

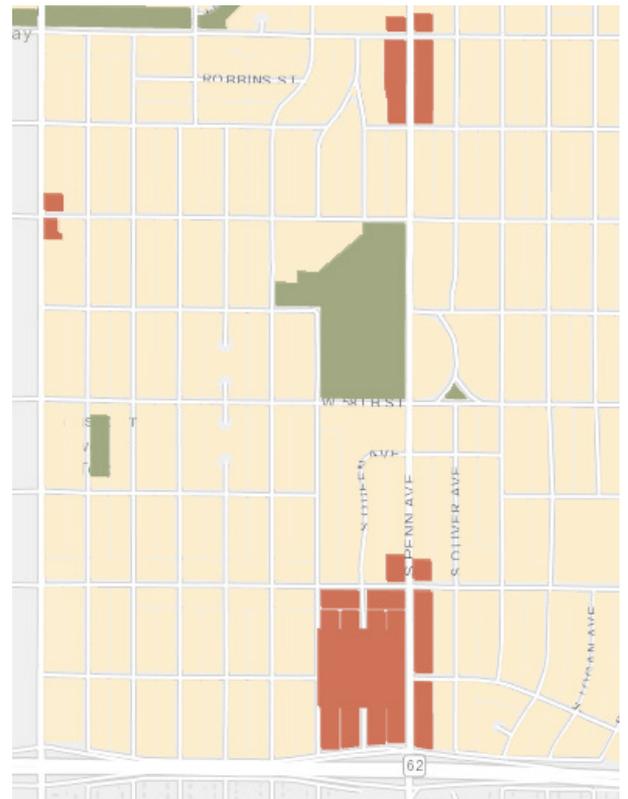
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Proposed Future Land Use

Urban Neighborhood is a predominantly residential area with a range of allowed building types. May include small-scale institutional and semi-public uses (for example, schools, community centers, religious institutions, public safety facilities, etc.) scattered throughout.

Corridor Mixed Use serves a larger market area than Neighborhood Mixed Use, and may have multiple competing uses of the same type. Commercial zoning is appropriate, mixed use multi story development is encouraged, and contiguous expansion of commercial zoning is allowed.

Parks & Open Space applies to land or water areas generally free from development. Primarily used for park and recreation purposes, natural resource conservation, or historic or scenic purposes. Park related uses such as amphitheaters, food service, and equipment rental are permitted. This generally does not capture privately-owned and operated open spaces and plazas.



Proposed Built Form

The Interior 1 district is typically applied in parts of the city farthest from downtown, in the areas between transit routes.

Built Form Guidance: New buildings in the Interior 1 district should be primarily small-scale residential structures on traditional size city lots with up to four dwelling units, including single-family, duplex, 3-unit, 4-unit, and accessory dwelling unit building types. Building heights should be 1 to 2.5 stories.

The Corridor 4 district is typically applied along high frequency transit routes that are on narrower rights of way as well as select streets with local transit service. It is also applied near downtown in areas between transit routes, and serves as a transition between lower intensity residential areas and areas immediately surrounding METRO stations.

Built Form Guidance: New development in the Corridor 4 district should reflect a variety of building types on both small and moderate-sized lots, including on combined lots. The length of buildings along the street should be limited in order to support a comfortable pedestrian environment. As the lot size increases in this district, allowable building bulk should also increase. Building heights should be 1 to 4 stories. Requests to exceed 4 stories will be evaluated on the basis of whether or not a taller building is a reasonable means for further achieving Comprehensive Plan goals.

The Interior 3 district is typically applied in parts of the city closest to downtown, in the areas in between transit routes. It is also applied adjacent to the Corridor 4 and 6 districts, serving as a transition to lower intensity residential areas.

Built Form Guidance: New development in the Interior 3 district should reflect a variety of building types on traditional size city lots, along with combining of parcels for multifamily buildings. As the lot size increases, allowable building bulk should also increase. Building height should be 1 to 3 stories.



The Parks district is typically applied in areas with the Parks and Open Space future land use designation.

Built Form Guidance: New buildings in the Parks built form district should be designed to support typical parks activities such as shelters, amphitheaters, food service, and equipment rental. Building heights should be 1 to 2.5 stories. Requests to exceed 2.5 stories will be evaluated on the basis of whether or not a taller building is a reasonable means for further achieving Comprehensive Plan goals.