

## LAND USE ELEMENT

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### Town Center

Mountlake Terrace has a town center, otherwise known as the “Downtown.” (See Figure LU-3.) The Town Center is a mixed use district, with 56<sup>th</sup> Avenue as the “main street.” A variety of small businesses are located there. Newer development includes “mixed use” buildings, with retail on the ground floor and residential on upper floors. This area has many exciting possibilities for infill, revitalization, and redevelopment.

More information about the Town Center area is contained in the Community Livability Element, as well as the Economic Vitality Element. Related studies include portions of the 1999 Economic Development Market Analysis Study, as well as the 1993 Downtown Revitalization Committee Report.

### Land Use Designations

Cities always change over time. By planning for the future, a community is in a much stronger position to achieve its goals.

Figure LU-4 shows the land use designations for Mountlake Terrace. Each designation is associated with certain kinds of development that are already in place or will be encouraged.

The City has four types of residential designations (or classifications): (1) Urban Low, primarily for single-family residential use; (2) Urban Low-Medium, primarily for low density multifamily residential use; (3) Urban Medium, primarily for medium density multifamily residential use; and (4) Mobile Home Park, primarily for the residential use of mobile or manufactured housing units.

Other designations provide for businesses as a primary use. These designations are as follows: (1) Community Business; (2) General Commercial; (3) Freeway-Tourist; (4) Town Center; and (5) Light Industrial/Office.

Finally, other designations are: (1) Special Development District, which provides for a combination of specially-selected residential and commercial uses; (2) Parks and Open Space, which consists of parks and other planned open space areas; (3) Public Facilities, a category which includes the Civic Center; and (4) Study site.

These designations provide a basis for assigning zoning designations and developing zoning regulations that are more specific, for example, with regard to location, height, density, setbacks, parking, landscaping, and other characteristics of use, for given zones.