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LAND USE AND DEVELOPMENT

Introduction

Rockdale is beginning to feel the impacts of Central Texas's rapid growth. U.S. 79 is Rockdale's primary corridor, and is seeing interest from residential, commercial and industrial developers. Developments in the region, even those outside the Rockdale city limits, will have a major impact on the City in the near future, as people come to the region seeking jobs, housing, services and opportunity.

Residents are generally quite accepting of this potential change and even looking forward to the opportunities this growth might bring for their City. However, they are keen to ensure growth is harnessed appropriately, bringing positive changes and quality of life enhancements for both existing and new residents.

This chapter aims to set the stage for Rockdale's future land use patterns. This process begins with an assessment of the existing land uses, with the understanding that some uses will remain unchanged over the next two decades. Subsequently, future land use categories are formulated to accommodate new developments and anticipated redevelopment initiatives, aligning the future land use plan with the community's vision and goals, and informed by fiscal and market data.

The subsequent sections of this chapter are as follows:

- Analysis of Existing Land Use
- Population and Growth Projections
- Future Land Use Map (FLUM)
- Future Land Use Category Dashboards



WHAT WE'VE HEARD:

Land Use and Development

KEY TAKEAWAYS

- Many residents noted the importance of Rockdale's small town feel and character. Keeping this alive in the face of growth is high in important in Rockdale. Ideas for keeping Rockdale's charm include promoting small and local businesses, encouraging community activities and promoting social interaction between neighbors.
- In the future, residents are looking forward to more job opportunities and the provision of goods and services, especially dining and entertainment, in their community.
- The U.S. 79 corridor is the primary location for most City commercial development today, providing additional pockets of community serving commercial throughout the community could help increase access.

"A town that is strong in its roots and history and also working to incorporate positive change and growth is what prospers and survives."

- Community Member

"Safety, growth, more amenities for the citizens from shopping to fun activities."

- Community Member

"A little bit of growth but not too crazy."

- Community Member

"People have more options in where they shop, where they eat, where they spend their time, etc."

- Community Member

Existing Land Use

Considering existing land use is pivotal in a comprehensive plan. It provides essential insights into a city's current distribution of residential, commercial, industrial and green spaces. This understanding informs zoning regulations, resource allocation for infrastructure and efficient land utilization, all essential for creating a more professional and effective plan.

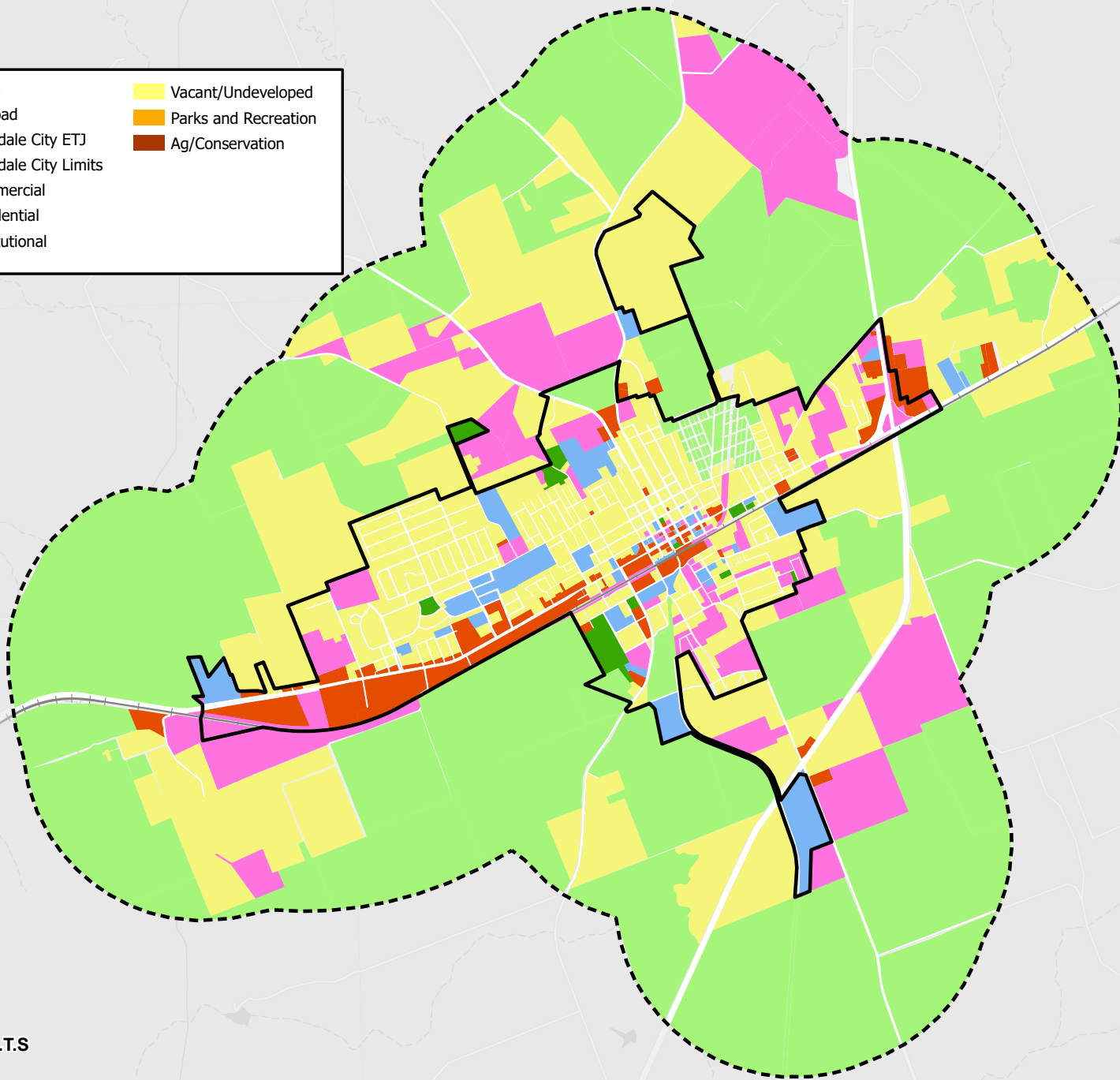
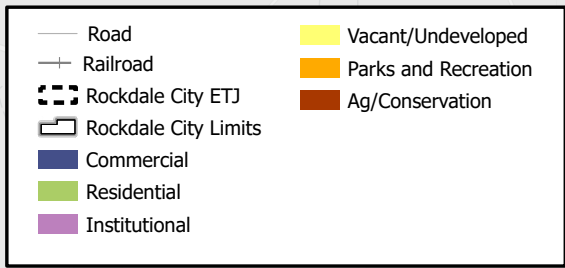
Within the City of Rockdale, the large majority (1,175 acres) of land is utilized for residential purposes. Much of this residential land is low density, single-family residential uses. Vacant land constitutes the next highest land use at 14.9%. With a larger portion of the City being vacant land, this gives opportunity to provide desired land uses and growth.

Rockdale's evolution has been shaped by various factors, foremost among them being the presence of the ALCOA plant, which drew many residents to the City. Consequently, this surge in population led to a large area of single-family residential housing. When looking at the existing land use map, much of the City's development is along U.S. 79.

The Extra-Territorial Jurisdiction (ETJ) is the area outside the City limits that includes the City's potential future growth and service areas. When looking at the combined City and ETJ area, Agricultural/Conservation is the largest land use at 55.3%.

Figure 10. Existing Land use

Existing Land Use		City Limits (acres)	City Limits (%)	City Limits + ETJ (acres)	City Limits + ETJ (%)
	Commercial	288	12.5%	351	2.6%
	Residential	1,175	51.1%	3,901	28.5%
	Institutional	283	12.3%	303	2.2%
	Vacant/Undeveloped	342	14.9%	1,495	10.9%
	Parks and Recreation	68	3.0%	68	0.5%
	Agricultural/Conservation	143	6.2%	7,578	55.3%



SCALE: N.T.S

Map 4. Existing Land Use Map

Growth Projections

With an estimated population in 2020 of 5,180 residents, the City of Rockdale has experienced a Compound Annual Growth Rate (CAGR) of -0.27% between 2015 and 2020. This negative growth rate seems highly unlikely given recent major economic activity within Rockdale's market area and recent development interest in the City of Rockdale. For this reason the Texas Water Development Board (TWDB) projections were not used as a baseline for land use planning. Alternative growth scenarios were derived by examining historical growth patterns from comparable cities within the Central Texas Region, such as Hutto and Taylor, as precedent for what may reasonably occur in Rockdale. These cities are facing similar growth pressures and provide a more accurate projection of possible growth compared to both the U.S. Census and TWDB estimates.

