THOMPSON'S STATION'S RURAL-TO-URBAN SPECTRUM: THE TRANSECT

T1 Natural Lands approximating or reverting to a natural condition, including lands unsuitable for settlement due to topography, hydrology or vegetation and lands that have been permanently protected from development. This includes national parks, state parks and most land trust lands.

T2 Rural Sparsely settled open or cultivated lands. Woodland, agricultural land, and grassland. Typical buildings are farmhouses, agricultural buildings, cabins, and estate homes. The Rural zone includes lands that are not currently slated for development, but that have not been permanently protected, either.

T3 Sub-Urban Low density residential, mostly single-family detached. Some mixed use, home occupations, outbuildings, above-garage apartments or granny flats out back. Naturalistic plantings, deep setbacks. Blocks may be large and irregular.

T4 General Urban Mix of uses, primarily residential. Houses, townhouses, duplexes, small apartment buildings, live-work units. Variable setbacks, medium-sized blocks. T4 is important as a buffer zone between T3 and T5. T4O Open allows higher densities than T4, and restricted retail, offices, rowhouses and apartments.

T5 Urban Center Higher density mixed-use buildings of retail, offices, townhouses, apartments and cultural. Finely-gridded streets, street trees, buildings close to wide sidewalks.