

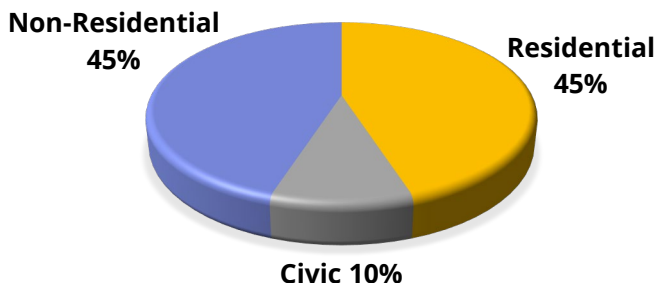
Community Mixed Use (CMU) [T-2, T-3, T-4]



Mixed Use live work centers include both residential and commercial uses arranged in a pedestrian-friendly form. These centers are locations for community commercial, entertainment destinations, and public facilities directly accessible to surrounding neighborhoods. Streets are interconnected and serve cars, cyclists, and pedestrians. Mixed Use Centers should be connected by bus transit to nearby destinations and to nearest rail transit.

Primary Uses	Secondary Uses	Implementing Zoning Districts
<ul style="list-style-type: none"> Government Contracting Healthcare Life Science Healthcare Multi-Family Residential Retail & Service Commercial 	<ul style="list-style-type: none"> Active Adult Retirement Communities Office Hotel Institutional Parking 	<ul style="list-style-type: none"> B-1 MXD-C MXD-U O(H) O(M) PMD PMR
Use Pattern	Target Residential Density	Target Non-Residential FAR
	<ul style="list-style-type: none"> T-5: 12-50 du/acre T-4: 8-24 du/acre T-3: 6-12 du/acre 	<ul style="list-style-type: none"> T-5: 1.38-2.30 FAR T-4: 0.57-1.38 FAR T-3: Up to 0.57 FAR

TARGET LAND USE MIX



- **Residential: 30-60%**
- **Non-Residential: 30-60%**
- **Civic: 10%**
- Percentage of target land use mix based on entire CMU district

Target Building Height	Minimum Open Space
<ul style="list-style-type: none"> T-5: 6-12 stories T-4: 4-8 stories T-3: Up to 5 stories 	20% of site