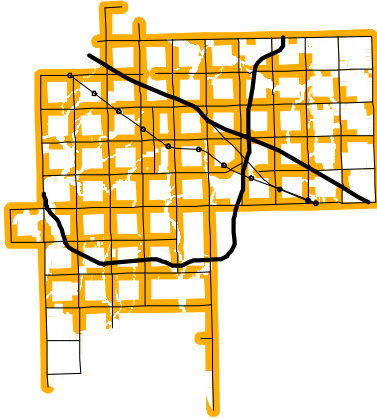

Level 3: Transition Area



Allowed Zoning Districts:

- *RD: Residential Duplex*
- *RM: Residential Multi-Family*
- *RMH: Residential Mobile Home*
- *NM: Neighborhood Mixed Use*
- *ON: Office Neighborhood*
- *O-3: Neighborhood Office*

Possible Zoning Districts:

- *R-2: Single Family Residential*
- *RS-2: Single Family Residential*
- *RS-3: Single Family Residential*
- *RS-4: Single-family Residential*

4.1.3 Land Use Intensity Level 3: Transition Area

Land Use Intensity Level 3 represents the transitional zone from strictly residential development to strictly non-residential development. As such, the primary uses for Level 3 are higher density residential uses and lower density employment uses. This level of intensity should be located adjacent to an arterial street.

The principal uses in this district would be single-family attached (duplexes and townhouses), multi-family apartments, neighborhood offices, and planned office parks. Rezoning requests for RHM: Mobile Home Districts may also be permitted if such development occurs with high design standards and the requirements of restrictive covenants to address special appearance and maintenance concerns presented by mobile and modular housing.

Although intended primarily for attached residential dwellings and office development, single-family detached dwellings are permitted in the RM District. It may also be appropriate for R-2, RS-2, and R-3 zoning districts to occur within Level 3 under the following circumstances:

- The proposed R-2, RS-2, RS-3, or RS-4 zoning in Level 3 is an extension of an adjacent R-2, RS-2, RS-3, or RS-4 district and would not preclude access to a potential higher intensity use from an arterial street, or
- The proposed R-2, RS-2, RS-3, or RS-4 zoning is part of planned unit development with attention given to screening and buffering the single family uses from potential higher intensity uses

Examples of neighborhood office (ON zoning) and apartment developments (RM zoning), appropriate Level 3 areas.





Examples of office (ON zoning) and attached single-family residential development (RD zoning) appropriate for Level 3 areas.

