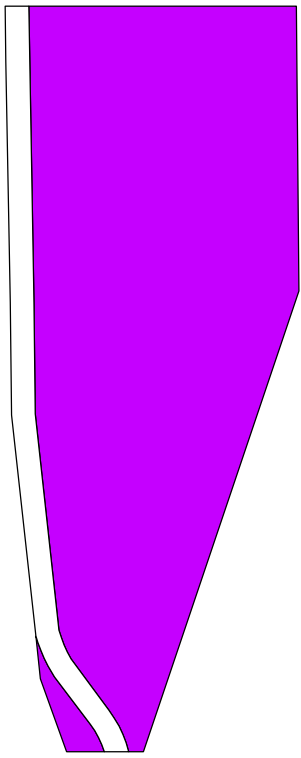
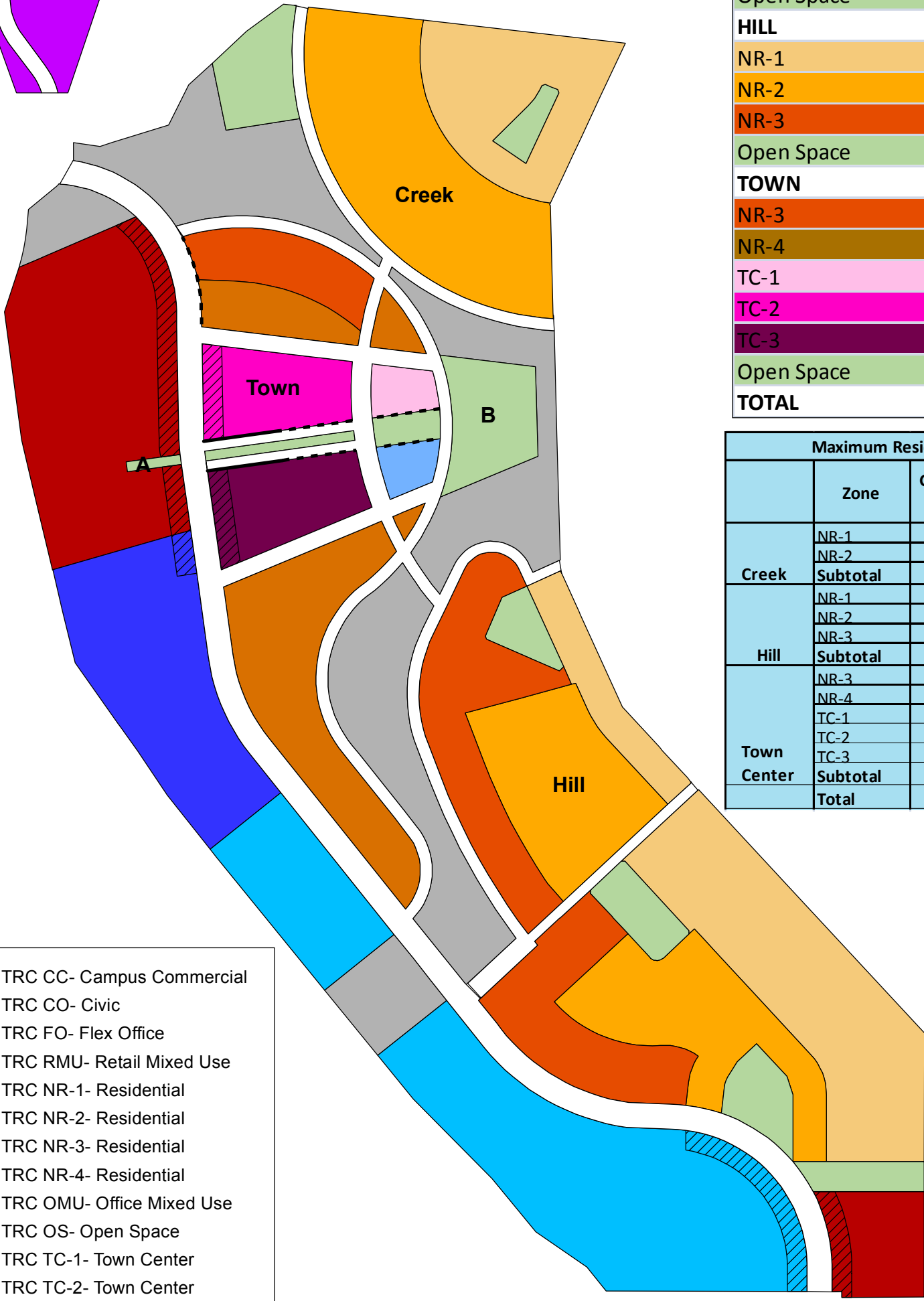


TCAAP Regulating Plan



Parcel Layer	Acreage
Campus Commercial	40.7
Mixed Use Retail- West	28.4
Mixed Use Retail- East	6.0
Office Mixed Use	20.0
Flex Office	41.8
Civic	1.6
Water Infrastructure	45.6
Open Space A	0.3
Open Space B	5.9
CREEK	
NR-1	13.1
NR-2	23.7
Open Space	5.7
HILL	
NR-1	29.8
NR-2	27.8
NR-3	24.4
Open Space	9.7
TOWN	
NR-3	5.8
NR-4	21.6
TC-1	1.8
TC-2	6.9
TC-3	7.2
Open Space	2.0
TOTAL	369.8

Maximum Residential Units Land Use Plan				
	Zone	Gross Density Range	Acreage	Maximum Units
Creek	NR-1	0.00 - 1.98	13.1	26
	NR-2	2.50 - 4.05	23.7	96
	Subtotal		36.8	122
Hill	NR-1	0.00 - 2.52	29.8	75
	NR-2	2.50 - 3.45	27.8	96
	NR-3	4.00 - 5.60	24.5	137
Subtotal		82.1	308	
Town Center	NR-3	4.00 - 5.66	5.8	33
	NR-4	4.00 - 5.41	21.6	117
	TC-1	0.00 - 68.16	1.8	120
	TC-2	0.00 - 67.02	6.9	460
	TC-3	0.00 - 41.64	7.2	300
Subtotal		43.3	1030	
Total			162.2	1460



- TRC CC- Campus Commercial
- TRC CO- Civic
- TRC FO- Flex Office
- TRC RMU- Retail Mixed Use
- TRC NR-1- Residential
- TRC NR-2- Residential
- TRC NR-3- Residential
- TRC NR-4- Residential
- TRC OMU- Office Mixed Use
- TRC OS- Open Space
- TRC TC-1- Town Center
- TRC TC-2- Town Center
- TRC TC-3- Town Center
- TRC- Water Infrastructure
- Right of Way
- Gateway Overlay District
- Pedestrian Priority Frontage
- Pedestrian Friendly Frontage

The zoning district designations represented on this map correspond to the City of Arden Hills official Zoning Map. Questions concerning the Zoning Map should be directed to City Hall. Zoning designations are subject to change. Please refer to the Zoning Code for complete information.

Adopted by Arden Hills City Council: July 13, 2015
Amended: December 12, 2016

