

# North Watt Avenue Specific Plan – Draft Zoning Districts

The draft zoning scheme for the Specific Plan would include three zones:

## 1. Mixed-Use Corridor (MU-C)

- Intent: promote compact housing, services, and employment within walking distance of transit and civic anchors. Implement catalytic infill development and public-realm improvements that support long-term transit investment and encourage reinvestment in existing buildings and businesses.
- Primary uses: multi-family housing, retail, office, lodging, civic, entertainment uses, and eating and drinking establishments as standalone single uses or in vertically or horizontally mixed-use formats.

## 2. Mixed-Use Neighborhood (MU-N)

- Intent: Support new smaller-scale residential, live/work, office, and service uses, including new development by owner-occupant property owners. Provide a comfortable transition between development fronting on Watt Avenue and adjacent neighborhoods.
- Primary uses: multi-family development in different formats including live/work units, small-lot single-family dwellings, small offices, personal services, cafés, restaurants.

## 3. Employment Flex (EMP-Flex)

- Intent: Accommodate new development and the expansion of existing processing, production, assembly, and related non-residential uses near McClellan Business Park. Support modernization and reuse that blends office, light industrial, and logistics with ancillary point of sale and support services.
- Primary uses: Manufacturing and assembly, warehousing and logistics, research and development, offices as a primary use or as ancillary to production or other allowed use, business services, screened outdoor storage and loading, and similar and complementary uses.

The MU-C zone would generally apply along Watt Avenue, the MU-N zone would apply to smaller properties adjacent to Watt Avenue in transitional areas between Watt Avenue and adjacent single-family neighborhoods, and the EMP-Flex zone would generally apply east of Watt Avenue, southeast of Roseville Road, and north of I-80 (see exhibit on the next page).

