



Future Land Use Categories

- **Retail Transitional Mixed-Use**
 - Intended to accommodate and encourage the redevelopment of existing big box retail into mixed-use developments, allowing the City to meet regional market demand for such development.
 - Designed to be pedestrian friendly, but still able to accommodate significant vehicular traffic. Development here should be oriented to existing or planned streets with pedestrian amenities, such as wide sidewalks, street tree cutouts, pedestrian-scale lighting, and street furnishings.
 - Provides greater flexibility in the siting and design of new developments and redevelopment to anticipate changes in the marketplace.
 - Lighter, neighborhood-serving retail that can serve as a smooth transition between commercial and residential uses that may include two-unit and multi-unit dwellings, in order to support commercial uses and serve as a buffer to neighboring residential districts.
 - RT-MU allows more dense residential development in the district with strong design standards that will allow for high quality development approaches to implement a pedestrian friendly vision.
 - Maximum residential use within the entire RT-MU cannot exceed 30% unless the City Council upon special consideration, circumstances, qualifications and specific approval designates an exception.
- **Low Density Residential**
 - Single-family detached residential structures are examples of low-density residential uses. This category refers to single-family areas with densities similar to the majority of Watauga's current neighborhoods. In terms of development density, approximately two to four dwelling units per acre are appropriate for this category but does include existing one acre and larger lots. Typically speaking, lot sizes are at least 6,000 square feet and currently range between 7,000 and 7,500 square feet. Low density residential should not be utilized for non-residential uses.
- **Medium Density Residential**
 - Medium density residential is indicative of smaller single-family detached lots and attached dwelling units, such as Duplexes, Townhomes or Condominiums. Generally speaking, medium density residential areas will have densities between 4.5 and 8 dwelling units per acre. Medium density residential is recommended to be located

within close proximity to other mixed residential or mixed land uses to ensure land use compatibility. Medium density residential area is intended to accommodate the City's need for diversity of housing choices, such that Watauga can offer a full life cycle of housing options. Typically speaking, lot sizes are 6,000 square feet or less.

- **High Density Residential**
 - High density residential land use is characterized by the existing apartment-type units in attached living complexes. This land use category is generally 24 dwelling units per acre.
- **Local Office/Retail/Commercial**
 - This land use is suitable for light retail, service uses and professional office activities that aim to meet the needs of residents in the vicinity. Building designs should be smaller in scale, typically one or two story and require visibility from roadways. Development should orient towards local traffic, but also allow for a comfortable pedestrian environment. Landscaping is encouraged to keep the area attractive, functional and minimize negative impacts on nearby uses. Uses may include specialty retail, convenience stores, neighborhood retail, small sized restaurants, and services such as small professional office, financial, legal, and insurance.
- **Regional Retail/Commercial**
 - This designation is intended for non-residential activities that aim to meet the needs of both local and regional residents. This category is associated with major road corridors such as US Hwy. 377 and major intersections. Thus, areas suitable for this designation likely rely on significant daily traffic volumes of both commuters and passerby trips, making the locations particularly attractive for retail and commercial uses. A retail center would be suitable in this land use designation that includes a combination of larger box stores, medium box stores and associated pad sites for uses, such as restaurants and retailers. Banks, hotels and other highway-related commercial services are also appropriate within the district. Building designs should be larger in scale with unique architecture. Development in this area should be unique and high-quality, creating a destination area to attract visitors to Watauga. Regional retail shopping centers should receive high priority within this district. Retail establishments help to generate sales tax for the community, which, in turn, can be used to provide higher level services for residents.
- **Mixed-Use**
 - Areas with this land use designation are intended for a mixture of non-residential and residential land uses. They are referred to as mixed use, because it is envisioned that these areas would be integrated developments of retail, public, office and entertainment, with a residential component. Mixed use areas are intended to provide flexibility for the City and the development community for innovative, unique, and sustainable development to occur. Many of these areas could include housing for seniors or younger generations. Walkable connections to shopping and dining should be key components of the mixed-use areas. A well-thought-out, master planned approach is needed to make certain these development types are coordinated with

surrounding developments. Mixed-use design should be oriented around the pedestrian. Buildings should be placed near the front property line and should be oriented towards the street. Additionally, much of the mixed-use designation will be located in small pockets. There are two types of mixed use – vertical and horizontal. Vertical mixed use incorporates multiple uses in one building on different floors. For example, a building could have shops and dining on the first floor and residential and office on the remaining floors. Horizontal mixed use combines single-use buildings on one area with a range of uses.

- **Parks and Open Space**

- Areas with this land use designation are representative of parks, recreational facilities, and open spaces that are currently in existence or planned. However, parks and open spaces are permitted within any area and are expected to increase with future population. In addition, existing drainage ways and greenbelts are illustrated with this category in association with future trail opportunities.

- **Public/Semi-Public**

- This designation is representative of uses that are governmental, institutional, or religious in nature. Public/semi-public may include community facilities, fire and police facilities, schools, churches, and any additional land used by the city for storage or utilities. These uses are generally permitted within any area; therefore, the areas shown on the Future Land Use Plan map include the uses that are currently in existence.