Evaluating the projected growth, using these rates above will ensure the future land use categories can accommodate this growth.

Figure 11. Future Growth Scenarios 30-yr CAGR

Year	Growth Rate - 30 year CAGR			
	1.5%	2.5%	4.0%	6.2%
2020	5,323	5,323	5,323	5,323
2025	5,734	6,022	6,476	7,191
2030	6,177	6,814	7,879	9,714
2035	6,654	7,709	9,586	13,123
2040	7,169	8,722	11,663	17,727
2045	7,723	9,869	14,190	23,948
2050	8,320	11,165	17,265	32,351
Difference	+2,997	+5,842	+11,942	+27,028

Future Land Use Plan

What is a Future Land Use Plan?

The Future Land Use Plan (FLUP) is an important tool for planning Rockdale's future development. The arrangement and intensity of land use significantly influence various aspects of city management, including infrastructure requirements, traffic flow, quality of life and economic development. The efficient organization of land use enables cities to grow in an orderly and sustainable manner. Planning for future land uses provides the city with a degree of certainty about impending developments and facilitates effective planning. The FLUP is made up of two elements, the Future Land Use Map (FLUM) and future land use categories.

Future Land Use Map

The FLUM included in this Plan illustrates the desired growth pattern expressed by Rockdale's residents, business owners, civic organizations and stakeholders. The FLUM, land use descriptions and strategies included in this chapter will guide the decision-making process regarding development, land use and growth.

It is important to note that the FLUM is not a regulatory document but rather an additional guide when facing site-specific development inquiries. The official Zoning Map of the City governs the land uses on a parcel-by-parcel basis, not the FLUM. The map is a long-range vision and may not reflect today's land uses.

Future Land Use Categories

The Future Land Use Plan identifies 10 land use categories ranging from low-intensity single-family to high-intensity industrial uses. The following chapter describes each land use, the corresponding FLUM color and the intent for each type listed below in a dashboard format.

Figure 12. Future Land Use Categories

Future Land Use	
	Mixed Use Corridor
	Agricultural/Rural
	New Neighborhood
	Core Neighborhood
	Downtown
	Local Mixed Use Node
	Commercial Corridor
	Regional Node
	Employment
	Industrial

Future Land Use Map

The FLUM is created through an iterative process of analysis, idea generation and revision to come up with a preferred land use scenario that most closely aligns with the community vision and goals presented previously in this Plan.

Step 1: Summarization of Community Input & Analysis

The process begins with analyzing both the community input and physical analyses done during the prior phases of work. Specifically, the stakeholder and community conversations as well as the land use exercise done at the community open house provides the team with valuable information on what uses the community wants to see more of and where. Based on what they have heard and uncovered so far in the process, the team answers questions such as:

- How much and what types of housing will Rockdale need in the future?
- How do we balance new housing with commercial uses to provide jobs, services and amenities to the community?
- What types of land use categories do we need to accommodate in order to realize the community vision and reach the goals of this Plan?

Step 2: Idea Generation, Assessment & Iteration

With the answers to those questions in mind, the consultant team hosted a “charrette” with City staff. A charrette is a workshop where the team rapidly generates, evaluates and revises ideas to come up with a series of potential and probable land use concepts. In this case, the team’s concepts explored:

- Different geographical concentrations of development. For Rockdale this included concentric development radiating out from Downtown and linear development happening along the U.S. 79 corridor.
- Smaller nodes of development were also identified to promote better access to goods and services for existing and future residential areas of Rockdale.
- Additional concepts looked at potential major developments and roadways planned for the region, the impacts those may or may not have on Rockdale and how the land use plan needs to adjust to address and take advantage of those opportunities. This included the impacts of the Sandow Lakes Ranch project and a potential future U.S. 79 bypass.

These concepts are then discussed as to their merits and how far they move the needle on reaching the community vision and goals.

Step 3: Creation of a Preferred Land Use Scenario

After deliberation and discussion of the concepts, a preferred land use scenario is produced, including a combination of the best elements from all the various concepts. This preferred scenario is then reviewed and refined through a series of meetings with staff, stakeholders and the CPAC.

For Rockdale, the preferred land use scenario resulted in a concept that includes the following key aspects:

- Downtown remains the central focal point of the City, at the nexus of two mixed-use corridors that lead to supporting mixed-use nodes. These nodes serve neighborhoods to the north and south as well as capture traffic traveling on F.M. 908 and U.S. 77.
- An additional mixed-use corridor follows F.M. 487, connecting central Rockdale to the Praesel community and beyond.
- As you move away from Downtown on U.S. 79, the corridor shifts from mixed-use to more traditional commercial corridor development.
- Regional nodes bookend the U.S. 79 corridor, creating gateways into Rockdale. An additional regional node is located along F.M. 908 in the north, adjacent to the mixed-use node.

- Large areas of employment and industrial surround the regional node at the intersection of U.S. 79 and U.S. 77, allowing for the best access and least impact on residential neighborhoods. Most of this area is within the ETJ.
- Additional small areas of employment are located in strategic locations to the west and south near regional and mixed-use nodes. This also allows some employment to be captured within the City limits.
- Existing neighborhoods are classified as "core" neighborhoods due to their proximity to Downtown and their gridded street structure. These areas are prime for small-scale, organic additions of housing and services that are in line with the scale and character of those neighborhoods.
- Beyond the core neighborhoods are opportunities for the development of "new" neighborhoods. These areas are mostly in the City's ETJ and will likely be the type of suburban residential development that is typical in Central Texas. However, the land use dashboards allow for some small neighborhood-serving retail and services to encourage improved access.

The final FLUM is provided on the following spread.

