

**A note regarding nodes:** Descriptions for nodes are located in the general recommendations handout. Node locations are set in part by the Auburn Interactive Growth Model, and are subject to change. Future nodes are intended to meet a significant proportion of our future commercial and office space needs. Node sizes and locations (except for rural crossroads) are linked to the sizes of centers in the AIGM commercial submodel. Node locations may move as the AIGM is updated. If mixed-use zoning already exists at a node location, the node is a development **option**. If existing zoning is not mixed-use and the desire is to build a mixed-use development, the node is a **requirement**.

## Future Land Use Categories

- Conservation/Cluster Residential
  - Conservation subdivisions are encouraged, with a five (5) acre minimum size for conservation subdivisions. Conservations subdivisions may develop at two (2) dwelling units per acre; all other development may develop at one (1) dwelling unit per acre.
- Corridor Protection Zone (overlay)
  - Maintain the long-term development potential of the corridor by focusing on access management and cross-connectivity. Most uses should be conditional, and a 300-foot buffer should be implemented for residential uses along the corridor.
- Corridor Redevelopment
  - Redevelopment is encouraged, with incentives for redevelopment, reduced setbacks, shared parking, and possible City investments in infrastructure. The average breakdown of uses should be 85% commercial, 5% office, and 10% residential (12 du/ac).
- Corridor Redevelopment (Preservation)
  - Redevelopment is encouraged, but reuse and protection of existing historic structures is a priority. The average breakdown of uses should be 85% commercial, 5% office, and 10% residential (12 du/ac).
- Gateway Commercial
  - Broad mix of uses (see CDD zone) along existing corridors with emphasis on access management, corridor overlay requirements and quality aesthetics. Multi-family uses are conditional.
- Gateway Corridor Commercial
  - Broad mix of uses (see SCCD zone) along existing corridors with emphasis on access management, corridor overlay requirements and quality aesthetics. The primary land use focus is on commercial uses geared toward local, regional, and interstate markets. Residential, outdoor recreational and most institutional uses are not permitted.
- High-Density Residential
  - Maximum density of sixteen (16) dwelling units per acre. Permitted uses include all residential uses except manufactured homes.
- High-Density Residential (Redevelopment)
  - Maximum density of sixteen (16) dwelling units per acre. Permitted uses include all residential uses except manufactured homes. Incentives and assistance may be offered for redevelopment.

- Industrial
  - Existing industrial uses. Future industrial uses will be accommodated through future industrial parks, with locations to be determined.
- Institutional
  - Institutional uses include schools, churches, and government buildings.
- Interstate Commercial
  - Uses to serve the traveling public, such as hospitality uses, restaurants, and gas stations.
- Light Industrial
  - Intended to accommodate commercial support and light industrial uses, such as wholesale warehouses and services such as exterminators, plumbers, et cetera.
- Limited Residential
  - A density of no more than one (1) dwelling unit per acre. Permitted uses include single-family detached houses and limited, special residential uses (accessory dwelling units and B & Bs), institutional uses (schools, churches, cemetery, and day care homes) and public service uses (communications tower and public utility station or facility). Intended for areas in the rural periphery that are transitioning to a sub-urban residential character.
- Low-Density Residential
  - Average density of four (4) dwelling units per acre. Permitted uses include single-family detached and duplex.
- Low-Density Residential (Redevelopment)
  - Average density of four (4) dwelling units per acre. Permitted uses include single-family detached and duplex. Incentives and assistance may be offered for redevelopment.
- Low/Medium-Density Residential
  - Average density of six (6) dwelling units per acre. Permitted uses include single-family detached, zero lot line, townhouse, duplex, and traditional neighborhood development.
- Low/Medium-Density Residential (Redevelopment)
  - Average density of six (6) dwelling units per acre. Permitted uses include single-family detached, zero lot line, townhouse, duplex, and traditional neighborhood development. Incentives and assistance may be offered for redevelopment.
- Low/Medium-Intensity Mixed-Use
  - Provides a transition between rural/low-density areas and developed areas on the city's periphery by introducing limited commercial uses in a mixed-use setting. Permitted uses would include low and medium density residential, office, and neighborhood commercial uses. Indoor and most commercial recreational, agricultural support, and limited road service uses are also permitted. Average residential density is six (6) dwelling units per acre. Prohibited uses include: conventional subdivisions, farm product processing, auto dealerships, flea markets, race tracks, stadiums, and building material sales.
- Master-Planned Mixed-Use
  - This use category provides for a collaboration of developer, municipality and public when larger tracts of land are proposed for development. Master-planned mixed use developments can include a broad mix of uses which are contextually appropriate and specific to its surrounding area. Development must provide an internal network of streets and incentives are offered for implementing nodal principles.
- Medium-Density Residential
  - Average density of eight (8) dwelling units per acre. Permitted uses include single-family detached, zero lot line, townhouse, duplex, and traditional neighborhood development.
- Medium-Density Residential (Redevelopment)

