

C. Moderate Intensity

A wider mix of land uses is appropriate in the moderate intensity sectors. Control of traffic is probably the most important consideration in this sector. Additionally, good building design, use of quality construction materials, and more abundant landscaping are important considerations in what is approved, more so than the particular use. Limits on hours of operation, lighting standards, screening from residential uses, etc. may be appropriate. Consideration should be given to appropriate locations of transit stops.

Typical Land Uses:

Single Family Residential
Attached Single Family, duplexes,
triplexes and fourplexes
Neighborhood retail, Neighborhood services
Office parks
Smaller medical offices
Libraries, schools, other public facilities
Senior living centers/nursing homes, etc.
Community-serving retail
Small supermarket
Convenience store
Bank
Barber/beauty shop
Farmer's Market
Pocket Park

Density: Residential

1/5 to 1/3 acre lots for Single Family

No more than 8 Dwelling Units per acre
for Multi-Family

Height:

4 stories

Traffic:

Approximately 300 peak hour trips
(Commercial Only)



Fig. 10: Example Moderate Intense Type-Nursing Home



Fig. 11: Example Moderate Intense Type- Retail Service



Fig. 12: Moderate Intense Type- Retail/Office



Fig. 13: Example Moderate Intense Type- Retail Service



Fig. 14: Example Moderate Intense Type- Retail Service



Fig. 15: Example Moderate Intense Type- Small Lot Res.



Fig. 16: Example Moderate Intense Type- Retail Service