

Comprehensive Plan Update: Working Draft

Transitions in Scale and Use

Excerpt from Chapter 5 – Urban Design and Development

Transitions

Policy 5.32 Scale and form transitions. Improve transitions in scale that address differences in urban form where lower intensity areas abut higher intensity centers.

5.32.a. Create transitions in building scale in locations where higher-density development is adjacent to single-dwelling zoning.

5.32.b. Ensure that new high-density and large-scale infill development adjacent to single dwelling zones incorporates design elements that soften transitions in scale and strive to protect light and privacy for adjacent residents.

Policy 5.33 Use transitions. Improve the interface between non-residential activities and residential areas in areas where commercial or employment areas are adjacent to residential zoned land.

5.33.a. Strive to buffer low-density areas from the uses and activities of adjacent higher density areas.

5.33.b. Strive to minimize the impacts of auto-oriented uses, vehicle areas, drive-throughs, signage, and exterior display and storage areas on residential areas.

5.33.c. Protect non-industrial lands from the potential adverse impacts of industrial activities and development.

5.33.d. Ensure that new residential and high-density development adjacent to industrial sanctuaries incorporates design elements that soften the transition in land use and protects the viability of long-term industrial operations.