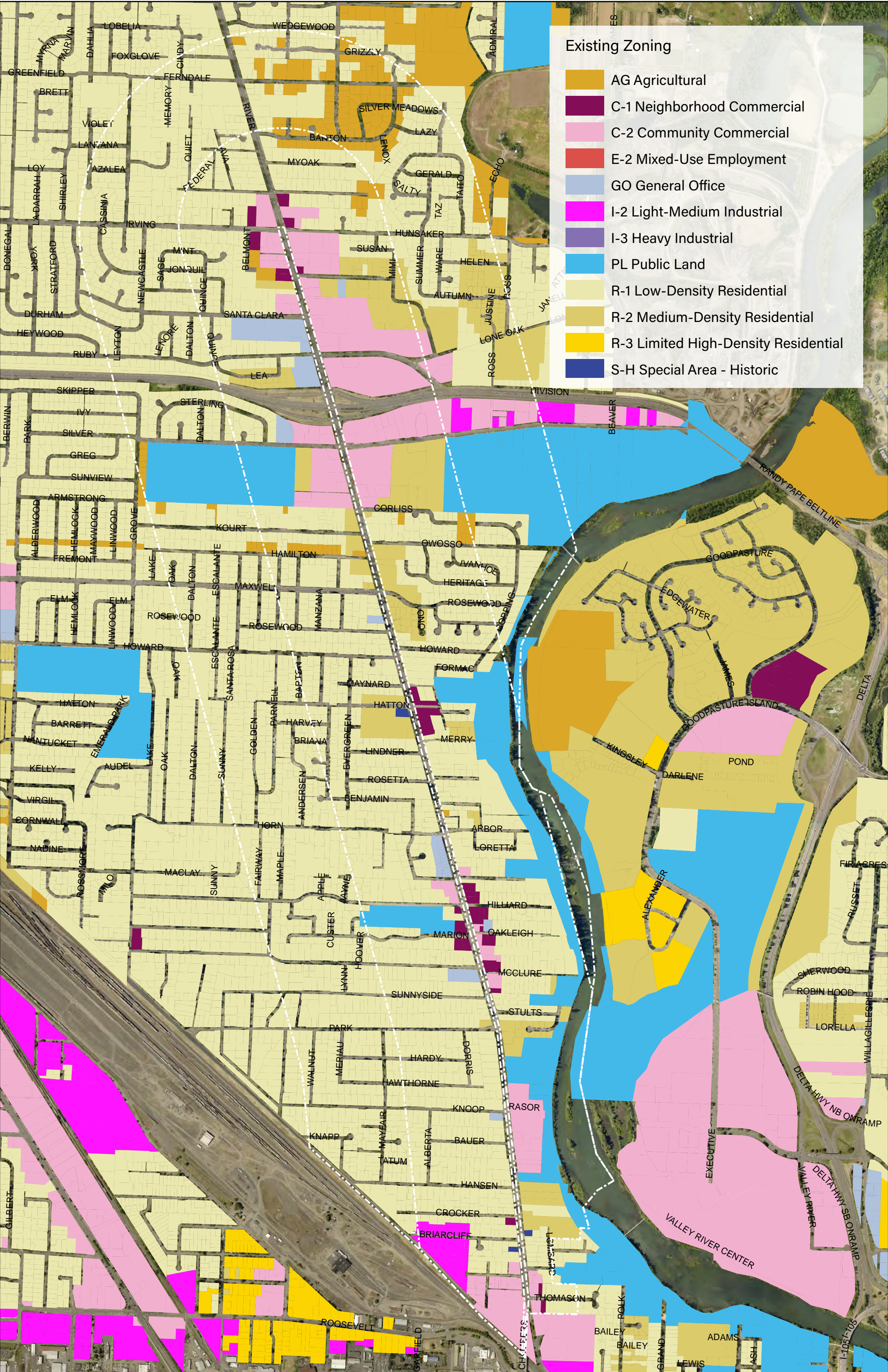


Existing Zoning

- AG Agricultural
- C-1 Neighborhood Commercial
- C-2 Community Commercial
- E-2 Mixed-Use Employment
- GO General Office
- I-2 Light-Medium Industrial
- I-3 Heavy Industrial
- PL Public Land
- R-1 Low-Density Residential
- R-2 Medium-Density Residential
- R-3 Limited High-Density Residential
- S-H Special Area - Historic



Area around River Road and Greenfield Ave uses exception to the rule.
That exception:

