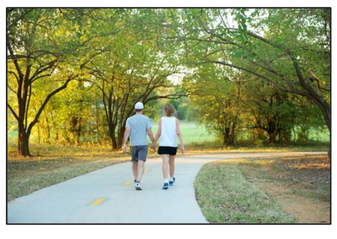
LAND USE CATEGORIES

VISION 2030

THE STRATEGIC PLAN FOR NORTH RICHLAND HILLS

PARKS / OPEN SPACE





The Parks/Open Space land use designation identifies all public parks, golf courses, trail systems, open spaces and flood-prone areas, including the Little Bear Creek Corridor and other floodplain areas.

The Land Use Plan depicts only existing parks and open spaces. Potential future parks and open space areas can be found in the Parks, Recreation, and Open Space Master Plan (see Chapter 7).

LAND USE RECOMMENDATION: New developments should provide usable open spaces such as pocket parks, central greens, squares, plazas, and pedestrian passages (paseos) of meaningful size and value for the neighborhood. Sidewalks and other pedestrian connections should be provided to expand access and use of existing parks and trails.

RESIDENTIAL ESTATE



The Residential Estate land use designation promotes neighborhoods defined by larger single-family lots and homes at a density less than two (2) units per acre. Livestock, barns, rural cross-section roadways and rural- or estate-style perimeter fencing are characteristic of these areas. These properties address a specific market niche and add to the diverse mix of housing and lot options for the community.

LOW DENSITY RESIDENTIAL




The Low Density Residential designation promotes quality neighborhoods of conventional suburban single-family detached homes. General characteristics of these neighborhoods include a density of two to six dwelling units per acre and houses of one- and two-stories. Although most Low Density Residential neighborhoods are characterized by driveways accessing the street, some more pedestrian-oriented and/or narrower-lot neighborhoods may have driveways accessed from rear alleys.

LOW DENSITY SINGLE FAMILY LAND USE RECOMMENDATION: Promote the stability and livability of established neighborhoods through land use regulations, development standards, code enforcement, and other tools. Encourage infill development that complements the established character of the area in terms of general housing type, appearance, and density. Facilitate neighborhood revitalization and stabilization in those areas that are most in need.

MEDIUM DENSITY RESIDENTIAL




The Medium Density Residential designation provides for attached dwelling units such as duplexes and townhomes as well as higher density detached dwelling units such as zero lot line patio/cottage homes, and existing neighborhoods of HUD-Code manufactured homes. General characteristics of these neighborhoods include amenitized neighborhood open spaces, wide sidewalks, street trees, alley-accessed driveways and garages, a density of six to eleven dwelling units per acre, and houses of one, two, and three stories.

Where office or retail uses are shown as buffering elements to low density residential areas, medium density residential uses may be considered as a part of a mixed-use development proposal. Opportunities for this type of use also exist within areas designated as Urban Village.

LAND USE RECOMMENDATION: Encourage residential development with a variety of housing styles, types, and prices that are compatible with adjacent development. Developments should be a five to ten minute walk from neighborhood-serving retail and other amenities such as parks and school facilities.

HIGH DENSITY RESIDENTIAL



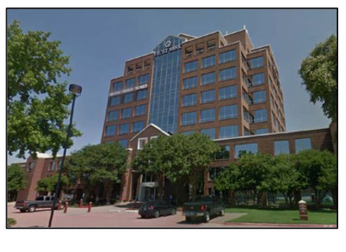

The High Density Residential designation provides for apartment-style living units. These areas should be located near other intensively developed properties and areas with concentrated employment. Building and site design should focus on newer models of high density residential that include three to four story buildings with flat-roofs, hidden garages and parking, enclosed corridors and stairwells, and shallow street setbacks. Older models of two and three story garden-style walk-up apartments are discouraged.

Opportunities for this type of use also exist within areas designated as Urban Village, but in a compact, pedestrian-oriented mixed-use urban form.

LAND USE RECOMMENDATION: Redevelopment of older garden-style multi-family properties into more modern, compact multi-family with quality open spaces and potentially higher densities is supported.

OFFICE COMMERCIAL





The Office Commercial land use category encourages professional, medical and administrative offices as well as limited commercial service establishments that benefit adjacent and nearby residential areas, and in which all business and commerce is conducted indoors. Because of the community's desire to increase employment densities and daytime population, the Office Commercial designation may be considered in place of other categories where appropriate.

LAND USE RECOMMENDATION: Encourage the development of a variety of office types including traditional office buildings, executive suites, and co-working spaces.

