

Revised Definitions for Character Types

Multi-family, Shops & Offices –

This Character Type contains a mix (horizontal and vertical) of uses spanning some combination of the retail, office, service, residential, and hospitality land uses. Densities may vary, but most buildings will be multi-story. All or most residential space would be in multi-family buildings, many of which would have other uses at ground level and perhaps on other levels as well. Creation of walkable activity nodes through land-use diversity and proximity of destinations supports non-motorized modes of transportation as well as transit ridership. In most cases, more intense mixed uses development should be located with a half-mile of high volume/high frequency transit stations/stops.

Multi-family Residential -

This Character Type includes small and large apartment/condominium buildings. Smaller multi-family buildings are appropriate near predominantly residential frontages and where parcelization supports smaller multi-family buildings. Apartment/condominium buildings, particularly larger ones, should be located near mixed-use and commercial areas to allow for walkable activity nodes since land-use diversity and proximity of destinations support non-motorized modes of transportation. In most instances, higher density residential uses should be strategically located within a half mile of high volume/high frequency transit stations/stops to support transit ridership and may include some commercial uses utilized by residents, neighborhood residents, and transit riders.

Commercial/Office –

This Character Type includes small and large scale commercial and office buildings that includes commercial, retail, service, hospitality, and office uses. Small scale commercial/office buildings will provide commercial nodes along transportation/transit corridors and may, in some instances, function as a transition between higher density uses and single family neighborhoods while also providing neighborhood shops and services for residential neighborhoods within a half mile radius. Less intense laboratory facilities and maker spaces are also appropriate in this Character Type. Larger scale commercial and office buildings near future/existing transit and I-40 may be appropriate for larger employment focused development and may not have a strong relationship to or serve nearby residential neighborhoods.

Parks and Green/Gathering Spaces –

This Character Type accounts for natural features within the Focus Areas and protects current open spaces while enhancing the connectivity of natural places and providing open space in proximity to residential uses. In some Focus Areas, there are areas designated as parks and green space that have existing development. The intent is for those areas to transition back to natural areas over time. Green space may also contribute to a more natural treatment of stormwater, where appropriate, within Focus Areas. [Note: Green/gathering spaces, integrated within other Character Types, is appropriate and anticipated.]



Townhouses & Residences –

This Character Type provides a medium-intensity residential opportunity that diversifies housing options within the Town by filling a gap between large lot single-family homes and multi-unit residential buildings. This Character type allows for sensitive infill and is appropriate within proximity to mixed-use and commercial areas, transit, and parks and open space. The Character Type includes townhomes, triplexes, duplexes, fourplexes, cottage courts, and small lot single family.

Institutional/Civic -

This Character Type includes land utilized primarily for governmental purposes and places of worship. Consequently, built forms vary by specific use and location. [Note: Some institutional uses may be appropriate within other Character Types.]

Light Industrial –

This Character Type reflects the current zoning designation, which is limited to the North Martin Luther King Jr. Boulevard Focus Area. Built forms will vary by specific use and location.

