



COMMERCIAL MIXED-USE

This is a commercial character type, however, the Land Use Diagram has designated locations where a commercial property may support the concepts of the 2040 Comprehensive Plan by adding residential uses to activate commercial areas and contribute to revitalization of commercial corridors. Stand-alone commercial use or a combination of residential with commercial use is permitted. Where residential development is proposed, a mix of uses is required to achieve the maximum allowed density with a minimum 0.10 FAR of commercial use (retail, offices or personal/business services). Vertical mixed-use is preferred; however, where not feasible, residential development may be horizontally integrated with commercial uses up to 24 units per acre within an ODP. Parking should be located behind buildings, below grade or in structures to ensure active uses face onto public streets. New auto-oriented uses and drive-throughs are not permitted when a mixed-use project includes residential uses.

Examples: Orchard Town Center, Shoenberg Farm



Table 3-10. Commercial Mixed-Use Development Standards

Land Use	
Primary Uses	Multi-Family; Townhomes; Single-Family Attached; Professional Offices; Personal Services; Retail Commercial; Live/Work Units; Eating Establishments
Secondary Uses	Hotels; Senior Housing; Medical Facilities; Auto-Oriented Uses ¹ ; Child Care Facilities; Microbreweries; Live Entertainment
Development Characteristics	
Form and Guidelines	Buildings 1 to 3 story depending on context where abutting lower density residential but allowed higher along arterial streets or in Focus Areas; Parking at rear, below grade or in structures; Direct linkages between residential and commercial uses; Engaged street orientation; Employee and customer amenity spaces
Density	Maximum 24.0 DU/AC (horizontal mixed-use); 36.0 DU/AC (vertical mixed-use)
Floor Area Ratio	Minimum 0.10 FAR Commercial with Residential Maximum 2.0 FAR

¹ New auto-oriented uses are not permitted as part of a mixed-use project that includes residential uses.



COMMERCIAL

This character type serves a variety of neighborhood and regional commercial needs and can be comprised of retail stores, eating establishments, banks, supermarkets, and business and professional offices. This character type is primarily intended for retail commercial uses, however, two sub-types of Commercial exist: Service Commercial and Commercial Mixed-use, which are further described below. This section describes the predominant Commercial character type.

Retail uses shall be located within walking distances of residential neighborhoods or in areas where retail uses are already established. Smaller-scale neighborhood commercial development is allowed on collector streets.

Auto service stations, convenience stores, drive-through facilities, and other similar uses may be permitted when incorporated into a larger commercial development but may be limited in quantity and scale and may be prohibited in locations that directly abut residential uses, public/quasi-public or institutional uses, or parks and open spaces if their impacts cannot be sufficiently mitigated. Where allowed, such facilities shall use contextual architectural design and be compatible with surrounding uses. Additionally, the site design shall orient outdoor activities such as gas pumps, lighting, outdoor menu boards and speakers, and vacuums away from residences. Such uses shall incorporate provisions on-site for changing vehicle technologies.



Examples: Country Club Village, Walnut Creek, Westminster Plaza

Table 3-8. Commercial Development Standards

Land Use	
Primary Uses	Retail Stores; Eating Establishments; Banks; Supermarkets; Professional Offices
Secondary Uses	Auto-Oriented Uses; Stand-alone uses with vehicle drive-throughs; Hotels; Child Care Facilities; Microbreweries; Live Entertainment; Medical Facilities
Development Characteristics	
Form and Guidelines	Buildings 1 to 3 stories depending on context, however, certain secondary uses may allow greater height; Parking preferred at rear, though some parking in front is typical; Direct linkages between residential and commercial uses; Employee and customer amenity spaces
Floor Area Ratio	Maximum 0.45 FAR



URBAN MULTI-FAMILY

This character type accommodates a range of higher density housing types from townhomes to apartments, condominiums and similar higher density typologies. Urban Multi-Family shall be located along arterial streets, adjacent to high capacity transit (commuter rail, express bus), and activity centers, where supportive neighborhood-serving uses and employment opportunities are available. Parking areas should primarily be contained in structured parking or located underneath housing. Urban Multi-Family shall be located with pedestrian and bicycle infrastructure with connectivity to adjacent commercial services, parks, open spaces, and trail system.

Examples: Curate Orchard Town Center, MAA Promenade, Westglenn



Table 3-5. Urban Multi-Family Development Standards

Land Use	
Primary Uses	Multi-Family; Townhomes; Senior Housing
Secondary Uses	Non-Commercial Recreational Uses; Child Care Facilities; Group Homes; Live/Work Units
Development Characteristics	
Form and Guidelines	<p>Buildings 1 to 4 stories but allowed higher along arterial streets or within Focus Areas and, in all cases, lower heights on edge locations abutting lower density residential uses;</p> <p>Access to community parks, trails and/open space;</p> <p>Gridded street system;</p> <p>Engaged street orientation;</p> <p>Structured or tuck-under parking, with some on-street or surface parking</p>
Density	Maximum 36.0 DU/AC
Minimum Lot Size	5.0 gross acres for multi-family