



Corridor Mixed-Use (CM)

Primary Land Uses

Mix of retail, restaurants, offices, service commercial, entertainment, and other professional services

Supporting Land Uses

Moderate density multi-family residential dwellings, as well as public facilities such as civic and government uses, plazas, pocket parks, places of assembly, schools, libraries, and other complementary uses

Residential Density

Less than 18 dwelling units per acre, but may be higher within ¼ mile of high-frequency transit stations

Characteristics

- Provides opportunities for moderate density mixed-use development that serves adjacent neighborhoods as well as the broader community
- Concentrating higher intensity uses and a vertical mix of uses near transit-stops is encouraged to support regional transit investments (transit oriented development) and area-specific plans
- Continuous pedestrian, bicycle, and vehicular connections should be provided along corridors and to adjacent neighborhoods
- Multi-family residential uses may not always be appropriate, but when provided should be integrated



as a component of Corridor Mixed-Use developments to support the expansion of housing options within close proximity of services and amenities

- Reinvestment in or redevelopment of existing single-use, auto-oriented centers is encouraged to diversify the mix and intensity of uses along major corridors over time
- Mix and intensity of uses will vary by location