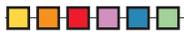


Neighborhood District Planning Studies



Land Use Place Types



January 2011

Neighborhood District Planning Studies: Land Use Place Types



This workbook describes the character of a series of different land uses place types that fit within various neighborhood district planning areas within Mammoth Lakes. The desired character of the Town's districts are defined in the General Plan and fit within a series of "transects." As described in the General Plan, the transect is a cross-section of the community that describes typical natural and man-made context, pattern and characteristics of different areas of the community.

The place types described include residential, mixed use, lodging, commercial, industrial, civic and open space types. Each is illustrated with photos and illustrations of typical building types and conditions. Supporting information is also provided describing the place type's relationship to the transect and zoning/land use districts; physical characteristics including building stories and height range; typical uses, and parking conditions. Many of the examples are drawn from within Mammoth or our peer resort communities.



R1

RESIDENTIAL

Medium/Large Lot Single Family



Description

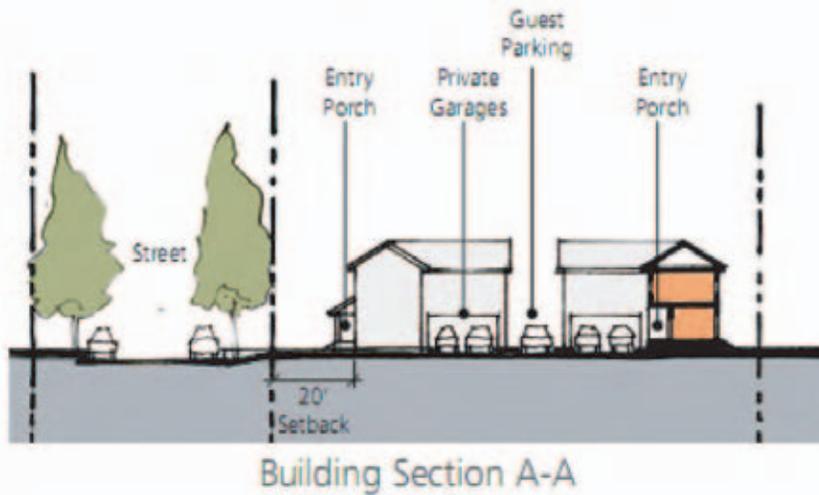
Transect: T3, T4
Land Use Districts: Low Density Residential
Rural Residential

Form and Character:
1-2 stories
25 to 35 feet
Detached units
Integrated or detached garages

R2

RESIDENTIAL

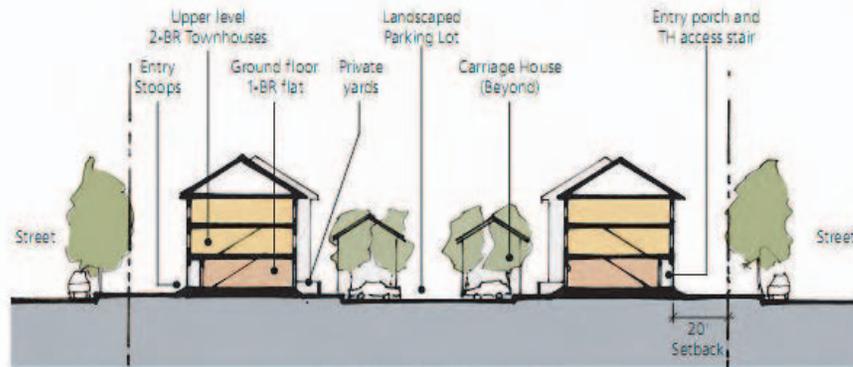
Small-lot Single Family, Duplex and Triplex



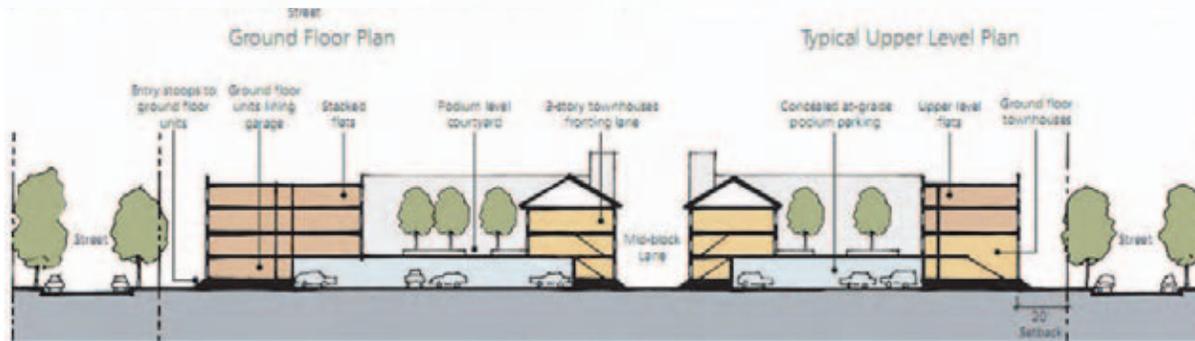
Description

Transect: T3, T4
Land Use Districts: Low/Medium Density Residential

Form and Character:
1-2 stories
25 to 35 feet
Detached or attached units
Courtyard parking and integrated garages

