

LAND USE: URBAN-LOW INTENSITY (U-L)



DESCRIPTION:

- Neighborhoods with relatively low-density housing and easily accessed neighborhood commercial services. As compared to denser areas, U-L has more space and separation of uses, with farther distances between destinations and fewer shared amenities.

POTENTIAL ZONING:

- Single-Family Dwelling District; Manufactured Housing District; Office District; Local Retail District

INTENSITY (DU/A):

- 2-7

USES:

A mix of complementary uses including mostly single-family, with some attached, townhome and small multi-family projects, schools, small parks and churches, and neighborhood retail or mixed use

FORM:

Uses are integrated so that residents can access them by walking or biking. U-L areas use a high connectivity grid street pattern to expand viable locations for low intensity commercial uses, and allow multiple access points and route choices between all uses.

COMPATIBILITY:

Compatibility will be achieved through gradual increases of intensity transitioning from one land use to another. A cross-section of this area may show large lot single family next to medium lot single family, next to small lot single family, next to townhomes, next to small commercial. Although the focus is on gradual changes in intensity, these changes should occur at a small enough scale to ensure inclusion of a range of land uses within roughly a quarter square mile (160 acres) in order to encourage walking, biking, and the reduction of auto trips.

- Different intensity uses are positioned to create a smooth transition from lower to higher intensity uses.
- Larger commercial or office uses should cluster around arterial streets.
- Smaller commercial uses may be appropriate on collector streets

PARKING:

- Majority accommodated off-street in private garages and driveways with a limited amount of overflow parking allowed onstreet.
- Due to the limited demand for on-street parking, neighborhood streets can often be narrow with parking limited to one-side.