houses, movie theatres, entertainment spots, hotels/motels, health and fitness clubs, personal services, print/copy shops, video rentals, dry cleaners, and auto dealerships (salesrooms only). Depending on the size and intensity of the particular site or area, provision of a bus transit stop may be appropriate.

**Office & Institutional (OFC/INS):** Includes all types of office and institutional uses. Examples include corporate and professional offices (large and small), general business offices, clinics, nursing homes, banks, churches, schools, daycare, government offices, and so forth. A limited selection of commercial uses (such as banks, restaurants, personal services) supporting the actual office and institutional uses in an area designated as OFC/INS may also be acceptable within buildings whose primary use is office or institutional, as provided for in the Land Development Ordinance (LDO) for the OI zoning district. Depending on the size and intensity of the particular site or area, provision of a bus transit stop may be appropriate.

**Office & Industrial (OFC/IND):** This classification includes a wide range of employment-generating office, light industrial, research and development, and “clean” manufacturing uses. A limited selection of institutional and commercial uses (such as banks, personal services, hotels/motels) supporting large office/industrial regions on *Map 1* may also be appropriate, but should not dominate the areas designated as OFC/IND. The level of on-site activity and the degree of external impacts associated with Office & Industrial sites tend to be more intense than for the Office & Institutional category. OFC/IND areas should be developed in a manner compatible with nearby properties to minimize potential nuisances or damage to the environment. Depending on the size and intensity of the particular site or area, provision of a bus transit stop may be appropriate. Examples of office and industrial uses include general offices, light manufacturing, warehousing and distribution, research laboratories, prototype and production plants, automotive repair and bodywork, trade schools, auto dealers with display and lot storage/inventory, and so forth.

**Institutional (INS):** Includes uses such as schools, colleges, hospitals, daycare centers, municipal community centers, libraries, places of worship, cemeteries, municipal buildings, and post offices.

**Mixed Use (MXD):** This land use category indicates that a mix of commercial, office, and medium to high-density residential uses are desired for these land areas. Mixed use areas should have a substantial mix of both residential and nonresidential uses. In large mixed-use areas, it is usually preferable to have a mix of both commercial and office/institutional nonresidential uses as well. Institutional uses that are compatible and complimentary to the development of mixed-use areas may also be considered – such as churches, schools, libraries, and daycare facilities. Land uses in mixed-use areas may be mixed either

side-by-side on adjacent lots, sites, or individual tenant spaces in a multi-tenant building, or vertically within buildings (e.g., shops on a first floor, with apartments or offices on upper floors).

**High-Density Residential (HDR):** Typical uses include single family attached dwellings (such as townhouses) as well as multifamily condominiums and apartments, at densities of 8 or more units per acre, typically about 2-5 stories. Densities above 18-25 units/acre may require some reliance on structured parking to achieve the density. HDR developments should incorporate some amount of central outdoor public space for their residents, such as a pocket park. As in the other residential designations, limited compatible and complimentary institutional uses may also be considered, such as churches, schools, and daycare facilities, however such uses should not dominate an area designated as HDR, making it difficult to attain the housing goals of the plan.

**Medium-Density Residential (MDR):** Includes housing densities between 3 and 8 dwellings per acre and can include a mixture of dwelling types including single-family detached and semi-detached units, single-family attached units, patio homes, duplexes and triplexes, and townhouses. Multifamily housing is possible when using clustered/conservation development design that preserves large portions of the site as permanent open space (see the *Open Space & Historic Resources Plan*), although the overall density should not exceed 8 dwellings per acre. A variety of neighborhood-compatible and complimentary institutional uses may also be considered such as churches, schools, and daycare facilities.

**Low-Density Residential (LDR):** Single-family detached residential dwellings with density ranges from 1 to 3 dwelling units per acre and lot sizes typically ranging from approximately 10,000 square feet to 1 acre. Smaller lot sizes and perhaps even single-family attached housing are possible when using clustered/conservation development designs that preserve large portions of the site as permanent open space (see the *Open Space & Historic Resources Plan*), although the overall density should not exceed 3 dwellings per acre. Institutional uses that are compatible and complimentary to the surrounding neighborhood and the development of single-family residential dwellings may be considered such as churches, schools, libraries, and daycare facilities.

**Very Low Density Residential (VLDR):** Single-family detached residential dwellings having lot sizes of one acre or more. Institutional uses that are compatible and complimentary to the surrounding neighborhood and these very low residential densities may be considered such as churches, schools, libraries, and daycare facilities.

**Park and Open Space (PKS):** Includes public and private parks, playgrounds, recreation areas and golf courses, and open spaces. PKS areas may include the provision of public car parking, ancillary buildings and structures required for operating and maintaining the park or open space.