

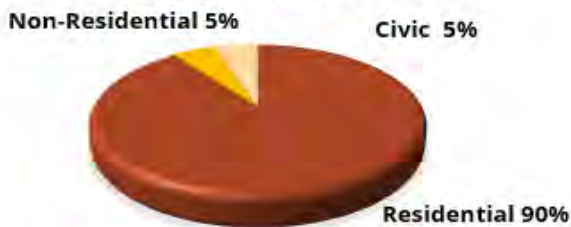
Commercial Use (COM)	T-2	T-3
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The purpose of this classification is to provide for commercial areas to serve surrounding residential neighborhoods and the larger community. Access to commercial uses in the T-3 should be along major roadways and T-2 shall be limited to abutting arterial or collector roadways, except where Interparcel connections are provided between abutting commercial sites. Pedestrian access to adjacent and nearby residential areas where appropriate shall be encouraged. Vertical mixed use allows for residential uses above the first floor. The intent is to create vibrant, diverse places to accommodate a variety of business needs.

Primary Uses	Secondary Uses	Implementing Zoning Districts
Retail Retail Services Lodging Office	Residential	PBD B-2, O(L), MXD-N in T-2 B-1, B-2, O(M), MXD-C in T-3
Use Pattern	Target Residential Density	Target Non-Residential FAR
Based on Street Typology	T-3: 4 - 12 du/acre T-2: 1 - 4 du/acre	T-3: 0.23 – 0.57 FAR T-2: Up to 0.23 FAR

TARGET LAND USE MIX



- Residential: 0 - 25%
- Non-Residential: 0 - 100%
- Civic: 0-5%

Target Building Height	Minimum Open Space
T-3: 3 - 5 stories T-2: 1 - 3 stories	20% of site