

SUB-DISTRICT	GENERAL DESCRIPTION
Center Station	<p>This sub district is intended to be the center of the district through an integration and functional mix of uses within a defined development pattern.</p>
Charter	<p>This sub district is intended to provide a mix of uses on a smaller, community scale utilizing a more conventional development pattern and some limited regional oriented uses. May also include uses oriented to vehicles as well as pedestrians.</p>
Newtown	<p>This sub district includes those properties which support the adjacent Charter sub district as well as the District as whole. Due to the nature of the sub district, redevelopment opportunities are envisioned; however, care should be given to ensure compatibility between the existing and proposed development is provided through building heights, landscape/buffering or similar.</p>
Crossroads	<p>This sub district includes those properties identified as Industrial, and recognizes and supports the County's economic development efforts by providing employment generating types of uses along the identified major (planned) thoroughfares.</p>
Cypress	<p>This sub district is primary residential in nature; however, may provide for limited non-residential uses including neighborhood serving office and commercial uses subject to certain locational standards.</p>
Moyock Run	<p>This sub district includes those areas identified by the Master Plan for centralized governmental uses including but not limited to public schools, parks, major utilities, and governmental offices.</p>
Oak Trail	<p>This sub district includes the remaining properties not included in the delineations above excluding the Industrial designated properties; generally, includes those lands that are environmentally sensitive in nature and/or adjacent to the fringe of the district. May also provide a buffer between the district and existing rural lands and uses adjacent to the district.</p>
Junction	<p>This sub district is not included within the formal (previous) land use study/Master Plan, recognizes the existing residential and commercial development as necessary, supporting use(s) to the PD-CS as a whole. Properties may request the County to be included within the district subject to additional design and development standards.</p>