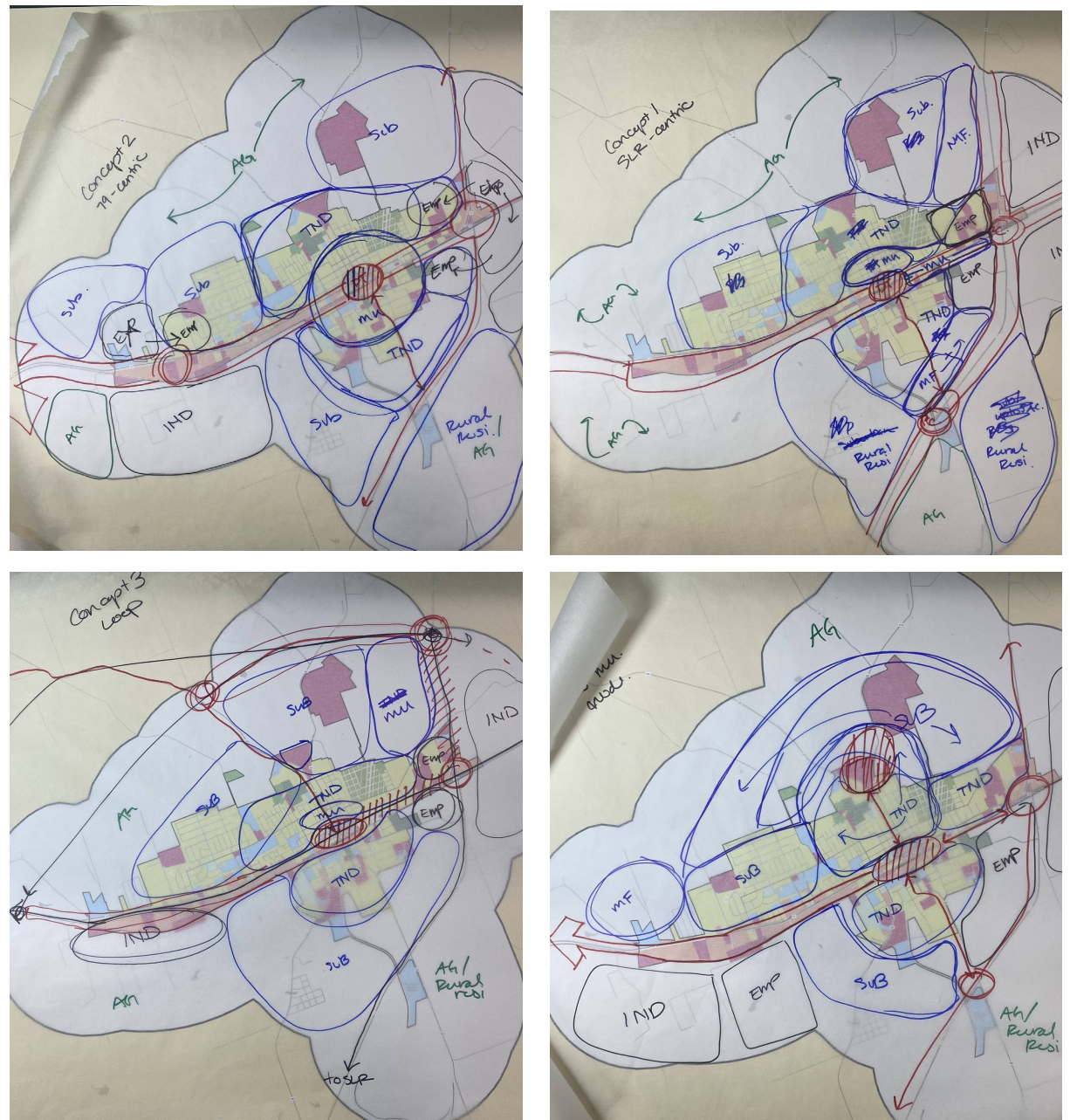


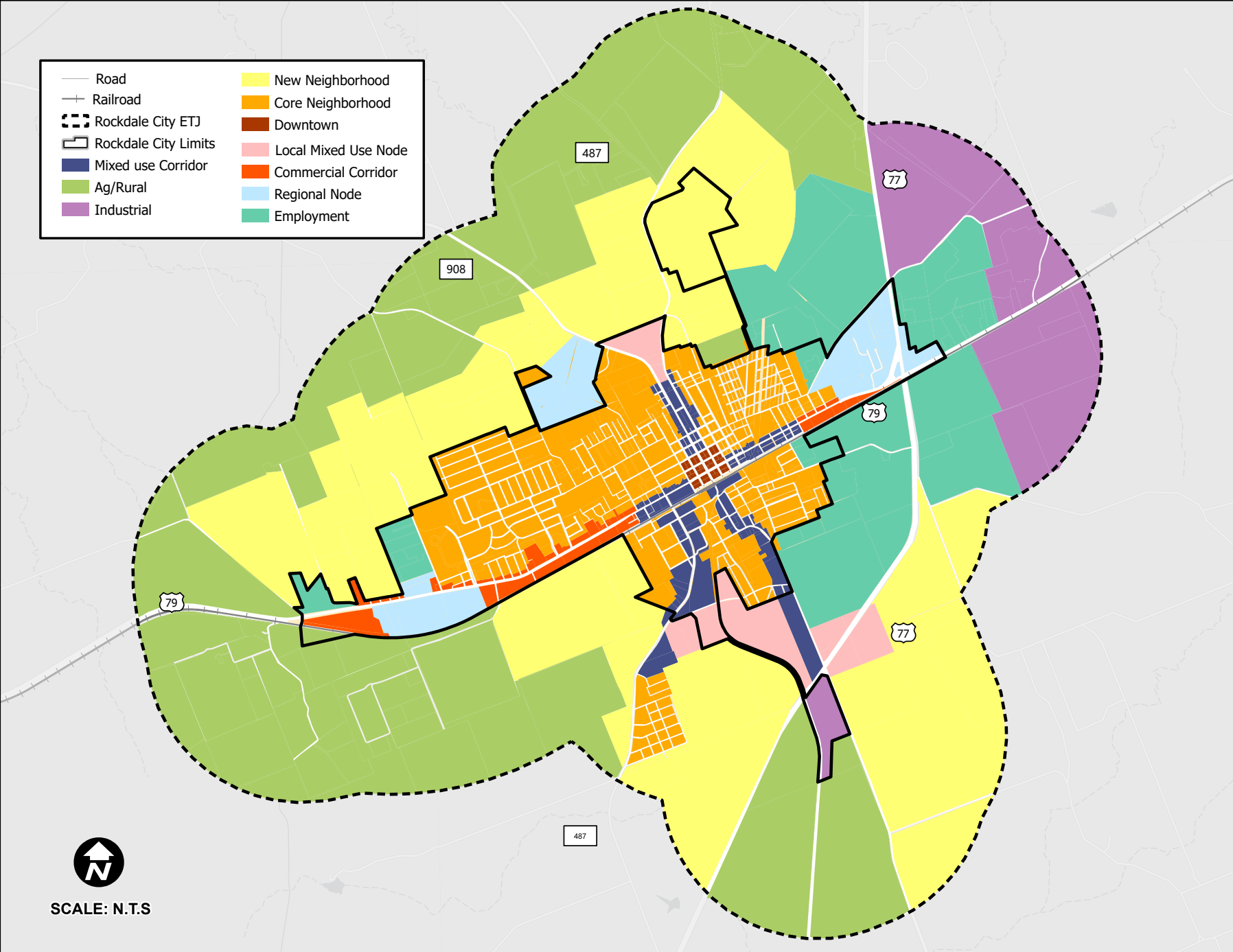
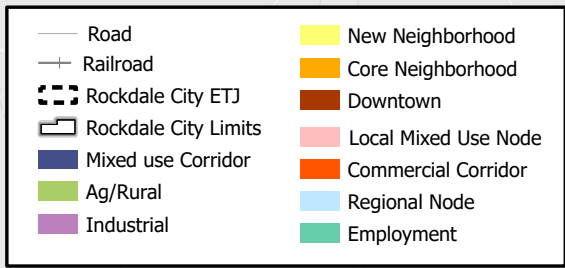
Figure 13. Series of hand-drawn concepts resulting from the charrette.

Land Use Distribution & Compatibility

The Future Land Use Map visually articulates the envisioned growth pattern, reflecting the collective input of Rockdale’s residents, business owners, civic groups and stakeholders. The FLUM, along with the detailed land use descriptions and strategies outlined in this section, will steer decision-making processes related to development, land use and growth. It is important to clarify that the FLUM does not hold regulatory authority; rather it functions as an additional reference for addressing site-specific development inquiries. The official zoning map and ordinance of the City governs land uses on a parcel-by-parcel basis, with the FLUM serving as a long-term vision that may not necessarily mirror today’s land uses. The FLUM, however, is an important reference when considering the appropriateness of zoning map amendments and can be used to inform future updates to the zoning map and ordinances.

Figure 14. Future Land Use Acreages City Limits & ETJ

Future Land Use		City Limits + ETJ (Acres)	City Limits + ETJ (Percentage)	City Limits (Acres)	City Limits (Percentage)
	M i x e d - U s e Corridor	265	1.9%	265	1.9%
	Ag/Rural	4,785	34.6%	4,785	34.6%
	N e w Neighborhood	3,975	28.8%	3,975	28.8%
	C o r e Neighborhood	1313	9.5%	1,313	9.5%
	Downtown	20	0.1%	20	0.1%
	Local Mixed-Use Node	295	2.1%	295	2.1%
	C o m m e r c i a l Corridor	146	1.1%	146	1.1%
	Regional Node	378	2.7%	378	2.7%
	Employment	1,620	11.7%	1,620	11.7%
	Industrial	1,019	7.4%	1,019	7.4%
Total		13,816	100%	2,418	100%