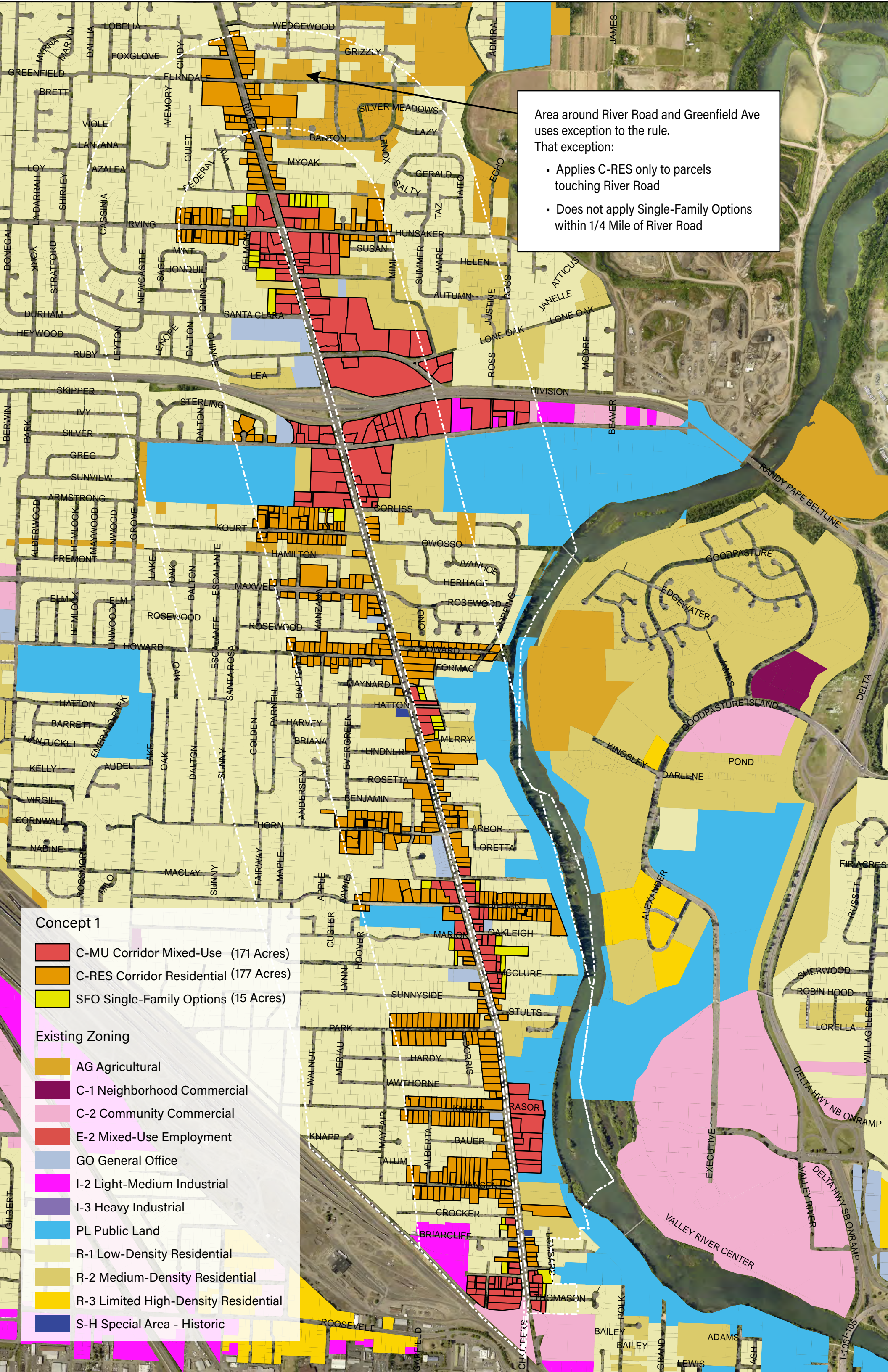
- Applies C-RES only to parcels touching River Road
- Does not apply Single-Family Options within 1/4 Mile of River Road

Concept 1

- C-MU Corridor Mixed-Use (171 Acres)
- C-RES Corridor Residential (177 Acres)
- SFO Single-Family Options (15 Acres)

Existing Zoning

- AG Agricultural
- C-1 Neighborhood Commercial
- C-2 Community Commercial
- E-2 Mixed-Use Employment
- GO General Office
- I-2 Light-Medium Industrial
- I-3 Heavy Industrial
- PL Public Land
- R-1 Low-Density Residential
- R-2 Medium-Density Residential
- R-3 Limited High-Density Residential
- S-H Special Area - Historic



Area around River Road and Greenfield Ave uses exception to the rule.
That exception:

- Applies C-RES only to parcels touching River Road
- Does not apply Single-Family Options within 1/4 Mile of River Road

Concept 2

- C-MU Corridor Mixed-Use (171 Acres)
- C-RES Corridor Residential (64 Acres)
- SFO Single-Family Options (409 Acres)

Existing Zoning

- AG Agricultural
- C-1 Neighborhood Commercial
- C-2 Community Commercial
- E-2 Mixed-Use Employment
- GO General Office
- I-2 Light-Medium Industrial
- I-3 Heavy Industrial
- PL Public Land
- R-1 Low-Density Residential
- R-2 Medium-Density Residential
- R-3 Limited High-Density Residential
- S-H Special Area - Historic

