

## MIXED-DENSITY RESIDENTIAL



This designation involves areas devoted primarily to development with multiple residential units within close proximity to one another, at a greater intensity (i.e., units per building or acre) than found in single-family detached residential developments. Site design and open space standards may be applied to offset the relative density of this residential type, to ensure adequate recreational space on site for residents, and to provide buffering and screening between this and less intensive residential uses. This use category can also provide a transition from primarily residential to mainly non-residential areas. Buildings are situated to take advantage of shared public infrastructure such as parking lots, water and sewer lines, and shared access onto public streets.

### Development Types

- Detached single-family residential
- Multi-unit attached residential (four units or less) in concentrated development, whether for rent (apartments) or ownership (condominiums)
- Townhomes
- Duplexes
- Triplexes
- Zero lot line single-family homes
- Manufactured housing
- Public/institutional uses
- Parks and public spaces

### Characteristics

- Auto-oriented character typically due to the extent of off-street parking needed. However, the auto-oriented appearance can be softened by perimeter and on-site landscaping, minimum spacing between buildings, co-located parking facilities, site coverage limits, and on-site recreation or open space criteria.
- Multi-family residential (four units per building or less) can blend in with single-family residential areas if such standards and associated buffering requirements are set appropriately within the context of attached residential and/or single-family detached residential uses in the vicinity.
- Developments may contain a mix of residential building types.
- May be limited to two or three stories, with setbacks and/or buffering also increased near less intensive residential uses for compatibility.
- May locate near medical facilities, parks and public services, and shopping areas. Limited, compatible neighborhood commercial uses may be permitted when adequate infrastructure is