

LAND USE: HIGH DENSITY RESIDENTIAL



DESCRIPTION:

- Neighborhoods that incorporate a mix of housing types, including multi-family housing and tiny homes. These areas may also allow small scale office and commercial uses but the primary use is residential.

POTENTIAL ZONING:

- Manufactured Housing District; Townhouse Dwelling District; Two-Family Dwelling District; Multi-Family Dwelling District; Business/Office District

INTENSITY (DU/A):

- 12+

USES:

Allows multi-family and compatible civic uses. Some limited office and convenience commercial within primarily residential areas may be appropriate.

FORM:

Located at sites with access to major thoroughfares and activity centers. Should be integrated into the fabric of nearby residential areas, while avoiding adverse traffic and visual impacts on low-density uses. Traffic should have direct access to collector or arterial streets to avoid overloading local streets. High level of pedestrian access and connectivity, avoiding the creation of compounds.

COMPATIBILITY:

Conflicts with low density residential developments should be resolved or minimized through project design. Traffic and other external effects should be directed away from lower-intensity uses. Landscaping, buffering, and screening should be employed to minimize negative effects. May be incorporated into mixed use projects or planned 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 a residential or commercial space when possible.