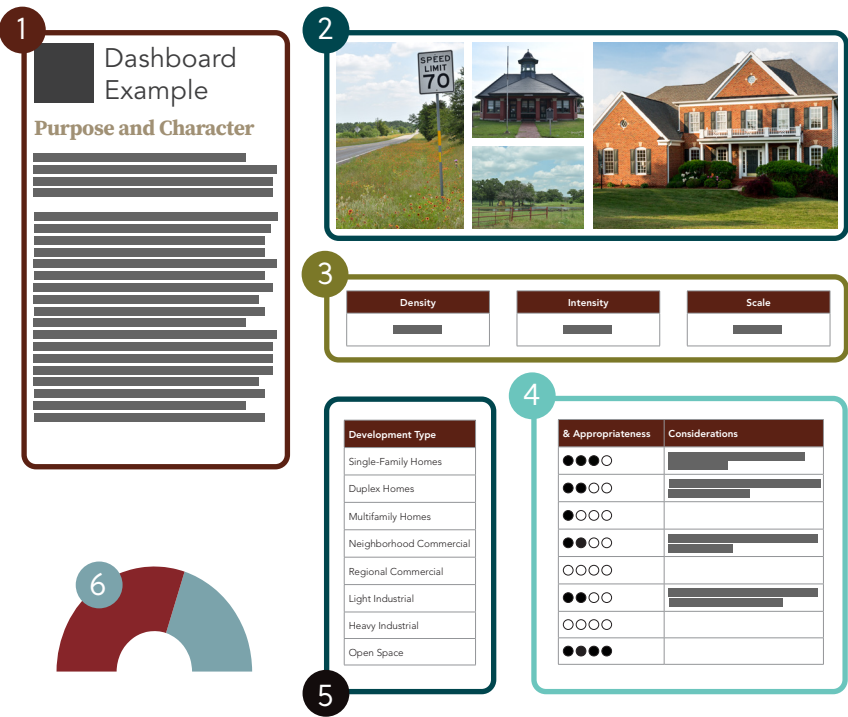


Map 5. Future Land Use Map

Future Land Use Dashboards

What are Land Use Dashboards?

Land Use Dashboards provide staff, appointed officials and elected representatives with a one-stop location for information related to the future land use categories established in the Future Land Use Map (FLUM). The components of each dashboard are described in the following section. Colors assigned to each component may be referenced with the corresponding dashboard example.



1 Land Use Description

Each dashboard includes the land use title, corresponding FLUM color and description that addresses the category’s primary purpose and character. Purpose statements should be used when considering land use decisions, such as the appropriateness of a rezoning case. Character statements should be used when evaluating the building form of a proposal or updates to development code requirements.

2 Visual Representation

Each dashboard includes images depicting examples of the primary development type within the land use. Local examples have been used where available. These photos are not comprehensive and may not illustrate all appropriate uses. The representations, however, should be referenced when considering the built form of development inquiries.

3 Density, Intensity and Scale

The recommended density, intensity (i.e., lot coverage) and scale for development in each land use category are located beneath the visual representations. Density is represented as dwelling units per acre (DUA) and should be referenced when considering land use decisions with new or redeveloped housing components. Intensity and scale should be considered based on a proposal’s relationship to nearby residences and structures. For example, if immediately adjacent to a neighborhood, consideration may be given to limiting the scale of nonresidential structures. Scale is referenced in stories, with one story being approximately 12 to 14 feet in height. Additional discussion on density, intensity and scale is provided on the following pages.

4 Appropriateness Table

Appropriateness ranges on a scale of one to four markers, where there is no marker it means a use should be prohibited, and four markers mean a use should likely be allowed by right. Where appropriateness is contingent on specific considerations, these ranges are provided to clarify when the use is more or less favorable.

5 Development Types

Within each appropriateness table, eight common development types are used to describe the compatible uses within each future land use category. A description of each development type is provided below:

Single-Family Homes

Generally, this includes detached dwelling units on separate lots. These homes are typically individually owned and may be built singularly or within larger neighborhood developments.

Duplex and Townhomes

No more than two attached dwelling units connected by at least one shared wall or in a stacked format. Units may be on an individual or shared lot and are typically higher in density than detached single-family homes.

Multifamily Homes

Buildings that exceed two individual dwelling units, such as condominiums or multifamily complexes. Multifamily development is the densest type of residential development and may include ancillary uses like parking structures and leasing offices.

Neighborhood Commercial

Commercial development intended to serve nearby residents. Neighborhood Commercial uses are located close to existing and anticipated residential subdivisions and offer residents the opportunity to buy goods and services conveniently.

Regional Commercial

Commercial development intended to serve a regional market. Uses are not appropriate in scale to local neighborhoods and are usually located on major thoroughfares, including large employers such as big-box retailers.

Light Industrial

Development offering commercial services, offices and business parks, light industrial uses, indoor manufacturing, tech, R&D, warehousing, and ancillary uses. Commercial services range in form and scale and may be compatible with retail and industrial uses depending on the context.

Heavy Industrial

Industrial development intended to serve local or regional markets. This development type ranges from services on an individual-consumer basis to larger shipping operations and may produce more-than-average noise, waste, large truck traffic and other nuisances. This development type is incompatible with residential uses and should be screened from adjacencies.

Open Space & Civic Uses

Open spaces range from parks to riparian buffers and serve both conservation and recreational purposes. Parks and open spaces promote social and physical well being and are an important part of the City's infrastructure. Civic uses are public or semi-public facilities that serve the people of Rockdale, such as libraries, recreation centers, schools, other government functions, churches, utility infrastructure, etc. Open space and civic uses are allowed in all land use categories (and so are not called out specifically in the dashboard use matrices), but should be contextually sensitive based on the surrounding uses.

6 Development Ratio

The development ratio dial serves as guidance on the overall mix of commercial to non-commercial types of development envisioned for the areas covered by the land use category. This is not intended to be a hard number, but more a target or rule of thumb.

Topic of Note: Density, Intensity and Scale

Density, intensity and scale are planning concepts used to talk about and measure the amount of development on a site. These are primarily governed by zoning regulations and land use policies and significantly impact transportation, infrastructure maintenance, housing affordability and the city's broader economy. This Plan sets out a target range or typical amount of density, intensity and scale envisioned for each land use category presented.

- Density refers to the number of dwelling units or homes in a given area, typically measured in dwelling units per acre (DUA).
- Intensity, for the purposes of this Plan, refers to the portion of a lot or parcel of land that is covered by buildings, structures or impervious surfaces like pavement or concrete, typically measured in a percentage of the lot area covered by these elements. Also often referred to as "lot coverage."
- Scale, for the purposes of this Plan, refers to the height of buildings, measured in number of stories.

These elements are all closely related and can also impact each other. You can increase one or two without increasing the others, depending on your goals for an area. See Figure 16 on the opposite page.

For example, a typical suburban block of detached, single-family homes, such as the one illustrated in Figure 15, often has densities between 5 and 10 DUA and intensities or lot coverages of 50 - 90 percent. Allowing accessory dwelling units or duplexes in a neighborhood can double the overall density without impacting the intensity or scale, allowing for an increase in density without changing the single-family character of the area or negatively impacting the residents' quality of life.

Figure 15. Visualizing Density - 6 DUA

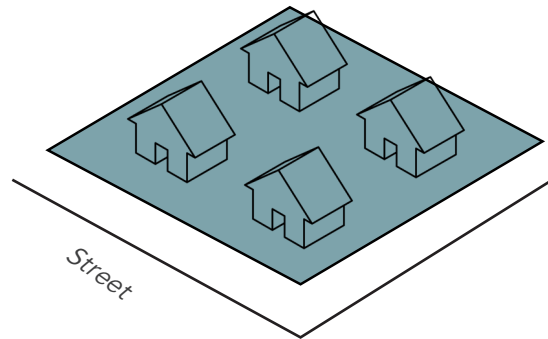


Figure 16. Lot Coverage Illustration

This graphic is intended to demonstrate the relationship between density, intensity and scale, noting the importance of discussing these elements together, rather than individually.

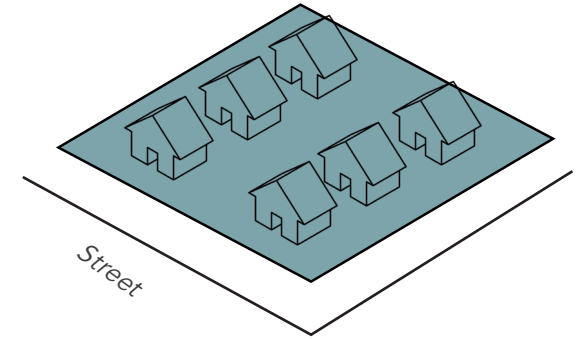
Note how the density, intensity and scale do or do not change among the examples. Notice how increasing scale allows more housing units with less intensity. Think about how these might address or not address some of the community's goals in different parts of the City.

Each example may be appropriate in different areas of Rockdale, therefore density, intensity and scale should be calibrated accordingly for each land use category.



