

Mixed-Use Zoning

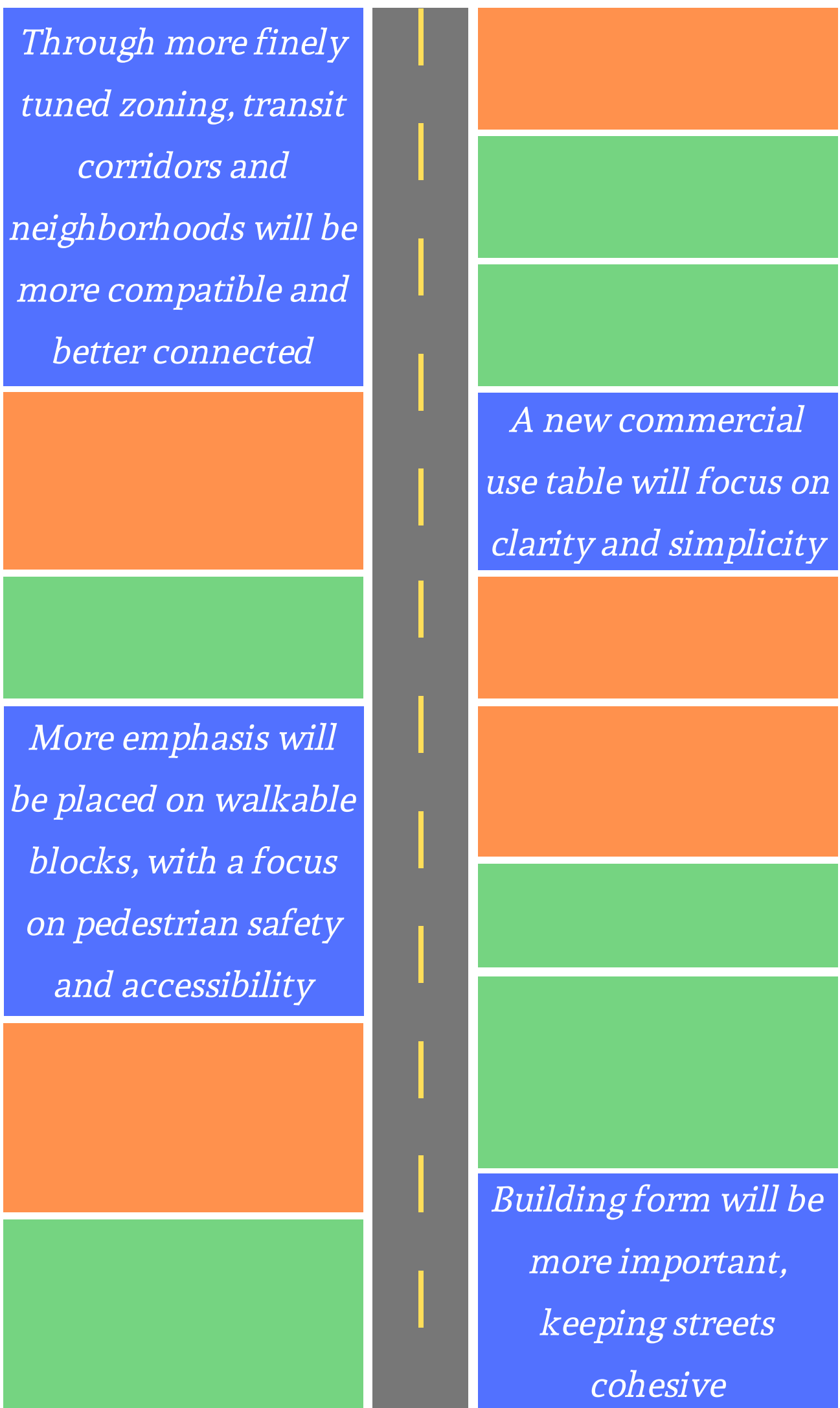
More Than Just Commercial Uses

DOWNTOWN ZONES

CBD - Central Business District
Mix of uses with walkable corridors; storefronts on ground story and upper story residential, lodging, and office uses

DX - Downtown Support
Acts as a support zone to the CBD, with higher intensity office and residential uses surrounding the CBD

STRONG CORRIDORS



NEIGHBORHOOD ZONES

NMU - Neighborhood Mixed Use
Accommodates a mix of commercial, residential, and office uses at a neighborhood scale while remaining highly walkable and accessible to pedestrians

NO - Neighborhood Office
Accommodates office and office/residential uses along neighborhood corridors where other commercial uses would be inappropriate; walkable and at a neighborhood scale

COMMERCIAL ZONES

CX - Heavy Commercial
Allows heavy commercial, wholesale, warehouse-distribution facilities, and contractor commercial uses; intended to be separate from residential and walkable mixed-use areas

C3 - General Commercial
Allows a wide mix of commercial uses directed at consumers and along transportation corridors with basic requirements; zone is intended for mainly county use

