

Map 3.2 Future Land Use

C. Land Use Classifications

As part of the Land Use Plan, definitions of existing land uses are provided and indicate the current status of land uses within the planning area. The plan also applies the same definitions to express future land uses for every parcel within the planning area to clearly state future expectations for development. The utilization of like definitions for both existing and future conditions permits comparison between today's conditions and expected conditions at build-out.

Residential Classifications

Rural Residential/Agricultural (0 – 0.5 du/ac)

Land that is sparsely occupied and used primarily for farmland, agricultural uses and single-family homes on large lots. Residential lots generally range from two acres or greater and may utilize on-site services where public utilities are not available.

Residential Low Density (0.5 – 1.0 du/ac)

Residential development used to

accommodate environmentally sensitive areas or sites affected by physical features. Homes may consist of single-family homes on larger lots ranging from 1 to 2 acres or larger or in developments that preserve open space and natural features by concentrating development in open areas. Sites may include public utilities or on-site services where public utilities are unavailable.

Residential Medium Density (1 – 2 du/ac)

Modern suburban residential pattern that characterizes most development in Dublin. Residences are primarily composed of single-family dwellings on lot sizes that commonly average 0.25-acre. Public services are necessary, and larger projects may include a mix of densities that together do not exceed the average density.

Residential High Density (2 – 5 du/ac)

Higher density residential development generally designed in a suburban pattern. Housing types are typified by single-product, multi-family units, as well as detached cluster housing or patio homes. Future application is to be limited within the planning area.

Mixed Residential (1.5 – 10+ du/ac)

Residential design that incorporates a variety of single and multiple family dwellings, generally in larger projects. Buildings are often placed closer to the street to form a street edge with residential appearance. The integration of a broad range of housing within neighborhoods will allow for greater housing choices particularly for younger and older age groups. This classification is further defined by the following:

1. *Rural Mixed Residential* includes a maximum density of 1.5 du/ac. Areas where applicable are located primarily along the western periphery of the city and are intended to provide a mix of housing types on smaller lots with significant provision of open space. Development goals include the preservation of natural features and the creation of comprehensive greenway systems and open vistas.
2. *Low Density Mixed Residential* areas are intended to provide a mix of housing options and transition from existing single-family neighborhoods at a maximum density of 3.0 du/ac.



3. *Medium Density Mixed Residential* includes areas where greater walkability and pedestrian orientation at a village scale are desired at a maximum density of 5.0 du/ac. Areas are intended for integration around *Village Center* developments.
4. *High Density Mixed Residential* areas are applicable in more urbanized areas at a density of 10+ du/ac. High density mixed residential development is intended for integration with *Town Center* developments where appropriate to create very walkable and active pedestrian zones.

Non-Residential Classifications:

General Office (9,500 – 16,500 s.f./ac)

Buildings used for the conduct of business where no sales of stock-in-trade, manufacturing, or warehousing occur. Examples include medical and dental offices, professional offices and large-scale office buildings with single or multiple tenants. Office development may include other ancillary commercial support

OPPOSITE PAGE: Dublin's growth strategy includes a focus on revenue-generating office development.

uses such as restaurants, day cares or business services that are encouraged to be integrated into the interior of office buildings. Office locations may be further defined as follows:

1. *Neighborhood Office* sites are locations adjacent to residential areas where land use transitions or buffers are necessary. Development intensity is limited with low lot coverages, greater setbacks from non-residential uses and extensive landscaping. Development will usually not exceed gross densities of 9,500 square feet per acre.
2. *Standard Office* sites include areas with frontage along major collectors with secondary visibility and access. Uses will generally not exceed gross densities of 12,500 square feet per acre.
3. *Premium Office* sites require high visibility, have greater numbers of employees and require access to major arterials and proximity to interchanges. Areas are intended to serve as major employment centers within the city. More intensive use of the site is possible and will include gross densities up to 16,500 square feet per acre.

Office/Research & Development (9,500 – 16,500 s.f./ac)

A mix of predominantly non-residential employment uses that includes office, R&D and components of light industrial uses. Research and Development includes uses involved in the conduct of basic and

applied research, as well as the application of such knowledge to the production process. R&D uses include a mix of research facilities, corporate offices, clean manufacturing and support services in a coordinated and high-quality, aesthetic environment. Research and Development uses can range from incubator facilities for start-ups and growing tech/research companies to established research corporations. Campus settings with coordinated buildings and pedestrian environments are strongly encouraged.

Light Industrial/Assembly comprises lower-intensity industrial uses that require a finished product consisting of small machine parts or electronic equipment, the manufacturing or assembling of small products within a business and elements of wholesale and storage of products in a manner and character that does not create significant negative impacts to the environment or surrounding area. Components of office and/or research & development are preferred, and such uses may include commercial support uses as a secondary element. Intensity of development should not exceed the prescribed densities for individual uses and the composite densities as noted below:

1. *High Density Office/R&D* sites are locations adjacent to major freeways and arterials that can accommodate greater densities and traffic impacts. Areas include multi-story buildings greater than two stories, and gross densities are not to exceed 16,500 square feet per acre unless provided for in other applicable plans.

Commercial support uses may be integrated as a secondary component.

