

NEIGHBORHOOD MIXED-USE (NMU)

CHARACTER AND INTENT:

Neighborhood Mixed-Use areas are intended to provide flexible and compatible development patterns that combine commercial services, community amenities, and a variety of housing options within a walkable environment. These areas serve as neighborhood-focused activity centers that offer convenient access to dining, shopping, personal services, and small businesses. NMU areas often act as transitional areas between larger commercial or community uses and adjoining residential neighborhoods, allowing homes and small businesses to function together in an integrated mixed-use setting.

Following is a list of uses characteristic of NMU areas:

- Eating and drinking establishments, retail shops, entertainment venues, daycares and services that support daily neighborhood needs
- Medical offices, professional offices, trade services without outdoor storage and other small-scale employment uses
- A variety of residential options, including townhomes, small multifamily buildings, and accessory dwelling units, at densities appropriate to the area's context
- Community-serving uses, including recreational amenities, public facilities, care facilities, and neighborhood gathering spaces
- Civic, public, and community-serving facilities, including hospitals, schools, and cultural institutions
- Where allowed by zoning, supporting uses such as small lodging establishments, artisan production, live and work units, community uses, and other low-impact activities that reinforce the neighborhood-scale mixed-use character

These areas typically feature medium-density residential development that supports nearby commercial activity. Residential density generally ranges from 5 to 20 dwelling units per acre.

At the time of this Comprehensive Plan update, Transit-Oriented Communities (TOC) Planning was not completed. Considerations and management strategies for higher density residential uses in the TOCs will be further evaluated and detailed in Jeffco's land use regulations, future Area Plan updates, and supported by transportation corridor studies.

Vertical mixed-use buildings, with housing or business uses above ground-floor commercial space, are encouraged where provided for by zoning to enhance walkability and strengthen neighborhood identity. NMU areas should be well connected to transit or located along major transportation corridors to support reduced vehicle trips.

EXISTING COUNTY EXAMPLES:

- Downtown Evergreen
- Conifer Activity Center at US 285