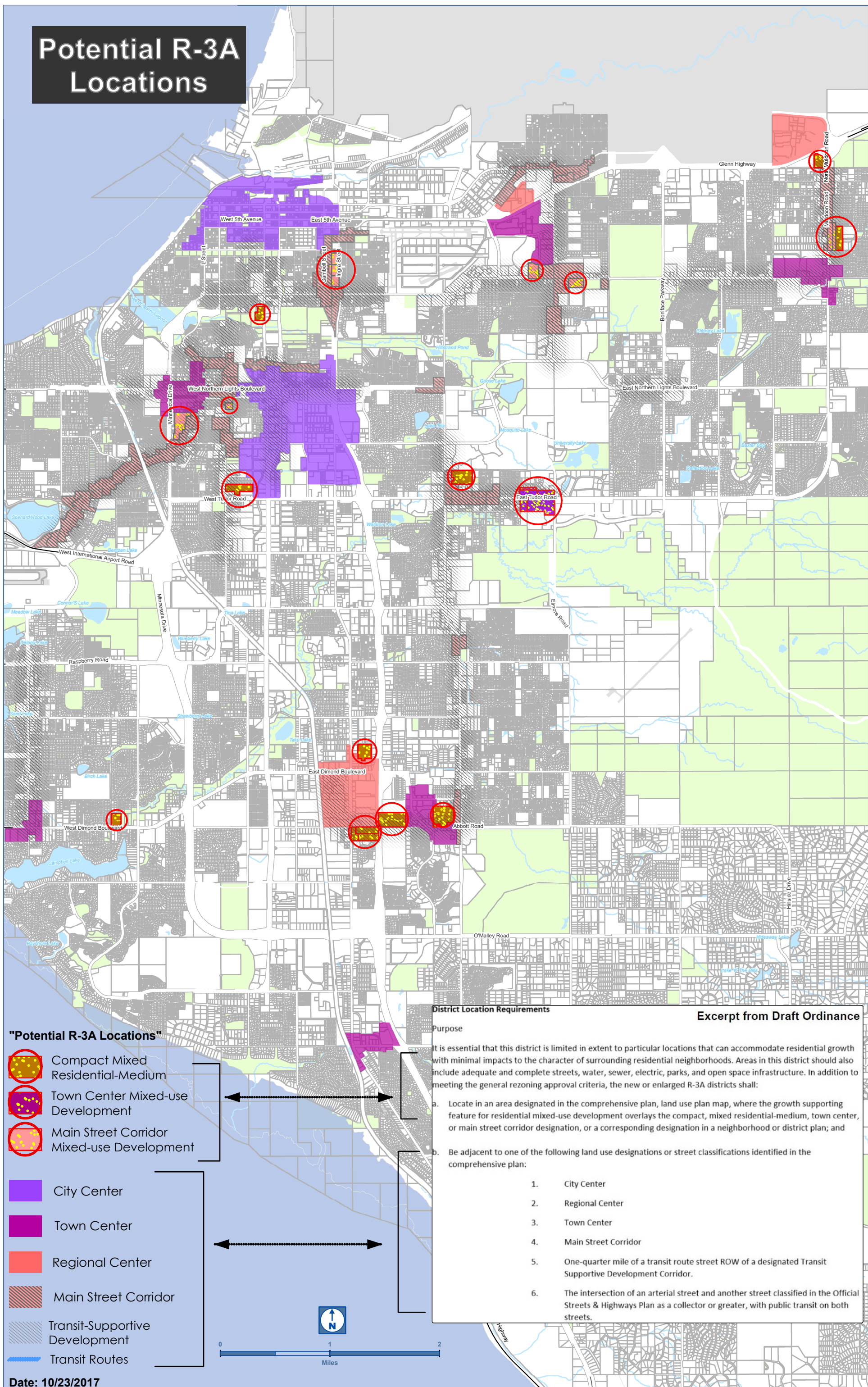


# Potential R-3A Locations



## "Potential R-3A Locations"

- Compact Mixed Residential-Medium
- Town Center Mixed-use Development
- Main Street Corridor Mixed-use Development
- City Center
- Town Center
- Regional Center
- Main Street Corridor
- Transit-Supportive Development
- Transit Routes

## District Location Requirements

## Excerpt from Draft Ordinance

### Purpose

It is essential that this district is limited in extent to particular locations that can accommodate residential growth with minimal impacts to the character of surrounding residential neighborhoods. Areas in this district should also include adequate and complete streets, water, sewer, electric, parks, and open space infrastructure. In addition to meeting the general rezoning approval criteria, the new or enlarged R-3A districts shall:

- a. Locate in an area designated in the comprehensive plan, land use plan map, where the growth supporting feature for residential mixed-use development overlays the compact, mixed residential-medium, town center, or main street corridor designation, or a corresponding designation in a neighborhood or district plan; and
- b. Be adjacent to one of the following land use designations or street classifications identified in the comprehensive plan:
  1. City Center
  2. Regional Center
  3. Town Center
  4. Main Street Corridor
  5. One-quarter mile of a transit route street ROW of a designated Transit Supportive Development Corridor.
  6. The intersection of an arterial street and another street classified in the Official Streets & Highways Plan as a collector or greater, with public transit on both streets.