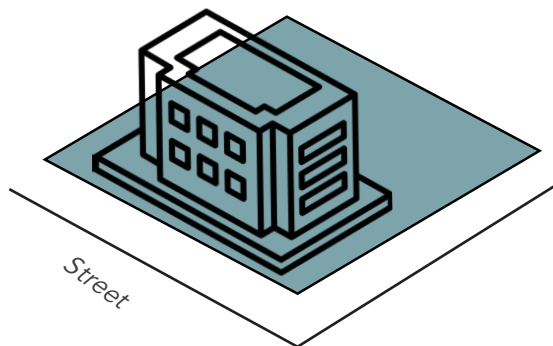
4 typical single-family lots on a block, each with their own yard.

4 DUA, 50% coverage, 1-2 stories



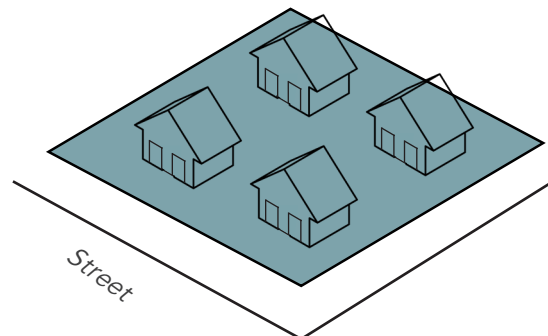
6 smaller single-family units on a block with a shared courtyard.

6 DUA, 50% coverage, 1 story



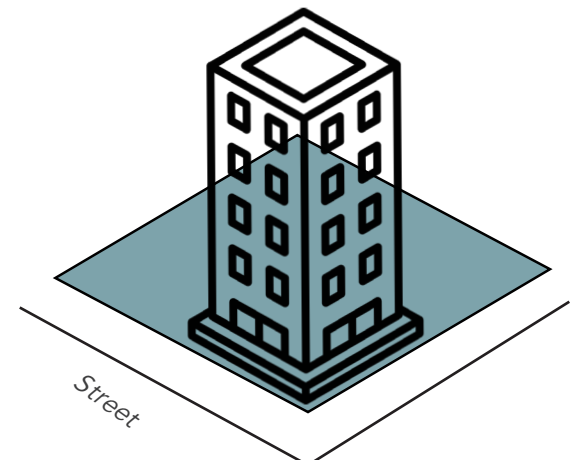
A small multifamily building (4 units per floor) with a park space.

12 DUA, 50% coverage, 3 stories



4 duplexes on a block, each with their own yard space.

8 DUA, 50% coverage, 1-2 stories



A mid-rise multifamily building (2 units per floor) with a large park space.

10 DUA, 25% coverage, 5 stories

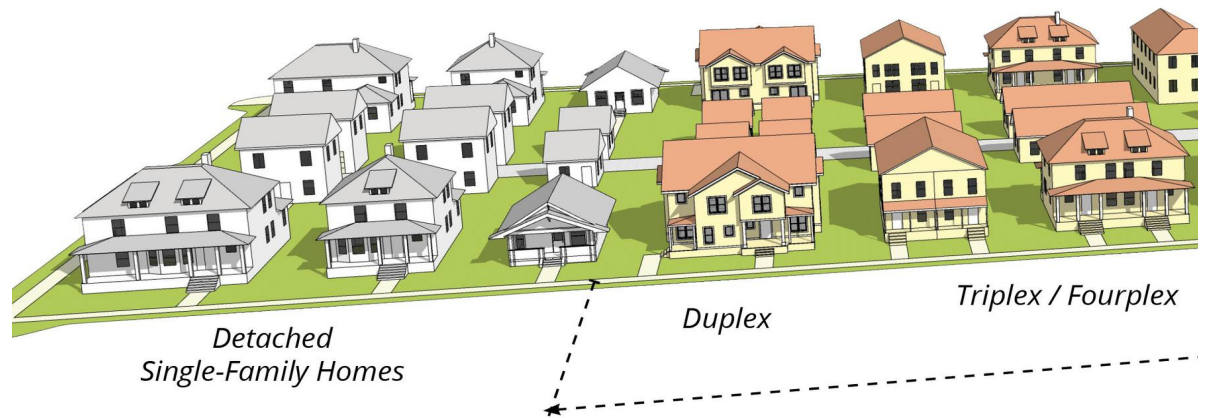
Topic of Note: Missing Middle Housing

As noted in the prior discussion, it is possible to increase housing density in a city without drastically changing the look or feel of the community. Missing middle housing is a popular strategy for achieving housing density, variety and opportunity through alternative types of housing that are compatible with the look and feel of small towns.

These housing types provide a variety of opportunities that may be important in Rockdale:

- Embraces small-town character while simultaneously meeting increasing housing needs, sometimes called "modest density."
- Can help minimize displacement by facilitating multi-generational housing or allowing owners to rent a second unit for additional income (in the case of a duplex or ADU).
- Can be used as buffers between low-density and higher-density developments.
- Promotes incremental change rather than disruptive transformations that can alter the character of a neighborhood.
- Helps provide affordable housing options for people in different phases of the housing cycle, including young families, young professionals, and empty-nesters.
- Allows more housing to be built in areas that are already serviced by road and utility infrastructure, minimizing impacts on City funds and natural areas.

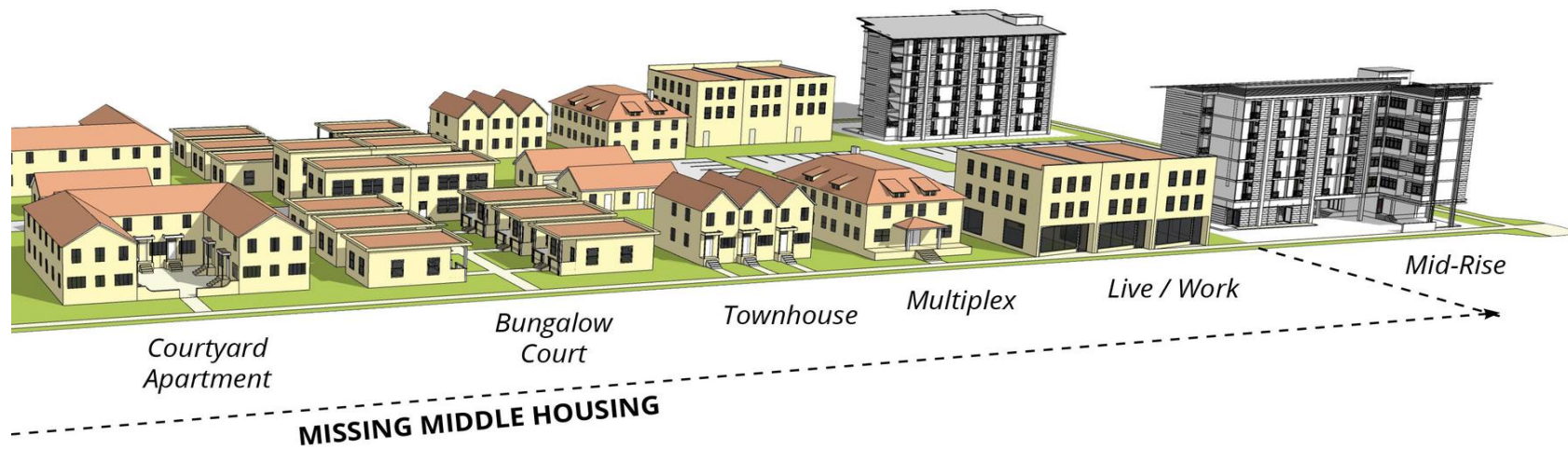
Figure 17. Spectrum of missing middle housing products.



