

designed to protect the surrounding residential land uses from sound pollution, light pollution and other nuisances. Residential densities shall not exceed 15 units per acre and building height shall not exceed 65 feet. On a case-by-case basis, and in exchange for higher-quality design (see Design Guidelines section), the City may allow up to 50 units per acre (net) and 100 feet in height.



Applicable zoning districts in the CMU area include: Urban Residential, Neighborhood Office, Urban Commercial, and Planned Development.

- **Medium-Density Residential (MDR).** Areas classified as MDR may include a mix of duplex, tri-plex, four-plex, townhomes, mid-sized (senior) multi-unit buildings, narrow single-family lots (under 8,000 SF) and other specialized medium-density developments (e.g. bungalow court, co-housing facility, etc.). Bed and breakfast and hotel establishments may be acceptable if designed with similar character as the surrounding residential area. Attached units can be in the form of apartment buildings, condominiums, or walk-up attached townhomes. Parking will be underground or otherwise enclosed with some surface parking. These uses will often serve as a transitional form between single family uses and any larger, multi-story development. Residential density will generally be between five and twelve units per acre. Multi-

Future Land Use Map

