

RESIDENTIAL LAND USE CLASSIFICATIONS:

The following three residential land use classifications make up the City's *livable neighborhoods*, which mean Arlington's residents can have a high quality of life in an aesthetically pleasing atmosphere. Together, these three categories provide a thoughtful mix of housing types along with some neighborhood amenities and convenience.

Mixed Residential – 3 (MR-3)

The MR-3 area, nestled between the two Regional Activity Centers, Downtown University Core and State Highway 360, is prime for a compact growth pattern, which includes moderate to high rise housing types, and perhaps mixed use buildings. This area contains a real mix of housing types from single family dwelling units, townhomes, rowhouses, to multi-family apartment buildings and condominiums. It also includes neighborhood retail services (convenience type) and some office buildings and the people living there would be able to enjoy good urban life with active sidewalks, green pockets, and urban parks.

Mixed Residential – 2 (MR-2)

The MR-2 area covers the largest portion of the city and contains a variety of low to moderate density, low to mid rise housing types like single family dwelling units, townhomes, rowhouses, to multi-family apartment buildings and condominiums. This area also includes neighborhood retail services (convenience type) and some office buildings and the people living there would enjoy the benefits of neighborhood parks, and community recreation centers.

Mixed Residential – 1 (MR-1)

The MR-1 area contains mainly low-density single family housing with some small convenience type stores and individual office spaces to serve the neighborhood. The area's scenic landscape features like Lake Arlington and the golf courses call for housing that takes advantage of the beautiful surroundings, and encourages conservation.

CHARACTERISTICS OF RESIDENTIAL DEVELOPMENT			
	MR-1	MR-2	MR-3
Purpose	Low-density residential	Low to Medium-density residential	Medium to High-density residential
Typical Housing Types	Single Family dwelling units	Single family dwelling units, townhomes, rowhouses, mid-rise multi-family apts, condominiums	Single family dwelling units, townhomes, rowhouses, mid-rise to high rise multi-family Apts, condominiums
Average Target Density	5 units/ acre	10 units/ acre	40 units/ acre
Typical Retail Tenant	Convenience	Convenience	Convenience / Specialty
Typical Store Size	5,000 sq.ft.	10,000 sq.ft.	20,000 sq.ft.
Typical office Types	Individual office Spaces	Low rise, small office buildings	Low- to- mid rise, medium sized office buildings & mixed use buildings
Typical public space	Neighborhood parks, golf courses, conservation areas	Neighborhood parks, golf courses, community recreation centers	Urban parks, green pockets, wide sidewalks & pedestrian friendly streets.
Local Example	Tierra Verde	North Arlington	-