Triplex or Quadplex
15-35 units/acre



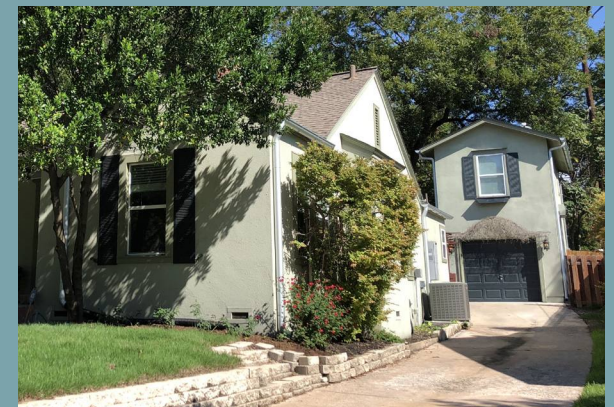
Bungalow or Cottage Court
19-35 units/acre



Duplex
6-18 units/acre



Townhouse/Rowhouse
11-16 units/acre



Accessory Dwelling Unit (ADU)
8-12 units/acre (including primary unit)

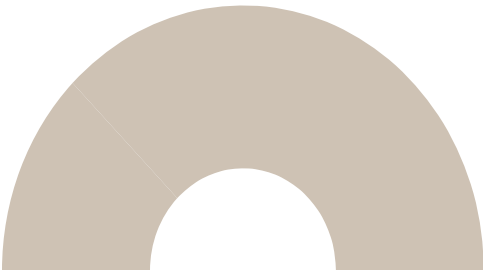


Agriculture/ Rural

Purpose and Character

Much of Rockdale’s existing land use is dominated by agricultural land and practices, a trend favored by residents seeking a quiet, rural way of life. The purpose of the Agriculture designation is to preserve Rockdale’s historic rural environment and promote complementary uses such as ranching, active crop cultivation and harvesting. Supporting more compact forms of development elsewhere in the City allows these areas to remain rural in character and use.

Natural topography, tree stands and hydrology significantly impact Agriculture development more than suburban development types. Visually, this designation should be dominated by grazing, cultivation, large parcels and agricultural structures. Large-lot residential homes and small-scale commercial development that support agricultural activities can be appropriate within this designation.



*Not Applicable - the non-residential/ residential mix in rural areas is highly variable and may be agribusiness or rural residential in nature.



Density	Intensity	Scale
< 2 DUA	25% Lot Coverage Low Intensity	1 to 2 Stories Low-rise*

Development Type & Appropriateness		Considerations
Single-Family Homes	●●●●	Accessory dwelling units are appropriate as a secondary use to the primary home.
Duplex and Townhomes	○○○○	
Multifamily Homes	○○○○	
Neighborhood Commercial	●●○○	Individual businesses serving surrounding agricultural and residential uses.
Regional Commercial	○○○○	
Light Industrial	●●○○	As needed for working agriculture uses.
Heavy Industrial	●○○○	As needed for working agriculture uses.

*Note that scale may increase adjacent to agriculture production due to structures such as barns, grain elevators and silos.

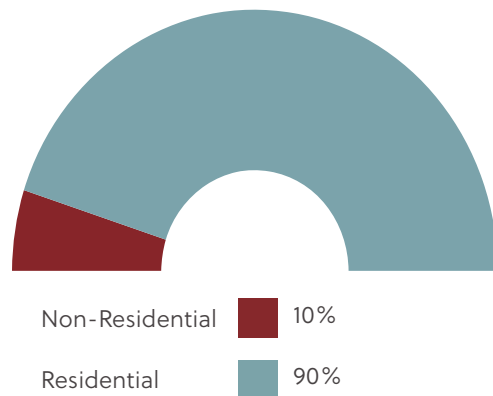
New Neighborhood

Purpose and Character

New Neighborhoods primarily focus on single-family residential development while incorporating some additional housing choices and types in appropriate circumstances. These areas prioritize the new construction of single-family homes and should also include elements such as green spaces, parks and improved infrastructure for enhanced connectivity and livability. The emphasis remains on creating suburban living spaces that support various household needs, ensuring a balance between single-family housing, middle-density housing varieties and neighborhood-scale amenities. For the most part, New Neighborhoods are distributed along the periphery of the City, outside core neighborhoods.



Density	Intensity	Scale
4 to 12 DUA	60% Lot Coverage Low Intensity	1 to 2 Stories Low-rise



Development Type & Appropriateness		Considerations
Single-Family Homes	● ● ● ●	Accessory dwelling units are appropriate as a secondary use to the primary home.
Duplex and Townhomes	● ● ● ○	Appropriate if in scale with single-family product, useful as a transition between neighborhood commercial and single-family homes.
Multifamily Homes	● ○ ○ ○	Smaller scale multifamily such as side-by-side or stacked triplexes and fourplexes may be appropriate in small quantities. Useful as a transition between neighborhood commercial and single-family homes.
Neighborhood Commercial	● ● ○ ○	Appropriate if serving and in scale with surrounding residential neighborhoods. Most appropriate at major roadway intersections.
Regional Commercial	○ ○ ○ ○	
Light Industrial	○ ○ ○ ○	
Heavy Industrial	○ ○ ○ ○	



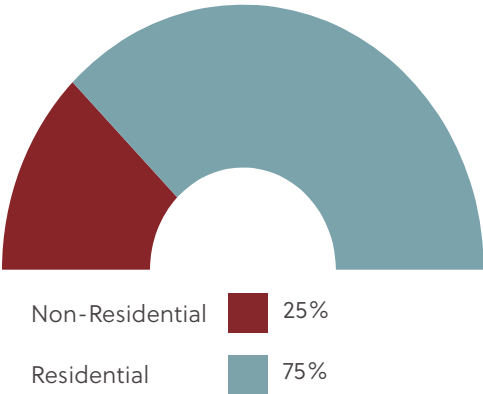
Core Neighborhood

Purpose and Character

A core neighborhood is a community characterized by complete neighborhoods that provide residents with a wide array of housing options, amenities, and services within its boundaries. These centrally located neighborhoods typically encompass a diverse mix of residential types, ensuring a variety of household types that individuals can find suitable to their needs at every stage of their life.

Beyond housing diversity, these neighborhoods prioritize the principles of walkability and accessibility by incorporating features like pedestrian-friendly streets, parks, green spaces, schools, local shops, restaurants and well-connected public transit options. This fosters a strong sense of community, promoting social interaction and enhancing the overall quality of life within the neighborhood.

This land use includes mostly existing neighborhoods in Rockdale, with some opportunities for small-scale infill to organically generate more diversity of housing and amenities.



Density	Intensity	Scale
8 to 15 DUA	60-80% Lot Coverage Medium Intensity	1 to 2 Stories Low-rise

Development Type & Appropriateness		Considerations
Single-Family Homes	● ● ● ●	Accessory dwelling units are appropriate as a secondary use to single family homes.
Duplex and Townhomes	● ● ● ●	Generally appropriate for use as infill development.
Multifamily Homes	● ● ● ○	Small-scale multi-unit buildings can be appropriate if in line with the scale and character of single-family homes.
Neighborhood Commercial	● ● ● ○	Should be placed to support walkability, convenience, and designed to cohesively integrate with the surrounding neighborhood. Especially appropriate if it's an adaptive reuse of an older home. Most appropriate at roadway intersections within neighborhoods.
Regional Commercial	○ ○ ○ ○	
Light Industrial	○ ○ ○ ○	
Heavy Industrial	○ ○ ○ ○	

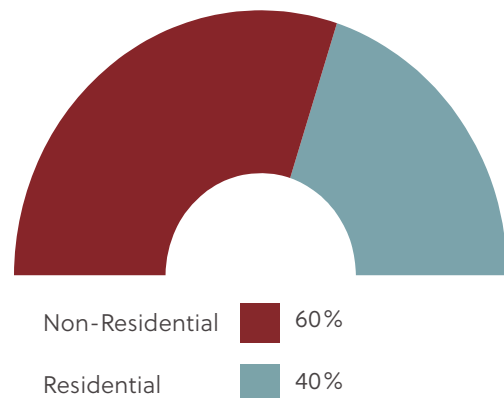
Downtown

Purpose and Character

Rockdale's Downtown represents the historic City center where residential and commercial spaces seamlessly coexist in the physical and cultural heart of the City. Downtown should maximize density and walkability, which often leads to some of the highest fiscally performing land in the City. The focus here is on mid-density development and a great public realm that promotes walkability, activity, and pedestrian engagement with downtown businesses.

Buildings in Downtown have minimal front setbacks and prioritize pedestrian-scaled elements like lighting, interesting storefronts, traditional architectural forms, street trees, and benches, fostering a welcoming atmosphere. Centralized parking supports a "pedestrian first" environment and enhances the street experience to encourage visiting multiple establishments.

Rockdale's Downtown is a primary component of community identity, and its preservation and renewed vitality is critical.