- Average density of eight (8) dwelling units per acre. Permitted uses include single-family detached, zero lot line, townhouse, duplex, and traditional neighborhood development. Incentives and assistance may be offered for redevelopment.
- Medium-Intensity Mixed-Use
  - Permitted uses include low and medium density residential, office, and neighborhood commercial.
- Medium/High-Density Residential
  - Average density of eight (8) dwelling units per acre for medium-density (75% of area) and sixteen (16) du/ac for high-density (25% of area). Permitted uses include single-family detached, zero lot line, townhouse, duplex, apartments, and traditional neighborhood development.
- Medium/High-Density Residential (Redevelopment)
  - Encourage redevelopment with similar mix of uses and densities. Average densities of sixteen (16) dwelling units per acre for multi-family (50% of overall area), 7.5 du/ac for duplexes (40% of overall area), and 3.5 du/ac for single-family (10 % of overall area).
- Mixed Use 1
  - This category represents the area located along the Opelika Road corridor between the center locations as well as the area of the Opelika Road corridor located between the Mall and the city limits line and the area located along the Martin Luther King Drive corridor beginning mid-block between Boykin and Foster Streets and extending west to Richland Road. This designation may include retail, commercial, residential and office uses. Setbacks are intended to be larger and lot coverage to be smaller than the centers. Connectivity between parking lots is encouraged, along with shared parking. A mixture of uses is expected to be more horizontal than vertical. Due to the high quantity of commercial uses, residential uses are conditional except for single family detached which is not permitted.
- Mixed Use 2
  - This category is intended to provide a more urban character to areas near the Urban Core, particularly along major transportation corridors such as Bragg Avenue, Opelika Road and East Glenn Avenue between downtown and Dean Road. The Mixed Use 2 category provides a transition from the downtown to more suburban character areas. Uses are focused on retail and adaptive reuse of existing structures, where possible. Residential uses are permitted in integration with retail uses, albeit at a lower intensity than in the Neighborhood Centers. Mixed uses are permitted both horizontally and vertically, with vertical mixtures to be more appropriate closer to downtown.
- Mixed Use 2 (Preservation)
  - Redevelopment is encouraged, but reuse and protection of existing historic structures is a priority. The average breakdown of uses should be 85% commercial, 5% office, and 10% residential (10 du/ac).
- Mixed-Use Office/Residential
  - Allows office and residential uses as horizontal or vertical mixed-uses. Live-work units are encouraged. The average residential density is eight (8) dwelling units per acre, with an average breakdown of uses at 75% office/25% residential.
- Mobile Home Parks
  - Existing mobile home parks
- Natural Area – Protected
  - Protected natural areas that are not developable.
  
- Neighborhood Center

- Permitted uses include neighborhood-serving commercial uses as well as residential uses. The Neighborhood Center designation allows both horizontal and/or vertical mixed-uses. Many uses are permitted within this area, the focus being high density residential, retail and entertainment uses; the main exceptions are single-family detached housing, heavy industrial, commercial support and storage facilities. Should be developed in accordance with neighborhood nodal guidelines.
- Neighborhood Preservation
  - Designation for stable existing neighborhoods. Existing density and housing types should be retained.
- Office Park
  - Uses in a campus setting. Average breakdown of use is 85% office, 15% commercial.
- Office Park/Commercial and Industrial Support:
  - This category envisions the transition of these parcels to either office park or commercial and industrial support uses. Prior to development or redevelopment, some of these properties may need to undergo lot consolidation to create lots that are an appropriate development size for the intensity proposed.
- Office/Light Commercial
  - Average breakdown of uses is 85% office, 15% commercial. Allows service-oriented commercial uses.
- Parks, Recreation and Cemeteries
  - Existing parks & recreation facilities and cemeteries.
- Planned Development District
  - Existing areas zoned PDD, Planned Development District. For more information on the uses permitted in a specific PDD, please contact the Planning Department.
- Regional Center
  - This area is intended to focus on entertainment and retail uses, but may be supported by office and residential uses. Any residential component, however, shall be limited to no more than 50% of the allowable dwelling units per acre. The Regional Center provides goods and services citywide and regionally with a diverse mixture of land uses at higher permitted densities. Roadways within this area are more automobile-focused, and larger front setbacks (20' min.), rear setbacks (20' min.) are plausible in comparison to the Neighborhood Center category. Building heights should be no more than three stories. Many uses are permitted within this classification, the focus of which is retail, commercial and office uses that serve the community at-large; the main exceptions are single-family detached housing, heavy industrial, commercial support uses and storage facilities.
- Rural
  - Allows single-family detached residential at a density of one (1) dwelling unit per three (3) acres, as well as agricultural and other uses as permitted in the Rural zoning district.
- Rural Crossroads
  - Allows low-intensity service commercial uses, such as gas stations and feed stores
- University
  - Property owned by Auburn University
- Urban Core
  - The Urban Core is intended to serve as the retail, financial, service, historical, and religious focal point of Auburn. High-density residential uses and commercial as vertical mixed-uses are permitted. Private Dormitories are not permitted in the Urban Core. The average floor area ratio should be 5.0 but may be as high as 8.5.
- Urban Neighborhood – East
  - The UN-E represents a diverse mixture of uses, where commercial, residential, and institutional uses coexist. Residential densities are allowed up to 85 bedrooms per acre. The maximum height of new development will be limited to 45 feet, except where properties are adjacent to Neighborhood Conservation districts and limited to 35 feet.
- Urban Neighborhood – West

- The neighborhood west of the Urban Core is envisioned to serve the needs of the University, while improving the pedestrian environment. The primary purpose for this area is to support the University's student housing needs by the development of new student housing on undeveloped land and the redevelopment of older, lower-quality student housing. Commercial uses should be limited to primary corridors in close proximity to campus and be typically oriented toward the needs of the student residents of the area. Residential densities allowances are the highest in the city at 255 bedrooms per acre. The maximum height of new development is allowed to be up to 75 feet east of North Donahue and 50 feet west of North Donahue.
- Urban Neighborhood – South
  - New development should be encouraged to replace noncontributing or dilapidated structures and should be sensitive to the existing built environment. Expansion of neighborhood commercial uses should be encouraged with a form that enhances the pedestrian experience. Residential densities are allowed up to 85 bedrooms per acre. The maximum height of new development will be limited to 45 feet, except where properties are adjacent to Neighborhood Conservation districts and limited to 35 feet.
- Utilities
  - Utilities include water, sewer, power, and telecommunications providers.