

## **Land Use Map and Definitions**

The Comprehensive Land Use Map (Figure LU-4) indicates where certain types of uses may be appropriate.

The Comprehensive Land Use Map identifies areas for a range of housing intensities and a variety of nonresidential uses. The map contains land use designations generally reflecting the predominant uses in each area. The Comprehensive Plan does not specify a maximum residential density (i.e., maximum dwelling units per acre) for any of the land use designation categories. These designations are ultimately implemented through zoning districts shown on the Kirkland Zoning Map and described in the Kirkland Zoning Code, where zoning district chapters include specific development regulations for individual properties.

With the 2044 Land Use Element update, the map has been amended to reflect that nearly all designations allow more than one type of use, and are more accurately denoted as “Mixed Use” designations of varying scales. Future changes to the Land Use Map and related zoning may be initiated by the City Council based on Council policy objectives or based on ideas presented by the Planning Commission, City staff, a neighborhood planning process, or community member requests.



## **Land Use Definitions**

Transit Oriented Development – Accommodates compact and walkable communities with a spectrum of land-use mixes, intensities, and built forms that provide access to opportunities around high-capacity transit.

Center Mixed Use – Accommodates commercial uses, either vertically or horizontally, with intensities that support both large and small businesses that provide a network and mixture of commercial services and housing that make it possible for people to live near employment and everyday destinations.

Corridor Mixed Use - Accommodates mixed use, commercial and residential development that supports transit corridors and services for surrounding communities.

Community Mixed Use – Accommodates individual commercial uses and small collections of commercial uses, either with or without residential development, that are located primarily away from major streets and serve residential communities.

Residential Mixed Use– Accommodates predominantly residential uses with a range of allowed building types, generally ranging from single-unit to middle-housing types. This area may include small-scale commercial uses (e.g., corner stores, daycares, home-based businesses), institutional, and semi-public uses.

Industrial Mixed Use – Accommodates production and non-production uses, recognizing that while many buildings in these areas are no longer viable for modern production industries, they are increasingly occupied by a wide variety of uses that contribute to the economic health and diversity of the city.

Public/Civic/Institution - Accommodates public and semi-public uses, civic uses, and college and university campuses.

Park/Open Space – Accommodates parks and recreation uses, natural resource conservation, active transportation, historic, or scenic uses.

Greenbelt/Urban Separator – Accommodates low intensity residential development and is intended to protect Natural Resource Lands, the Rural Area (outside of the City's boundaries), and environmentally sensitive areas, and create open space and wildlife corridors within and between communities while also providing public health, environmental, visual, and recreational benefits.