

**Urban High Intensity (U-HI):** Areas with urban services including medium and high-density residential, major commercial, office, and service uses, and limited industrial in suitable locations.

**Residential Density:** 8-40 units per acre

**Commercial Density:** FAR = 3.00 FAR stands for Floor Area Ratio (FAR) and is measured as the gross floor area of all buildings on a lot or parcel, divided by the lot area. For example, a 5,000 square foot building on a 10,000 square foot parcel is a .5 FAR.

**Land Uses compatible with U-HI:** Multi-family residential, neighborhood commercial, community commercial and parks. The following uses are allowed, subject to location and compatibility standards to ensure orderly and predictable development patterns: single-family residential, two-family residential, regional commercial, limited industrial, employment centers and public and civic facilities.

**Compatibility within U-HI:** Land uses and intensities should be fully integrated and mixed. As compared to UMI areas, compatibility should be achieved through increased attention to traffic circulation and parking, site and building design, and on-site operations.

1. Different land uses can be close together because high levels of service, design, and amenities take into account these juxtapositions and make appropriate accommodations.
2. Form and design rule and performance regulations address aesthetic and functional compatibility.
3. Industrial uses may be allowed with requirements that they mitigate any anticipated negative impacts on adjacent land uses and that they are located on arterial streets or rail lines.
4. Land uses should be fully integrated horizontally and mixed vertically, resulting in complementary and alternating times of use and the ability to share parking areas.
5. Higher levels of urban amenities are necessary to offset the area's intensity level and enhance livability.

**Form, Uses, and Intensity Notes:** Parking garages are sometimes found in these areas. Shared parking is encouraged to reduce land used as parking areas. UHI areas should generally have good access to freeways, highways, arterials, and transit, while still being designed around pedestrians. A high-connectivity grid pattern should be used to expand the viable locations for higher intensity land uses, resulting in greater integration of land uses.

## Criteria to determine compatibility in U-HI:

### Use/Form/Intensity Characteristics

Innovative site configurations encouraged through planned unit developments.

May be a component of mixed use projects, or include secondary retail and office uses. See Community Commercial in Urban- Median Intensity.

### Location/Compatibility Characteristics

Adjacency to collector or arterial streets.

Convenient access or integration into neighborhood and/or community commercial services.

Buffering from or mitigation of adverse environmental effects, including noise, odors, air and light pollution, and heavy traffic.

Compatibility may be achieved with density and land use transitions.

### Service and Infrastructure Considerations

Full urban services.

Framework of interconnected streets and sidewalks or paths.

Transit and bicycle access.

May include internal streets and connections to mixed uses.