

PLACE Type Menu



Sacramento Area
Council of
Governments



Valley Vision

RESIDENTIAL "BUILDING" TYPES



Rural Residential

- 3 acre average lot size (range is from 1 acre to 20 acres and above)
- 640 acre chip = 212 dwellings



Single-Family Large Lot

- 8,500 square feet average lot size (range from 5,500 square feet to 40,000 square feet)
- 640 acre chip = 2,296 dwellings



Single-Family Small Lot

- 4,000 square feet average lot size (range from 2,500 square feet to 5,400 square feet)
- 640 acre chip = 4,880 dwellings



Attached Residential

- (townhouse/rowhouse, condominium/apartment, mixed use) (2 to 5 story buildings)
- 30 dwelling units per acre average (range of 16 units to 100 units per acre)
 - 640 acre chip = 15,360 dwelling units

EMPLOYMENT "BUILDING" TYPES



Retail

- 50 employees per acre average (1 to 2 story buildings)
- 640 acre chip = 27,200 employees



Office

- (4-10 story buildings except in downtown Sacramento where some office buildings are up to 20 stories high)
- 150 employees per acre average (2 to 10 story buildings, average 4 stories)
 - 640 acre chip = 81,600 employees



Industrial

- 20 employees per acre average (1 story buildings)
- 640 acre chip = 10,880 employees



Public/Quasi-Public

- (schools, government office buildings, churches)
- 20 employees per acre average (1 to 3 story buildings typical)
 - 640 acre chip = 10,880 employees

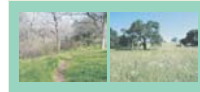
NON-URBAN "LAND USE" TYPES



Agriculture



Forest



Open Space

(passive-use areas, no development allowed)



Parks

(active use for recreation)

RESIDENTIAL "PLACE" TYPES



Medium-Density Mixed Residential

- Mix of:
- 48% Single-Family Large Lot
 - 30% Single-Family Small Lot
 - 12% Attached Units (townhouses/rowhouses, condominiums/apartments, mixed use)
 - 10% Retail
 - Includes land for roads, schools, parks and public buildings
 - 640 acre chip = 4,180 dwelling units; 2,720 employees



High-Density Mixed Residential

- Mix of:
- 15% Single-Family Large Lot
 - 45% Single-Family Small Lot
 - 25% Attached Units (townhouses/rowhouses, condominiums/apartments, mixed use)
 - Includes land for roads, schools, parks and public buildings
 - 15% Retail
 - 640 acre chip = 5,900 dwelling units; 4,080 employees

MIXED-USE "PLACE" TYPES



Low-Density Mixed-Use Center or Corridor

(residential focus)

Mix of:

- 50% Single-Family Small Lot
- 35% Attached Units (townhouses/rowhouses, condominiums/apartments, mixed use; 1 to 3 story buildings)
- 15% Retail
- Includes land for roads, schools, parks and public buildings
- 640 acre chip = 8,096 dwelling units; 4,080 employees



Medium-Density Mixed-Use Center or Corridor

(residential focus)

Mix of:

- 5% Single-Family Small Lot
- 80% Attached Units (townhouses/rowhouses, condominiums/apartments, mixed use; 2 to 4 story buildings)
- 15% Retail
- Includes land for roads, schools, parks and public buildings
- 640 acre chip = 15,728 dwelling units; 4,080 employees

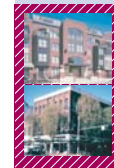


High-Density Mixed-Use Center or Corridor

(residential focus)

Mix of:

- 80% Attached Units (townhouses/rowhouses, condominiums/apartments, mixed use; 3 to 6 story buildings)
- 5% Retail
- 15% Office
- Includes land for roads, schools, parks and public buildings
- 640 acre chip = 24,464 dwelling units; 13,600 employees



Employment Focus Mixed-Use Center or Corridor

Mix of:

- 20% Attached Units (townhouses/rowhouses, condominiums/apartments, mixed use; 3 to 6 story buildings)
- 30% Retail
- 50% Office
- Includes land for roads, schools, parks and public buildings
- 640 acre chip = 3,504 dwelling units; 48,960 employees