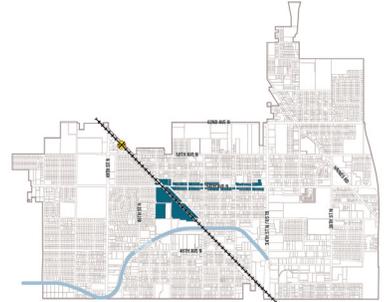


# LEALMAN FBC DISTRICT INTENTS

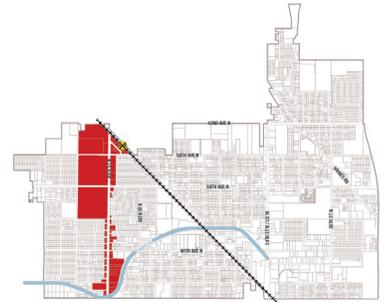
## URBAN DISTRICT (U)

The 'Urban District' promotes the design of pedestrian-oriented streets that encourage a mix of uses, providing goods, services, and urban housing to the neighborhood. Development within this District is characterized by mid-rise, street-oriented buildings with activated retail and public spaces served by convenient on-street parking, wider sidewalks with pedestrian amenities, and enhanced crosswalks; ultimately creating a dynamic public realm that fosters retail vitality.



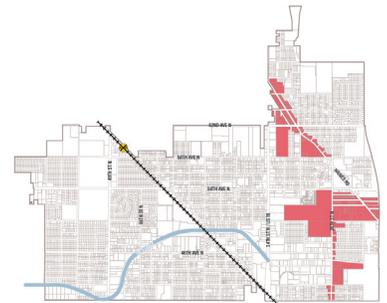
## MERCANTILE DISTRICT (M)

The 'Mercantile District' provides for the continued use, enhancement, and new development of retail, office and service needs for the local and surrounding communities. This District supports enhanced transit opportunities and increased pedestrian comfort. Development within this District is characterized by low to mid-rise buildings, screened parking with reduced/shared access points, and primary building entries with direct access to the street.



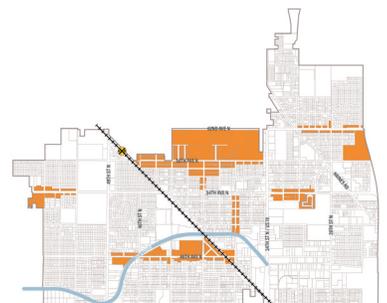
## MAKERS DISTRICT (MKR)

The 'Makers' District' fosters entrepreneurship by incubating small scale and craft manufacturing, specialty repair, artisans, and other startup businesses. This District aims to attract, retain, and cultivate talent, while fostering a collective culture. The district standards allow for a mix of building frontages, visual variation and the adaptive reuse of existing structures. The 'Makers' District' supports business retention and expansion, through these flexible form standards.



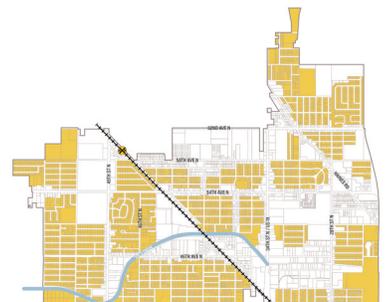
## NEIGHBORHOOD CONVENIENCE DISTRICT (NC)

The 'Neighborhood Convenience District' is predominately residential in function. This District supports a mix of small to medium building types including houses, townhomes, and small apartments, as well as, corner or scattered neighborhood shopfronts. District standards support the reuse/retrofitting of existing structures and new construction that respects the existing residential scale, while reinforcing walkability and transportation alternatives.



## NEIGHBORHOOD DISTRICT (ND)

The 'Neighborhood District' is comprised of established residential areas. Infill development within this District aims to complement the existing development pattern and characteristics, while supporting additional density, a variety of housing types, and an enhanced relationship between the public and private spaces.

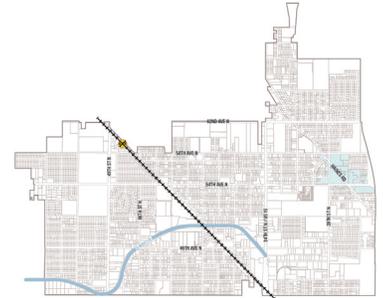


# LEALMAN FBC DISTRICT INTENTS



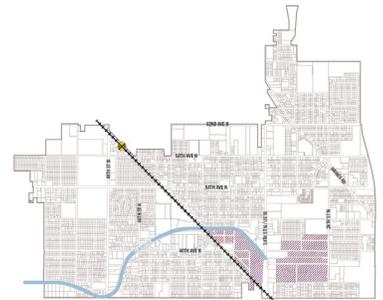
## **SPECIAL DISTRICT - INTERCHANGE (SD-I)**

The 'Special District - Interchange' allows for redevelopment that is responsive to highway service commercial facilities and safe multimodal access. District standards, such as proper screening and building placement, help to establish a sense of arrival into the community.



## **SPECIAL DISTRICT - WAREHOUSE (SD-W)**

The 'Special District - Warehouse' is applied to areas with redevelopment potential for employment-related businesses and industries. This District employs limited form standards offering opportunity to recruit and retain businesses which may experience incremental growth in response to the market. Provisions for this district focus on minimizing visual and noise impacts to adjacent residential uses.



## **SPECIAL DISTRICT - 34TH ST / US 19 (SD-W)**

The 'Special District - 34th St/US 19' acknowledges the characteristics and development pattern of this auto-oriented corridor. The provisions for this district address the relationship to surrounding, lower-intensity districts and enhanced pedestrian safety through site design and access, rather than a prescribed physical form.