Density	Intensity	Scale
12 to 36 DUA	90-100% Lot Coverage High Intensity	1 to 4 Stories Low-to Mid-rise

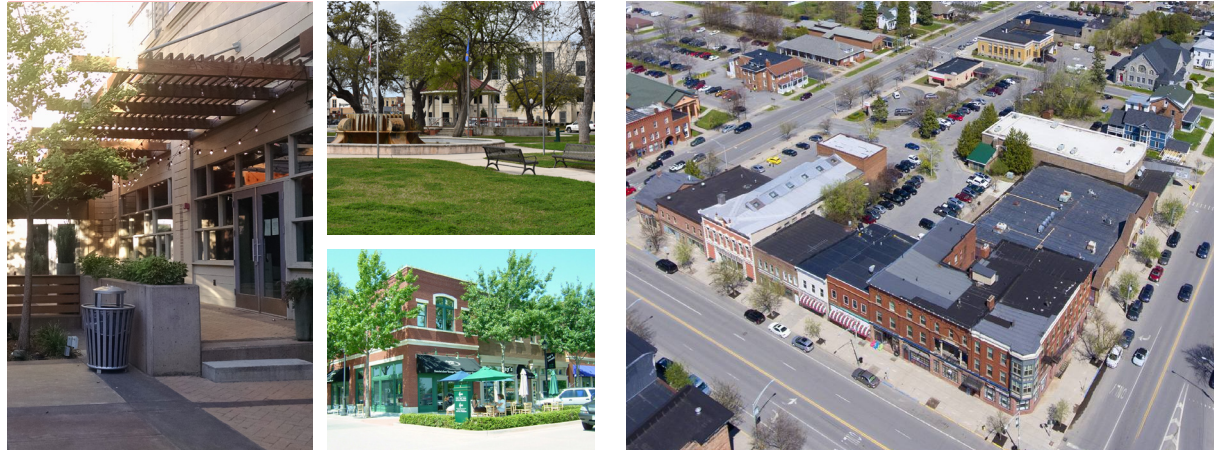
Development Type & Appropriateness		Considerations
Single-Family Homes	●●○○	May be appropriate if higher-density, small lot product integrated into the overall fabric of Downtown. Accessory dwelling units should be encouraged in this area.
Duplex and Townhomes	●●●○	Most appropriate toward the fringe of the Downtown District as it transitions to core neighborhoods.
Multifamily Homes	●●●●	Multifamily units are appropriate located above ground floor retail along primary frontage, and minimally on the bottom floor to accommodate accessibility requirements. Small scale multifamily buildings may be appropriate along secondary streets.
Neighborhood Commercial	●●●●	Focus on uses that activate the public realm, such as small shops and restaurants, as well as cultural institutions.
Regional Commercial	○○○○	
Light Industrial	○○○○	
Heavy Industrial	○○○○	

Local Mixed-Use Node

Purpose and Character

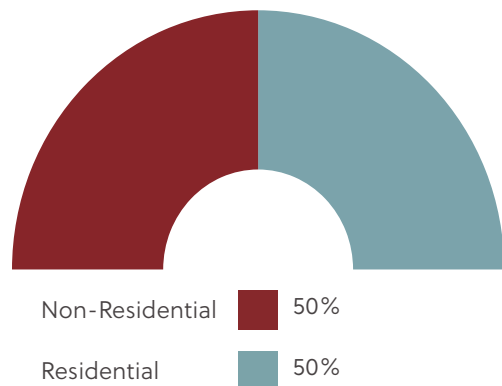
The Local Mixed-Use Node land use category defines key focal points within the community, strategically designed to accommodate a variety of land uses, including residential, commercial and recreational activities within a compact and accessible area. These places typically feature dynamic streetscapes connecting a mix of local businesses, cafes, shops and essential services, fostering economic vitality and access to goods, services and opportunities for residents.

Residential components include apartments and townhomes integrated into a mixed-use development, offering a variety of housing options that cater to different lifestyles. Public spaces and parks are thoughtfully planned, encouraging social interaction and creating a distinct sense of place within these nodes. As community anchors, these nodes contribute to the overall diversity and resilience of offerings in Rockdale.



Density	Intensity	Scale
12 to 45 DUA	70% Lot Coverage Medium Intensity	1 to 3 Stories Low-rise

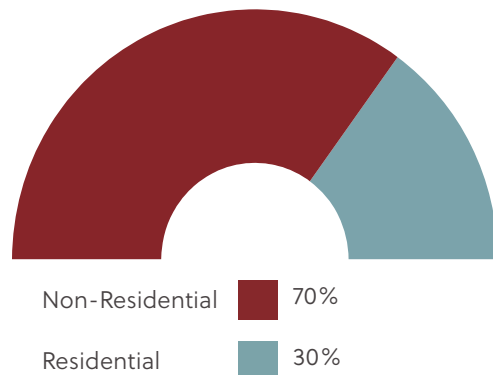
Development Type & Appropriateness		Considerations
Single-Family Homes	●○○○	May be appropriate if higher-density, small lot product incorporated into a larger, walkable neighborhood. Should be accessed from alleys.
Duplex and Townhomes	●●○○	Most appropriate at the fringe of the local mixed-use node as it transitions into other uses.
Multifamily Homes	●●●●	Most appropriate if in a vertical mixed-use building with commercial space on the ground floor.
Neighborhood Commercial	●●●●	
Regional Commercial	●●●○	May be appropriate if it is at the same scale as surrounding neighborhood commercial uses and supports a walkable environment.
Light Industrial	●●○○	Flex-office type uses with minimal nuisance creation, that also contribute to the public realm and urban design character of the area.
Heavy Industrial	○○○○	



Regional Node

Purpose and Character

The Regional Node land use category designates essential regional centers that primarily focus on serving the broader geographic area. These nodes are characterized by large-scale commercial enterprises, corporate offices, apartment buildings, healthcare institutions and significant entertainment venues. These nodes act as hubs for commerce, drawing visitors and workers from surrounding areas and help to foster economic growth. Public spaces and green areas, where possible, enhance the overall experience within these nodes, providing opportunities for relaxation and community gatherings. Regional Nodes play a central role in regional planning, contributing to economic development, efficient transportation networks and the delivery of essential services to a wider geographic area, ultimately enhancing regional vitality and resilience. Can include mixed-uses, including vertical mixed-use with residential above retail.



Density	Intensity	Scale
20 to 60 DUA	75% Lot Coverage Medium Intensity	2 to 5 Stories Low- to Mid-rise

Development Type & Appropriateness		Considerations
Single-Family Homes	○○○○○	
Duplex and Townhomes	○○○○○	
Multifamily Homes	●●●●●	Regional nodes are the most appropriate place for apartment-style multifamily, and should be integrated to support convenient access with associated commercial uses in the node.
Neighborhood Commercial	●●○○○	Appropriate if at a similar scale as surrounding residential and commercial uses.
Regional Commercial	●●●●●	
Light Industrial	●●○○○	Small scale light-industrial uses, such as flex-office, may be appropriate when compatible with commercial and residential uses.
Heavy Industrial	○○○○○	



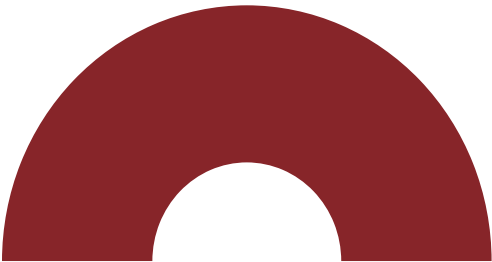
Commercial Corridor

Purpose and Character

The Commercial Corridor land use typology defines significant urban or suburban thoroughfares within the City primarily dedicated to commercial activities, creating bustling economic activity that enhances local business, trade and community vibrancy.

Commercial Corridors are characterized by a concentration of businesses, retail establishments, restaurants and service providers that cater to both local residents and visitors. These corridors often serve as prominent retail areas or business hubs, offering a wide array of goods and services. These are also often the gateways into the City for people driving into the community from across the region, and for that reason their aesthetic quality, along with appropriate land uses, is important to consider.

The Commercial Corridor typology is integral to local economic growth, providing opportunities for entrepreneurship, employment and commerce while contributing to the overall character and identity of the City.



