



Suburban Activity 2



Character Intent

The Suburban Activity 2 Character Area is composed primarily of small and medium-scale commercial developments, that serve local residential neighborhoods. It follows the length of Cannon Boulevard from Interstate 85 north towards neighboring China Grove. While less intense than Suburban Activity 1, over time it will become more pedestrian-friendly to provide access to Downtown and Urban Centers/Corridors.

Retrofit Opportunities

- Building redevelopment
- Multi-modal street redevelopment
- Sidewalks and street trees
- Additional connections to reduce block sizes
- Crosswalks and pedestrian amenities

Primary Uses

- Retail
- Office
- Multifamily residential

Secondary Uses

- Institutional / Civic
- Light manufacturing
- Single family attached residential



Characteristics of Urban Form

	Existing	Desired
Building Heights	1 - 3 Stories	1 - 3 Stories
Setbacks	20 - 50 ft.	0 - 30 ft.
Block Length	400 - 1200 ft.	400 - 600 ft.
Street Character	Gridded, Some sidewalks	Gridded, Walkable
Parking	Front, Rear, Side	Rear, Side, On-street
Residential Density	6 - 16 units/acre	6 - 16 units/acre