

## LAND USE: URBAN-HIGH (U-H)



### DESCRIPTION:

- These areas improve economic performance and opportunities for social interaction, by locating diverse and complementary uses in close proximity. Higher-density mix of housing (see HDR), major commercial, office, and service uses, and limited industrial in suitable locations.

### POTENTIAL ZONING:

- Townhouse District; Multi-Family Dwelling District; Office District; Commercial District; Mixed Use Residential / Business

### INTENSITY (DU/A):

- 12+

### USES:

A mix of complementary uses, including multi-family residential, large offices, medical buildings, regional commercial, limited industrial, institutional uses such as churches, schools, or hospitals, and other regional attractors. Residential uses range from townhomes/rowhouses up to apartment towers. Parking garages or public parking lots may be found in these areas. Higher levels of urban amenities are used to offset the area's intensity level.

### FORM:

Access to freeways, highways, arterials, and transit, yet still designed around pedestrians. A high-connectivity grid pattern provides viable locations for higher intensity land uses, and allows multiple access points and routes between uses.

### COMPATIBILITY:

Land uses and intensities should be fully integrated and mixed. Compatibility should be achieved through increased attention to traffic circulation and parking, site and building design, and on-site operations.

- Different land uses can be close together because design and amenities take into account these juxtapositions and make appropriate accommodations.
- Form and design rules and performance regulations address aesthetic and functional compatibility.
- Limited industrial uses may be allowed with requirements that they mitigate any anticipated negative impacts on adjacent land uses and that they are located on arterial streets or rail lines.
- Land uses should be fully integrated horizontally and mixed vertically, resulting in complementary and alternating times of use and the ability to share parking areas.

### PARKING:

- Accommodated through surface parking lots, parking structures, and underground parking facilities.
- Parking facilities should manage storm water and be screened from adjacent land uses.
- When adjacent to a sensitive frontage, parking should be screened behind an active storefront when possible.