

LAND USE: URBAN-MEDIUM (U-M)



DESCRIPTION:

- Vibrant, urban areas that draw customers and employees from outside the immediate area. A mix of housing types (see MDR), neighborhood and community commercial, office, and service uses.

POTENTIAL ZONING:

- Single-Family Dwelling District; Townhouse District; Office District; Local Retail District; Mixed Use Residential / Business

INTENSITY (DU/A):

- 7-12

USES:

A mix of complementary uses, including single-family housings, multi-family housing, schools, mid-sized parks and churches, commercial and mixed use. Amenities such as parks, plazas and quality streetscapes should be more prevalent than in U-L areas.

FORM:

A high-connectivity grid pattern expands viable locations for commercial land uses, and allows multiple access points and route choices between uses. As compared to U-L, U-M encourages closer proximity between transportation, housing, and shopping choices.

COMPATIBILITY:

Land uses and intensities should be integrated at a finer grain than within the Urban—Low Intensity designation. As compared to U-L areas, compatibility should be achieved through increased attention to traffic circulation and parking, site and building design, and on-site operations.

- Land uses are sometimes mixed vertically, resulting in complementary and alternating times of use and the ability to share parking areas.
- Different types of land use are positioned to create a smooth internal transition from lower to higher intensity uses; however, this transition happens over a shorter distance than within the U-L designation.
- Larger commercial or office uses should cluster around arterial streets.
- Smaller commercial uses are appropriate on any street provided that a smooth transition in intensity of uses is maintained.

PARKING:

- Accommodated off-street in private garages, driveways, onstreet (limited) and surface parking lots.
- Parking facilities should manage storm water and be screened from adjacent land uses.