

# NEIGHBORHOOD MAIN STREETS

## New Zone



### Create new Neighborhood Mixed-Use Zone NMU...

to encourage small-scale retail and services that meet the needs of nearby residents and contribute to a vibrant, local economy.

### What you told us ...

- Neighborhood main streets should cater to the daily needs of residents, and provide local amenities.
- They should be designed to be pedestrian and bicycle friendly.
- Buildings should provide a sense of enclosure for pedestrians



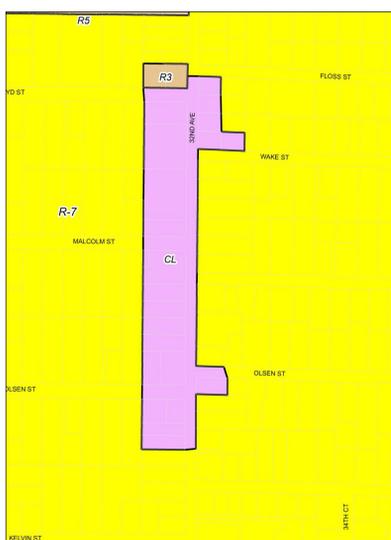
Mixed use development is not currently permitted in the neighborhood main street areas

## Key Recommendations

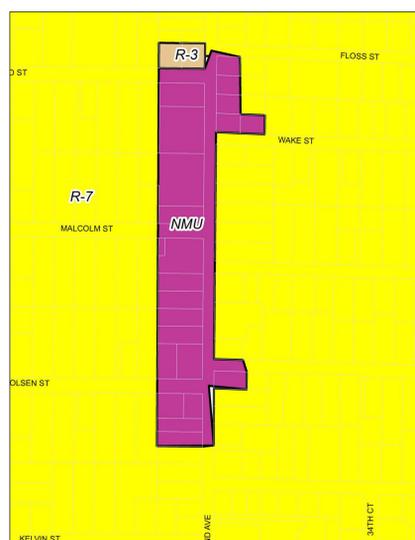
Change Existing Zoning at Both Locations

### 32<sup>nd</sup> Ave.

Currently Limited Commercial C-L

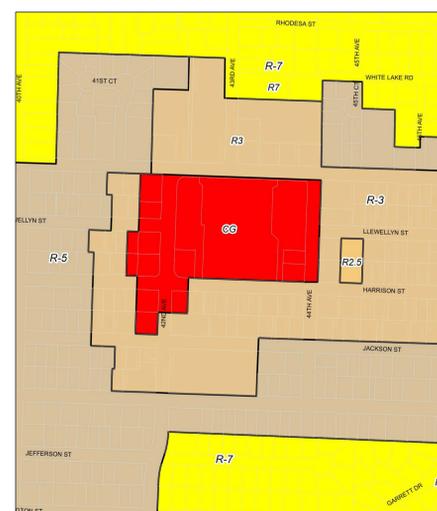


*Change to* Neighborhood Mixed Use NMU

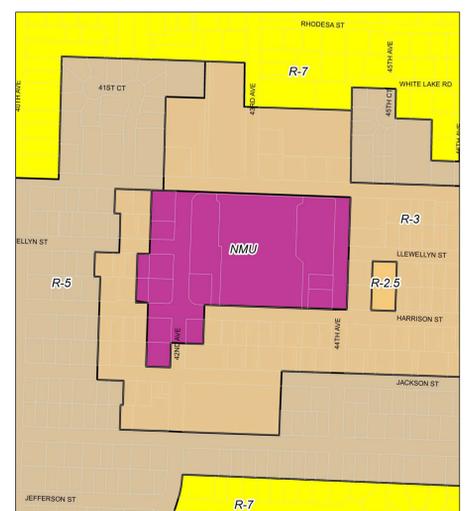


### 42<sup>nd</sup> Ave.

Currently General Commercial C-G



*Change to* Neighborhood Mixed Use NMU



No change in zone area sizes.

# NEIGHBORHOOD MAIN STREETS

## Permitted Uses



**Broaden use standards...** to allow a diverse mix of locally-scaled businesses along with residential uses.

### What you told us ...

- Encourage businesses that act as family-friendly gathering places.
- Allow a full range of office, retail, and personal service businesses that meet the daily needs of nearby residents.
- Discourage auto-oriented businesses, such as drive-thrus.

Neighborhood gathering places, such as cafes, have been consistently requested by public outreach participants.



### Key Recommendations



#### Additions to Permitted Uses

- Mixed-use
- Live/work units
- Day care
- Small-scale manufacturing and production  
(limited to 5,000 sq ft and only as an accessory use to a related retail use or eating/drinking establishment use)



#### Residential

- Conditional Use except when included in a mixed-use development.



