

Land Use Settings

COMMERCIAL

This land use setting includes commercial development that will occur near neighborhoods and residential settings and commercial development at a larger scale.

Commercial development near neighborhoods is typically adjacent to a local and collector or classification of roadway. This supports small-scale commercial uses which could be directly connected to or within proximity of residential development. These are not strip malls. The transition from residential to commercial will include well-designed landscaping with building orientations that preserve a quiet residential neighborhood setting. Access to these types of commercial developments from residential neighborhoods will be by internal access from a residential dwelling unit, walking, biking or short vehicular trips. Commercial building and environmental footprints will be small in comparison to a larger commercial building complex.

Commercial development near neighborhoods would include groupings of services (barber shops, hair stylist, day care, etc.), professional offices and services (administrative, accounting, clerical, insurance, real estate sales offices, neighborhood markets, banks, restaurants and other types of services). This land use could also be designed to act as a transitional buffer between other more intense non-residential uses and high-density residential uses.

General Commercial land use would be located adjacent to collector and minor arterial streets based on design and function. General Commercial land uses provide the City's population with a wide range of goods and services, including certain business and professional offices that are appropriately located throughout the community, but the districts are not generally expected to include residential uses. This fulfills the needs for local access to goods and services. Districts should be relatively compact located along roadways, and larger commercial districts.

General Commercial land uses should provide some supporting uses to adjacent neighborhoods with attractive interface and convenient pedestrian connections. Examples of commercial land use would include retail, service industries, professional offices, banks, grocery stores, automobile-oriented establishments, some wholesale, office-front/warehouse/shop businesses, local distribution, coffee shops, restaurants, entertainment and related uses, health care clinics and facilities, hotel, motels, small shopping centers, etc.