# NEIGHBORHOODS (N)

The Neighborhoods future land use category consists primarily of residential areas focused on sustaining a high quality of life through well-maintained infrastructure, housing, open space, schools, and limited service/institutional uses.

*Residential Areas -* Single-family residential should remain the primary use within neighborhoods. It is the intention to preserve and enhance these uses and to regulate the design of new residential infill products to be within the context of the surrounding environment. Existing multifamily developments, which function as transitions from moderate and high intensity commercial areas, should be well maintained to preserve neighborhood character. With few large tracts left for residential development, some infill and redevelopment opportunities may not fit the typical neighborhood design.

*Non-Residential Areas -* Institutional, light office, and service uses are considered secondary uses and may be located along the frontage of arterial streets and intersections.

*Residential Adjacency Standards -* Adequate transitions in building setbacks and height must be provided when development is proposed near established neighborhoods.

## LAND USE MIX (acres)

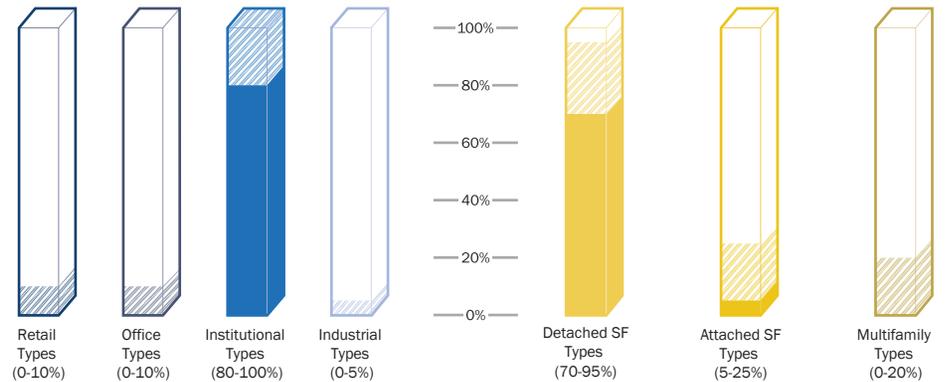EMPLOYMENT (0-10%)     HOUSING (90-100%)

10%    100%

0-10% Employment should include the following mix of land uses:

90-100% Housing should include the following mix of land uses:

### EMPLOYMENT MIX (acres)

| | |
|---|---|
| Retail Types (0-10%) | Office Types (0-10%) |
| Institutional Types (80-100%) | Industrial Types (0-5%) |

### HOUSING MIX (dwelling units)

| | |
|---|---|
| Detached SF Types (70-95%) | Attached SF Types (5-25%) |
| Multifamily Types (0-20%) | |

**SPECIAL NOTES:**
Information above represents preferred mixes citywide

## DESIRABLE CHARACTER DEFINING ELEMENTS

| BUILDING HEIGHTS | DENSITY | INTENSITY & SCALE | OPEN SPACE |
|---|---|---|---|
| 1 to 2 stories | SF: 0.5 to 10 DUA<br>MF: 10 to 22 DUA | Low intensity<br>Low-rise scale | 10% to 50%<br>Passive Open Space |

| PARKING ORIENTATION | BLOCK PATTERN & STREETSCAPE |
|---|---|
| *Res:* garages with driveways<br>*Non-res:* surface lots | Gridded or curvilinear blocks<br>Traditional Residential Streets |

### MULTIMODAL ACCESS

| AUTOMOBILES | TRANSIT | MICROMOBILITY | PEDESTRIANS |
|---|---|---|---|
| HIGH | MEDIUM | HIGH | HIGH |
| Direct access from local streets | Served by bus on perimeter arterial streets | Connected to trails and bike routes | Walkable to parks and schools |

## TYPICAL NEIGHBORHOOD DESIGN



## NEIGHBORHOODS PRIORITIES

1. Preserving neighborhood character and quality of life

2. Upkeep of existing housing stock

3. Requiring adjacent commercial land uses to provide adequate transitions

4. Variety of housing heights, sizes, and types