Non-Residential 100%
Residential 0%



Density	Intensity	Scale
0 DUA	75% Lot Coverage Medium Intensity	1 to 3 Stories Low-rise

Development Type & Appropriateness		Considerations
Single-Family Homes	○○○○○	
Duplex and Townhomes	○○○○○	
Multifamily Homes	○○○○○	
Neighborhood Commercial	●●●●●	
Regional Commercial	●●●●●	
Light Industrial	●●○○○	Light industrial should not generate nuisance to commercial or nearby residential uses. Placement along thoroughfares should consider design and aesthetics to support attractive gateways into the City.
Heavy Industrial	○○○○○	

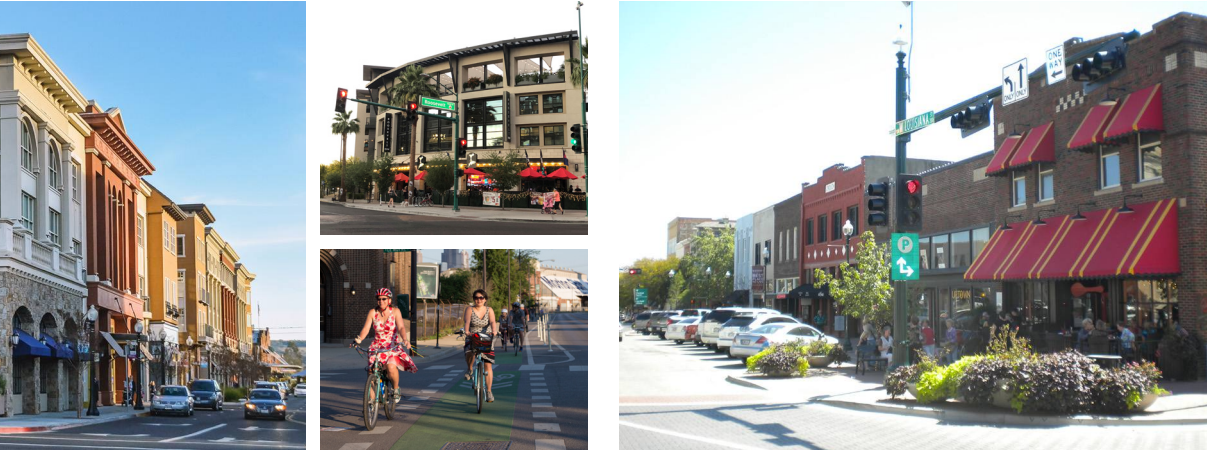
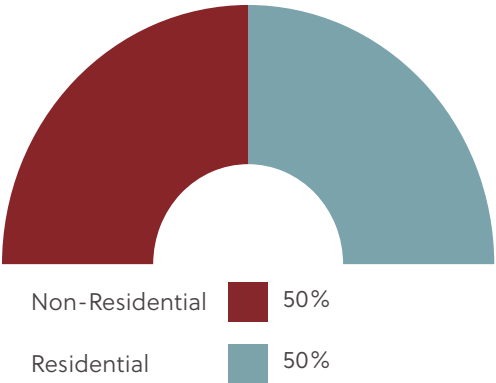


Mixed-Use Corridor

Purpose and Character

A Mixed-Use Corridor is a land use category within urban and suburban areas that combines a diverse range of land uses, fostering vibrant and walkable environments connecting important nodes throughout the community. Characterized by its prime location along collector streets, minor arterials and occasionally principal arterials, a Mixed-Use Corridor seamlessly integrates residential, commercial and often institutional or recreational components into a cohesive urban fabric.

In a Mixed-Use Corridor, you can find a blend of mid-rise residential buildings, commercial spaces, offices, entertainment venues and public amenities. The design encourages pedestrian activity by providing wide sidewalks, bike lanes and green spaces, reducing dependency on automobiles. By promoting accessibility to everyday services, neighborhoods, employment opportunities and recreational activities, Mixed-Use Corridors aim to enhance the quality of life for residents, support local economies and contribute to the vitality of urban communities.



Density	Intensity	Scale
15 to 25 DUA	70% Lot Coverage Medium Intensity	1 to 3 Stories Low-rise

Development Type & Appropriateness		Considerations
Single-Family Homes	●○○○	Only appropriate in small quantities and if higher-density, small lot product incorporated into a larger, walkable corridor. Should be accessed from alleys.
Duplex and Townhomes	●●○○	Most appropriate at the edges where the corridor transitions into other uses.
Multifamily Homes	●●●●	Most appropriate if in a vertical mixed-use building with commercial space on the ground floor.
Neighborhood Commercial	●●●●	
Regional Commercial	●●○○	May be appropriate if it is at the same scale as surrounding neighborhood commercial uses and supports a walkable environment.
Light Industrial	○○○○	
Heavy Industrial	○○○○	

Employment

Purpose and Character

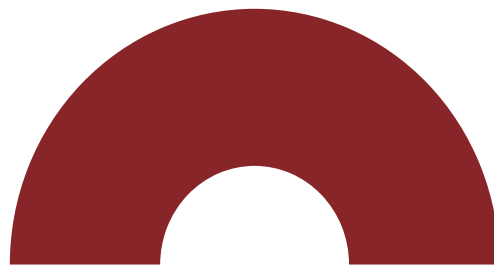
Employment centers include professional and service uses that are higher density, but have lower impacts to surrounding land uses compared to industrial uses. Typically, employment centers support a variety of occupations including general office, research and development facilities, medical clinics, light industrial, and business incubators. These are typically located within nearby access to arterial thoroughfares. Future employment centers should include a greater variety of commercial uses and multi-modal transportation options. This district is especially appropriate for several needs that residents of Rockdale currently look elsewhere to provide, including:

- Healthcare services, including hospitals
- Specialized facilities that support workforce and skills development, such as information technology and advanced manufacturing.



Density	Intensity	Scale
0 DUA	80% Lot Coverage High Intensity	1 to 5 Stories Low- to Mid-rise

Development Type & Appropriateness		Considerations
Single-Family Homes	○○○○○	
Duplex and Townhomes	○○○○○	
Multifamily Homes	○○○○○	
Neighborhood Commercial	●●○○○	Appropriate if serving surrounding employment uses, such as a cafe.
Regional Commercial	●●●●●	Focus on office and large employment users with less retail commercial than regional nodes.
Light Industrial	●●○○○	Appropriate if at a similar scale and intensity as surrounding commercial uses and does not create nuisances for other office users in the area.
Heavy Industrial	○○○○○	



Non-Residential 100%

Residential 0%



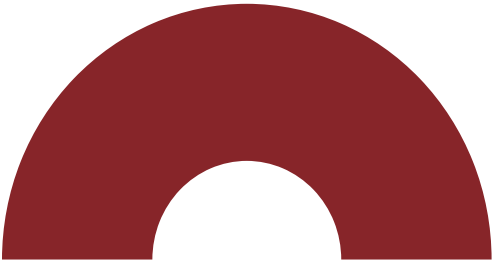
Industrial

Purpose and Character

The Industrial land use category designates areas specifically allocated for a broad spectrum of industrial activities and operations. Characterized by their focus on R&D, manufacturing, processing, warehousing and distribution, industrial zones play a fundamental role in supporting a city’s and region’s economy. Within industrial areas, you can expect to find manufacturing plants, factories, warehouses, logistics centers and research facilities. These zones are strategically located to optimize transportation and supply chain logistics, often situated near major transportation hubs, including highways and railways. Industrial land uses also play a critical role in innovation, research and development, contributing to technological advancements and improving the competitiveness of businesses in the global marketplace. Industrial areas are carefully planned to balance economic development with environmental sustainability, ensuring that operations are conducted responsibly and with consideration for the surrounding community.



Density	Intensity	Scale
0 DUA	80% Lot Coverage High Intensity	1 to 4 Stories Low-to Mid-rise



Non-Residential 100%
Residential 0%

Development Type & Appropriateness		Considerations
Single-Family Homes	○○○○○	
Duplex and Townhomes	○○○○○	
Multifamily Homes	○○○○○	
Neighborhood Commercial	●○○○○	Appropriate if serving surrounding industrial uses.
Regional Commercial	●●●●●	
Light Industrial	●●●●●	
Heavy Industrial	●●●●●	Heavy industrial uses should be evaluated for nuisance generation and located so as to minimize impacts to surrounding users and communities.