#### Prohibited Uses

- Vehicle Sales
- Drinking Establishments
- Adult Entertainment

# NEIGHBORHOOD MAIN STREETS

## Pedestrian-Scale Development



**Establish Development Standards...** to ensure a safe and pleasant pedestrian environment while maintaining neighborhood-scale identity.

### What you told us ...

- Buildings' primary entrances should be oriented toward the front property line.
- Parking should not be located between buildings and the street.
- New development should be pedestrian scale.



The City currently doesn't have development standards in the Neighborhood Main Street areas. This building is not pedestrian-friendly, it is auto-oriented with parking in front.

### Key Recommendations



#### Parking

- Off-street parking shall be located to the side or the rear of the building – not in front.



#### Maximum Sq Ft

- All non-residential uses in NMU zones will be limited to 10,000 sq ft per use
- Larger sizes allowed conditionally



#### Setbacks

- The maximum building setback is 10 ft in order to keep buildings close to the street

# NEIGHBORHOOD MAIN STREETS

## High Quality Urban Design



**Establish Design Standards...** to ensure new buildings are high quality, long-lasting, and enhance the pedestrian realm.

### What you told us ...

- You want pedestrian-friendly, neighborhood-friendly, attractive commercial areas

### Key Recommendations

#### Building Materials

- Provide a sense of permanence and visual interest to larger buildings.

#### Ground-Floor Windows & Doors

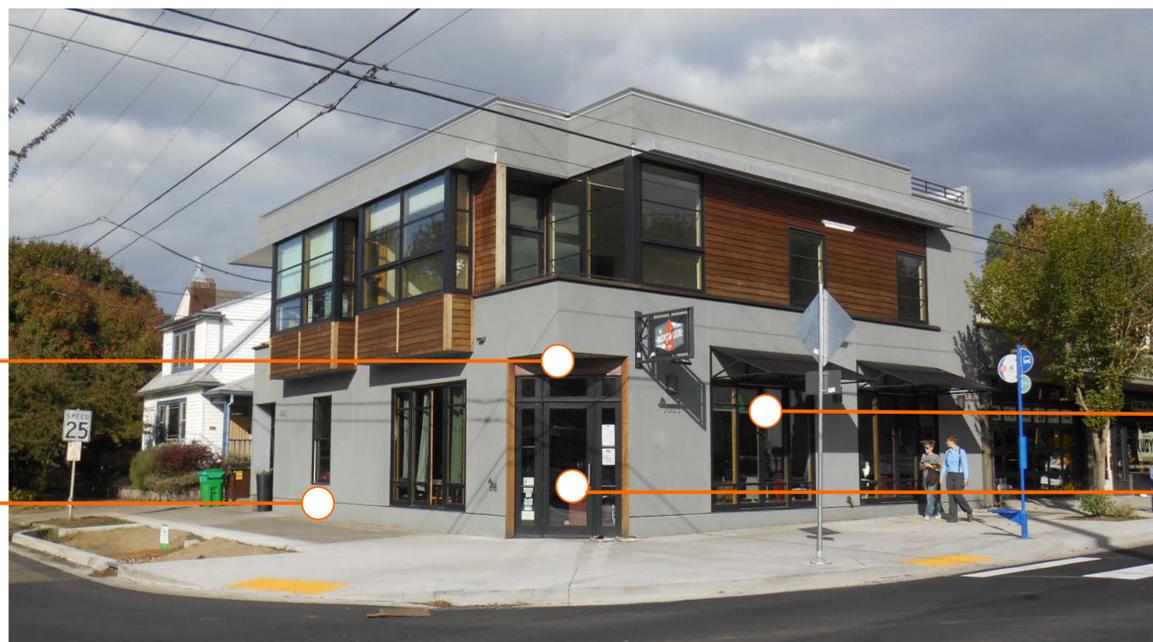
- Enhance street safety and provide a comfortable pedestrian environment by providing ground-level transparency.

#### Weather Protection

- Protect pedestrians from rain, encourage window shopping, and create visual interest on the ground floor of a building.

#### Location of Main Entrances

- Promote pedestrian-friendly development by providing building entrances that are oriented to the sidewalk.



#### Weather Protection

Alcoves provide protection from rain and promote visual interest

#### Building Materials

Heavier materials, such as stucco, create a sense of permanence.

#### Ground-Floor Windows

Transparent windows provide eyes on the street safety and opportunities to linger.

#### Main Entrances

Entrances oriented to the sidewalk create a pedestrian-friendly environment.