2. *Low Density Office/R&D* locations include secondary sites along major and minor collectors that provide lower development impact and architectural scale. Buildings are generally 1-2 stories, and gross densities are not to exceed 9,500 square feet per acre unless provided for in other applicable plans. Commercial support uses may be integrated as secondary uses.

General Industrial (8,700 s.f./ac)

Intense and lower-intensity sites that provide a full range of medium to heavy industrial uses and activities such as manufacturing, warehousing, industrial processing, resource and energy production and general service and distribution that can generate substantial impacts on the surrounding area. Gross densities should not exceed 8,700 square feet per acre and such uses are not encouraged in the future.

General Commercial (6,500 – 8,700 s.f./ac)

Land use comprising a majority

of existing retail/commercial development within Dublin. Most current development depends solely on automobile access to a mixture of retail, restaurant, personal services, offices, lodging and auto-oriented uses concentrated within shopping centers and outparcels. This type of commercial development is outdated and should not be encouraged for future application.

Mixed Use Classifications:

Mixed Use Centers

An integrated mix of land uses provided within a pedestrian oriented environment. Uses are integrated in both a horizontal (side-by-side) and vertical (one use located above another) basis. Centers can include a broad variety of housing types, and the composite of land uses can include civic and educational facilities, offices and commercial establishments. Public and private spaces play an important role within individual developments, and connections to public transit are important. Development patterns are pedestrian-oriented, and on-street parking and

shared parking arrangements are encouraged. Mixed-use development can occur at a variety of scales:

1. *Neighborhood Centers* are intended to provide daily retail uses and personal services for the convenience of neighborhoods in which they are located. These centers may also draw from surrounding residential neighborhoods within a reasonably short distance. Such sites include a target of 60,000 square feet of gross leasable area for non-residential uses. Integrated residential uses are highly encouraged, and neighborhood centers should be integrated to coordinate with surrounding Medium Density Mixed-Residential uses to provide support and pedestrian activity.
2. *Village Centers* include targeted areas near arterials or major collectors that are intended to provide daily retail, major grocers and other conveniences to serve the Dublin community within a 3 to 5-mile radius. Village Centers incorporate moderately-sized nodes of commercial activity with a target size of 125,000 square feet of

Table 3.4 Mixed Use Design Parameters

	Neighborhood Center	Village Center	Town Center
Maximum Tenant Space (gross s.f.)	15,000 s.f.	60,000 s.f.	80,000 s.f.
Gross Leasable Space- Retail (s.f.)	40-80,000 s.f	80-250,000 s.f.	250,000+ s.f.
Minimum Residential Density (du/ac)	4 du/ac	8 du/ac	12 du/ac
Minimum Height (feet)	20	20	20
Maximum Height (feet)	30-40	40	40-60
Area	1 to 10 acres	6 to 20 acres	20+ acres

gross leasable space. Integrated office uses are encouraged in a manner appropriate to the overall area. Medium to High Density Mixed Residential uses are encouraged and should be integrated to facilitate pedestrian activity and to provide support for commercial uses.

3. *Town Centers* include high-density development with nearby freeway access to serve Dublin and the regional market. Developments include a target of 250,000 square feet of total gross leasable space and permits greater concentrations of office uses. Where appropriate to the area and the street network, the Town Center may include large-scale single uses, utilizing appropriate pedestrian oriented site layout and architecture. Greater residential densities are encouraged within and around the Center to provide support for a core of pedestrian activity.

Other Classifications:

Public Institutional/Civic

Civic uses include public buildings and

institutions owned and operated by governmental or other public agencies, not including parks and open space. This classification includes public schools, public cemeteries, government offices and other governmental activities. Intensity of development will be dependent upon use and location.

Private Institutional

Private institutions include land and facilities occupied by private uses and organizations such as hospitals, profit or non-profit facilities providing continuous patient care, religious centers/activities, private schools, private cemeteries, utilities, private educational facilities and other similar uses, with intensity of development to be determined based on use and location.

Parks/Open Space

Land used for public or privately owned parks and recreational uses, or lands that are to be preserved in its natural state.

Vacant/Undeveloped

Land that is vacant and/or unoccupied that is not used as farmland or for other agricultural purposes.

IV. OBJECTIVES & STRATEGIES

Objective 1: Use the Community Plan text and maps to guide development decisions and to promote public health, safety, welfare and aesthetics.

Over the last 30 years, Dublin has experienced considerable population and employment growth. As the city continues to mature as a major regional employment center, the need to balance residential character and quality with employment and transportation goals will remain an important objective.

Dublin is characterized by many high-quality developments that should be coordinated and strongly linked to provide an overall sense of place. Adopted land use principles must be consistently applied to produce a built environment that is both pedestrian and commuter-friendly. This Plan will serve as a vital tool to provide for orderly growth that is beneficial to the public welfare and provides clear guidance to meet quality of life expectations for the community. The Plan will be used by City officials to guide policy and development decisions and to properly

Table 3.5 Mixed Use Design, Targeted Mix of Uses

	Neighborhood Center	Village Center	Town Center
Retail (%)	55-65%	35-45%	30-40%
Office (%)	20-30%	25-35%	10-20%
Residential (%)	10-20%	25-35%	45-55%
Institutional/Civic	optional	recommended	strongly encouraged
Open Space/Civic Space	0.5-1.0 acre	0.5-2.0 acres	0.5-5.0 acres