

Land Use

Designation: Multifamily Residential

MR (Multifamily Residential) High Density Residential (HDR)

Purpose/Intent

To provide a high standard of development for residential multifamily type structures and to provide a variety of housing options for a wide diversity of people. This designation should be limited to those neighborhoods that are currently developed with multifamily housing.

Location

Neighborhoods that consist primarily of multifamily type structures as mapped.

Land Uses

Residential uses of multifamily dwelling units, townhomes, duplexes, and single family attached or detached. Supporting residential uses, such as schools, parks and churches, and nursing homes/senior complexes should be allowed within this designation.

Intensity/Density

- ~~20 units per acre~~ 40 dwelling units per acre
- Three stories and supporting residential uses could be up to five stories

Character

This designation is generally for areas that generally have an existing intense level of development and includes properties that are primarily multifamily development, such as condominiums, apartments, and senior housing complex/nursing homes. Most structures are one to three story multifamily structures.

Multifamily Residential Policies

LU1: Plan for Growth

LU1-MR(A): Provide wider variety in residential designations throughout the city to achieve a greater diversity of housing. Support existing multifamily neighborhoods that enhance the quality of life for the City's existing and future residents.

LU2: Encourage Economic Development

LU2-MR(A): Encourage adaptive reuse and preservation of existing commercial spaces that are compatible with the surrounding community.

LU3: Protect the Environment

LU3-MR(A): Encourage clustering to reduce total site footprint and help maintain natural hydrologic characteristics of the site.

LU4: Promote Community Health

LU4-MR(A): Promote neighborhoods that foster interaction among residents, contribute to well-being of citizenry, and create and sustain a sense of community and personal safety.

LU4-MR(B): Develop pedestrian connections between residential areas and neighborhood services and parks. Ensure street design and orientation that encourage pedestrian and bicycle use.