

IMPLEMENTING THE HIGHWAY 16 CORRIDOR PLAN

Craft zoning provisions that implement the vision of the Corridor Plan

Proposal

Use Highway 16 Corridor Plan's vision and suggested implementation strategy as a starting point in crafting new zoning. Make adjustments per evolving conditions, input from Town staff, public officials, and community members, and per consultant team observations & experience.

The Corridor Plan suggested eliminating the conditional use districts and creating a more predictable development review process. The Plan recognized the large size and varying character and opportunities within the corridor by classifying sites within the corridor as one of three community types (identified on vision map). The plan suggested a zoning framework similar to what was implemented in downtown with Town Center and Neighborhood Mixed-Use zones.

The proposed concept builds framework by suggesting the following implementing districts & elements:

Zones (see use chart for clarification of permitted use types)

- Town Center (similar to Downtown's TC zone in terms of use mix plus updated density and dimensional standards)
- Neighborhood Mixed-Use (similar to Downtown's NMX zone in terms of use mix plus updated dimensional and design standards)
- General Commercial (new designation to apply to many of the existing commercial areas and will allow for a greater mix of commercial uses than the TC zone)
- Urban Neighborhood (similar to Downtown's TC zone in terms of use mix plus updated dimensional and design standards)

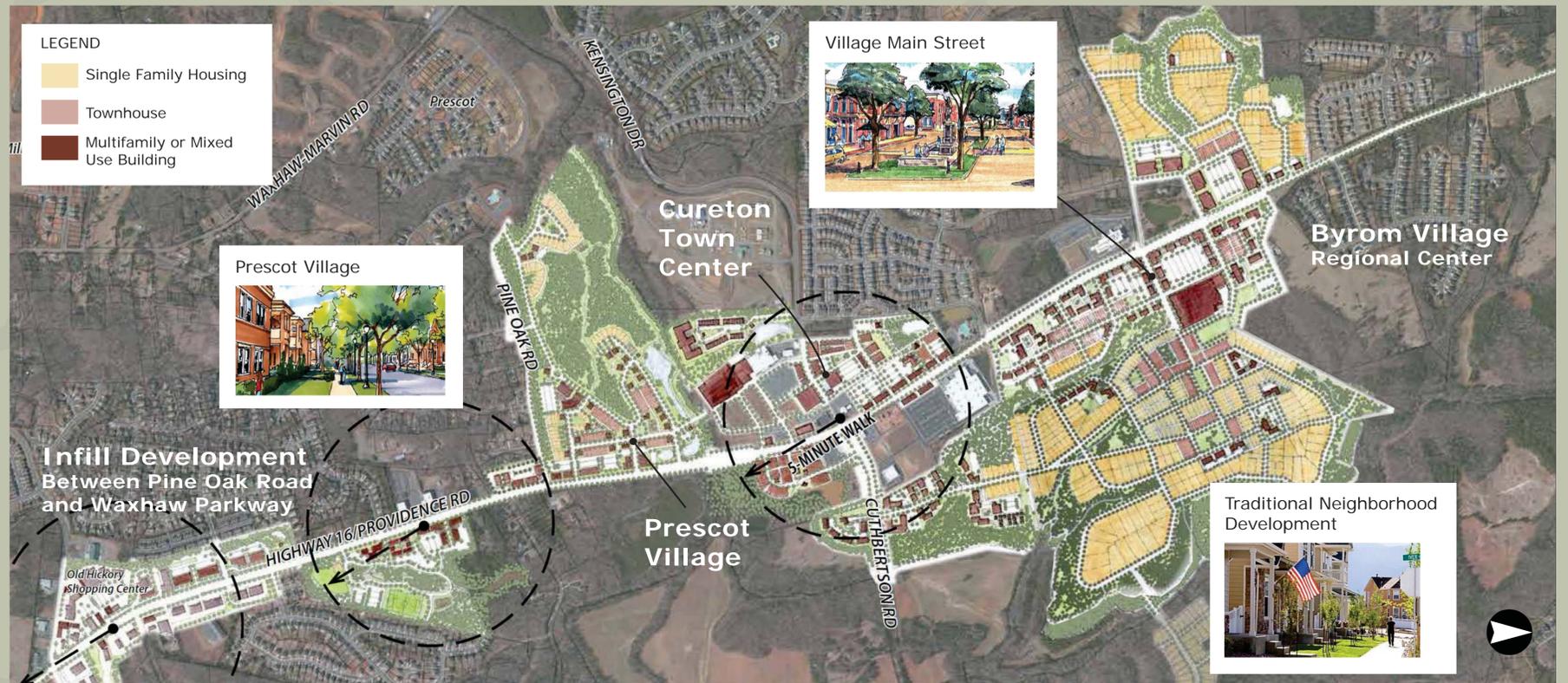
Streetscape Design Standards

While not developed yet, here, the updated code will include standards for sidewalk, planting, lighting, on-street parking design for the various existing and planned streets.

Form-Based Site and Building Design Standards

Will include standards and options for the range of street frontages for private development aimed at implementing the vision of the corridor. This will include a map and standards for storefront streets, mixed-frontages, and other development frontage types.

Corridor Plan Illustrated Vision



Corridor Conceptual Zoning

