

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.