



Appendices

TRANSITION

A future land use area that encourages the orderly development of highway frontage parcels. Transition areas generally serve as developed buffers between highways and nearby or adjacent lower intensity development. Intense retail and highway oriented commercial uses are discouraged in transition areas, which are more suitable for office, institutional and small-scale, coordinated retail uses.

Land Use Types

Office and Institutional - Planned office parks and independent facilities in park-like surroundings are encouraged. A high degree of architectural design and environmentally sensitive site design is encouraged.

Retail - Small-scale planned and clustered retail uses.

Multifamily Residential - Garden apartments at a density of 12 to 24 units per acre

Single-Family Attached Residential - Planned townhouse communities of 6 or more units per acre.

Parks - Public and private recreational facilities. These facilities should be linked to residential areas by greenways, bike and pedestrian trails.

Land Use Determinants

Existing Land Use Pattern - Locations where limited commercial uses exist.

Existing Zoning - Locations where commercial zoning exists.

Access - Locations where properties have direct frontage and access to an arterial or major collector street.

Surrounding Land Use - Locations which serve as a logical buffer strip between conflicting land use patterns.

Orientation - Locations which are physically oriented toward the major street.

Urban Sector - Locations served by urban services.