RETAIL COMMERCIAL

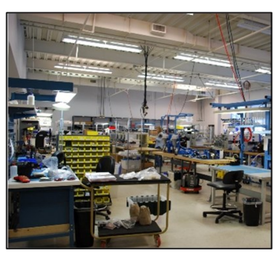






The Retail Commercial land use category provides sites for community and regional shopping centers, commercial establishments, and employment centers. These sites are typically located on highways and major thoroughfares and at key intersections.

INDUSTRIAL






The Industrial land use category provides for research, light industrial, assembly, warehousing, and other industrial uses.

LAND USE RECOMMENDATION: Accommodate industrial uses in areas that are well buffered from residential uses and other sensitive uses. Design all facilities to address the street frontage at the pedestrian scale. Consider adaptive reuse of existing warehouse buildings for non-industrial uses.

URBAN VILLAGE





The Urban Village land use category promotes sustainable, pedestrian-oriented, mixed-use development that provides the opportunity for many uses to coexist within a more compact area.

Urban Villages encourage an efficient, compact land use pattern; support pedestrian activity; reduce the reliance on private automobiles; promote a more functional and attractive community through the use of recognized principles of urban design; allow flexibility in land use; and prescribe a high level of detail in building design and form.

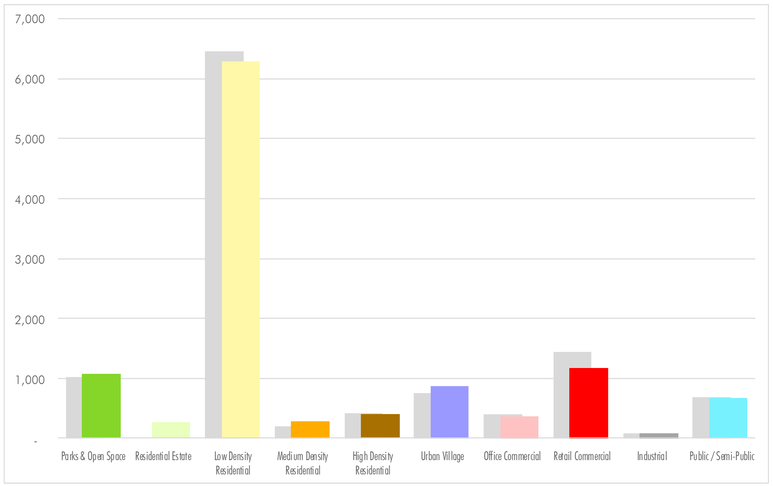
Urban Villages can come in the form of vertical mixed use, where multiple uses share a single, multi-story building; or horizontal mixed use, where a diverse set of uses are placed within close, walkable proximity.

LAND USE RECOMMENDATION: Prioritize commercial uses at key intersections where retail is most likely to thrive.

COMMUNITY SERVICES

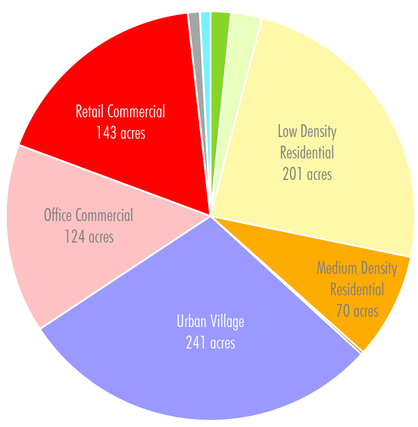



The Public/Semi Public designation provides for non-profit activities of an educational, religious, governmental, or institutional nature. Schools, churches, hospitals, governmental buildings, fire stations, and water towers are Public/Semi Public areas.



Land Use Designation	2012	2018	Change	% Change
Parks & Open Space	1,026	1,069	43	4%
Residential Estate	-	259	259	-
Low Density Residential	6,463	6,290	(173)	-3%
Medium Density Residential	206	289	84	41%
High Density Residential	416	408	(9)	-2%
Urban Village	745	878	133	18%
Office Commercial	394	371	(23)	-6%
Retail Commercial	1,449	1,169	(280)	-19%
Industrial	87	78	(9)	-10%
Public / Semi-Public	688	662	(26)	-4%

Remaining Vacant Land



Land Use Designation	Developed Area (Acres)	Vacant Area (Acres)	Total Acres	% Vacant
Parks & Open Space	1,069	-	1,069	0%
Residential Estate	239	20	259	8%
Low Density Residential	6,088	201	6,290	3%
Medium Density Residential	220	70	289	24%
High Density Residential	406	2	408	0.4%
Urban Village	637	241	878	27%
Office Commercial	247	124	371	33%
Retail Commercial	1,026	143	1,169	12%
Industrial	67	11	78	14%
Public / Semi-Public	655	7	662	1%
Total:	10,654	819	11,473	7%

With 819 acres of vacant land remaining, North Richland Hills is 93% developed.