

LAND USE: MEDIUM DENSITY RESIDENTIAL



DESCRIPTION:

- Neighborhoods that incorporate a mix of housing types, including single-family detached, single-family attached, townhouse, and small lot single-family. Civic uses would also generally be allowed.

POTENTIAL ZONING:

- Single-Family Dwelling District; Manufactured Housing District; Townhouse Dwelling District; Two-Family Dwelling District

INTENSITY (DU/A):

- 4-12

USES:

Restrictive land use, emphasizing a mix of housing styles including single-family detached, single-family attached, and townhouses. Limited multi-family development may be allowed with special review and criteria. Civic uses are generally allowed, with special permission for higher intensity uses.

FORM:

High level of connectivity between and within developments. Connections to neighborhood commercial services and civic destinations should provide a sense of neighborhood. Developments should have articulated scale and maintain the identity of individual units. Densities should be higher at transitions points with other more intensive districts.

COMPATIBILITY:

Applies to older established neighborhoods of the city which have diverse housing types, and in developing areas that incorporate a mix of development types. Projects may be incorporated in a limited way into UR-L districts and into mixed use projects and planned areas.

PARKING:

- Accommodated off-street in private garages and driveways with a limited amount of overflow parking allowed on-street.
- Due to the limited demand for on-street parking, neighborhood streets can be narrow with parking limited to one-side.
- Parking facilities should manage storm water and be screened from adjacent land uses.