

Downtown (DT): High-intensity mixed uses focused on Downtown and immediate environs.

Residential Density: At least 20 units per acre

Commercial Density: FAR = at least 1.00 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 DT: Multi-family residential, neighborhood commercial, community commercial, parks and public and civic facilities. The following uses are allowed, subject to location and compatibility standards to ensure orderly and predictable development patterns: regional commercial and limited industrial.

Compatibility within DT: Because land uses and intensities are fully integrated and mixed, allowance is made for less harmonious neighbors 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 make appropriate accommodations.
2. Form/design rules address aesthetic and functional compatibility.
3. Limited industrial uses may be allowed if they meet design and compatibility standards, and mitigate any anticipated negative impacts.
4. Land uses should be fully integrated horizontally and mixed vertically, resulting in the ability to share parking areas.
5. The edge of the DT land use typology area should step down in form and intensity to match the character of adjacent areas.

Form, Uses, and Intensity Notes: High Density. Multiple land uses coexist horizontally and vertically in buildings. Nearly all open space is public. Encourage location of regional scale amenities and attractors to downtown. Parking garages are used frequently and integrated into structures.

Criteria to determine compatibility in DT:

Use/Form/Intensity Characteristics

Unique regional commercial, employment, cultural and governmental center. Land uses reflect the most mixed use district in the city.

Variety of building types. Placement characterized by zero or minimal front yard setbacks.

Parking frequently provided off-site in public parking facilities.

Location/Compatibility Characteristics

Historical location of downtown along the Cedar River. As the most intensively developed area, land use intensity drops off with distance from the center.

Definition of limits of downtown difficult and subject to change over time. Downtown proper bordered by area with less intense downtown support services and public institutions.

Transitions to area where off-street parking is a building requirement must be defined.

Service and Infrastructure Considerations

Full urban services.

Focal point for transportation network and area of largest infrastructure needs due to density of development.