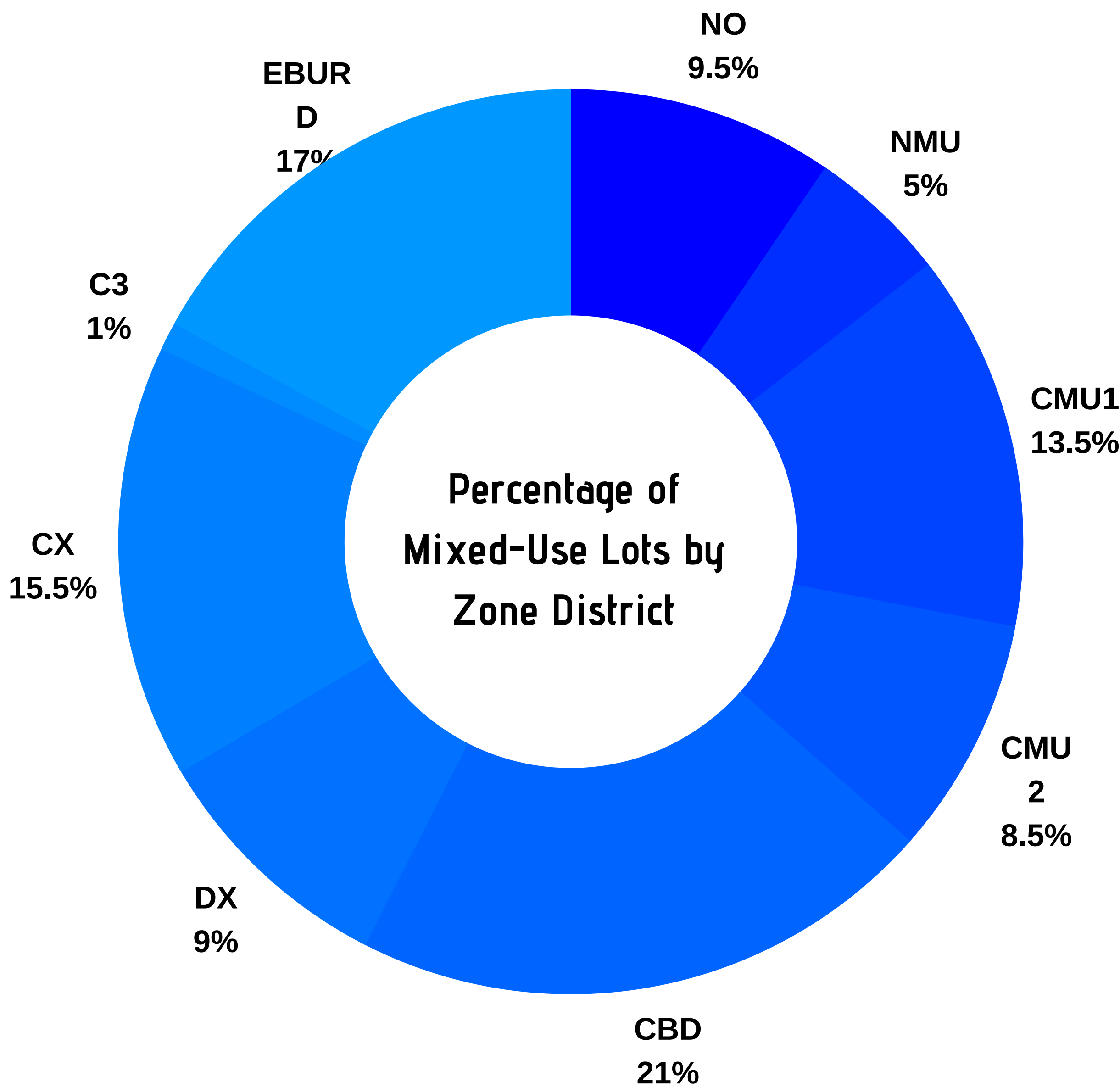
CORRIDOR ZONES

CMU1 - Corridor Mixed-Use 1
Appears on shallower lots along major transportation corridors with accessibility via all modes of transportation; ground stories for commercial uses while upper stories can be mixed

CMU2 - Corridor Mixed-Use 2
Similar to CMU1 except on larger lots meant to accommodate multiple buildings and larger-scale commercial buildings

EXPANDED ZONES

- **CBD** remains as is
- **DX** = CC surrounding CBD
- **CMU1** = shallow lot CC
- **CMU2** = deep lot CC
- **NMU** = NC
- **NO** = RP
- **CX** = heavier commercial CC
- **EBURD** remains as is



BEYOND "N" DISTRICTS

- New mixed-use zones will make it easier to allow both housing and commercial uses
- Dwelling units above or behind commercial uses of mixed-use zones can increase housing stock closer to where people work and shop