

C" Medium Density	Multifamily dwelling units at a maximum density of 24 dwelling units / acre with design standards
"D" High Density	Multifamily dwelling units at a maximum density of 32 dwelling units / acre with design standards
"UR" Urban Residential	Higher density, residential only, form-based development for mixed-use growth centers and urban villages, to provide multi family land use in transitional areas between mixed use and one- and two-family. Height range 2-3 stories with available height bonus to 4 stories.

Mixed-Use/Form Based

"MU-1" Low Intensity Mixed-Use	Higher density, mixed-use, pedestrian-oriented development for designated mixed-use growth centers and urban villages, so as to concentrate a variety of housing types among neighborhood-serving commercial and institutional uses. MU-1 is encouraged in the central city. Maximum height 3-5 stories with available height bonus. Subject to review by Urban Design Commission.
"MU-2" High Intensity Mixed-Use	Higher density, mixed-use, pedestrian-oriented development for designated mixed-use growth centers and urban villages, so as to concentrate a variety of housing types among commercial, institutional, and select light industrial uses. Maximum height 5-10 stories with available height bonus not to exceed 10 stories. Subject to review by Urban Design Commission.
"CB" Camp Bowie	High density, mixed-use, pedestrian-oriented development for designated area along Camp Bowie Blvd. corridor south of I-30 to SW Loop 820. Subject to review by Urban Design Commission.
"NS" Near Southside	High density, mixed-use, pedestrian-oriented development for designated area south of Downtown. Subject to review by Urban Design Commission. <u>Bars and Light Industrial uses prohibited in NS/T4R.</u>
"PI" Panther Island	High density, mixed-use, pedestrian-oriented development for designated area north of Downtown. Subject to review by Urban Design Commission.
"TL" Trinity Lakes	High density, mixed-use, pedestrian-oriented development for designated area at East 820 and Trinity Blvd. Subject to review by Urban Design Commission.
"BU" Berry University	High density, mixed-use and higher density residential, pedestrian-oriented development for designated area on Berry from University to Cleburne Rd. Subject to review by Urban Design Commission.

Commercial

Low Intensity

"ER" Neighborhood Commercial Restricted	Beauty/barber shops, bookstores, drug stores, studios, offices, public and civic uses and health care. <u>Alcohol sales prohibited.</u> Maximum 35 ft. height.
"E" Neighborhood Commercial	All uses permitted in "ER", plus retail sales, banks, restaurants, gasoline sales, bakeries, and alcohol sales for off premise consumption and as part of food service. Maximum 45 ft. height.

Moderate Intensity

"FR" General Commercial Restricted	All uses permitted in "E", plus theaters, auto sales & repair, hotels, health care facilities, commercial and business clubs, bowling alleys, large retail stores, home improvement centers. <u>Alcohol sales prohibited.</u> Maximum 45 ft. height.
"F" General Commercial	All uses permitted in "FR", plus amusement e.g. nightclubs, bars, skating rinks, etc. <u>Alcohol sales and on-premises consumption permitted</u> in "F" thru "K" districts. Maximum 45 ft. height.

High Intensity

"G" Intensive Commercial	All uses permitted in "F" with maximum 12-story/120 ft. height.
"H" Central Business	All uses permitted in "G", plus multifamily residential, printing/publishing. No height restrictions and permissive area regulations. Restricted to designated Central Business District. DUDD overlay.

Industrial

"I" Light Industrial	All uses permitted in "G", plus food processing, animal hospitals and outdoor kennels, trans. terminals, temp. batch plant, warehousing, outside sales/storage, printing and light manuf. Max. 55 ft. height.
"J" Medium Industrial	All uses permitted in "I", plus breweries, cement products, power plants, grain elevators, poultry slaughtering, and light manufacturing. Max. 120 ft. height.
"K" Heavy Industrial	All uses permitted in "J", plus heavy industrial uses incl. metal fabrication, asphalt mixing plants, machine shops, soap manufacturing, stock yards, permanent batch plants, welding shops, etc. Max. 120 ft. height.