R3**RESIDENTIAL****Stacked Flats and Townhouses**

Building Section A-A



Building Section A-A

**Description**

Transect: T4, T5
Land Use Districts: Medium/High Density Residential
 Low/Medium Density Residential
 Downtown Mixed Use

Form and Character:

3 stories
 35 to 45 feet
 Residential flats, 3 story townhomes,
 and ground floor townhomes
 Understructure or courtyard parking

R4

RESIDENTIAL

Multi-Family Apartments or Condominiums



Description

Transect:

T4, T5, T6

Land Use Districts:

Medium/High Density Residential
Downtown Mixed Use

Form and Character:

3-5 stories
35 to 65 feet
Understructure or surface parking

M1

MIXED-USE

Medium Density Mixed Use



Description

Transect: T4, T5
Land Use Districts: Downtown Mixed Use
Visitor Mixed Use

Form and Character:
2-3 stories
25 to 45 feet
Retail ground floor with residential apartments or lodging above
Underground and on-street or shared parking

M2

MIXED-USE

Medium/High Density Mixed Use



Description

Transect:

T5, T6

Land Use Districts

Downtown Mixed Use

Visitor Mixed Use

Form and Character:

3-5 stories

35 to 60 feet

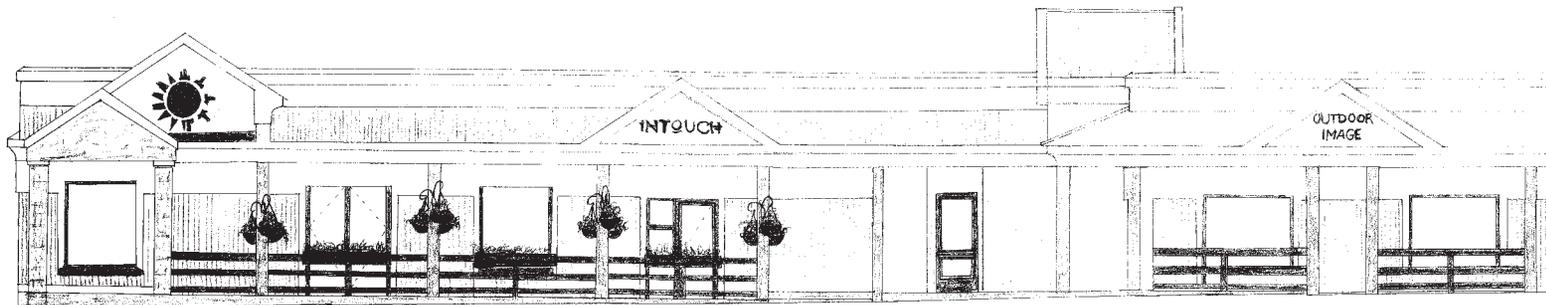
Retail ground floor with residential apartments or lodging above

Underground and on-street or shared parking

C1

COMMERCIAL

Small-Scale Commercial



EAST ELEVATION

Description

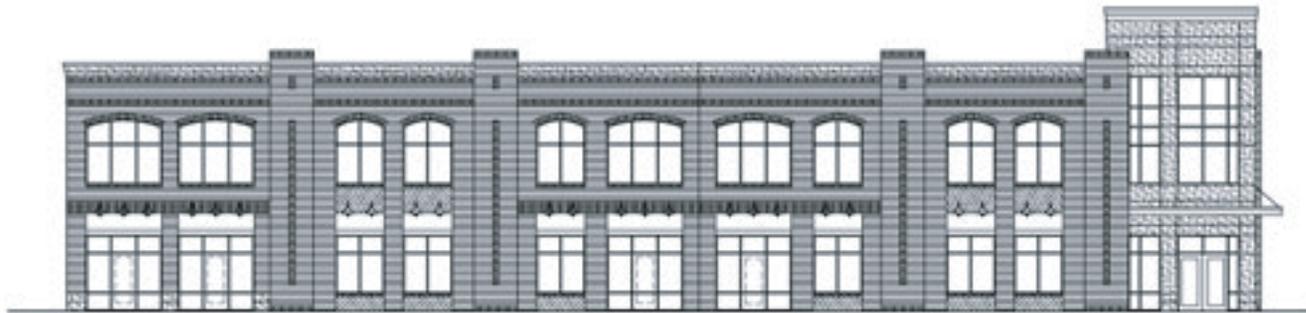
Transect: T4, T5
Land Use Districts: Commercial General
Downtown Mixed Use

Form and Character:
1-2 stories
25-35 feet
Single or multi-tenant
Surface parking

C3

COMMERCIAL

Mixed Retail and Office



Description

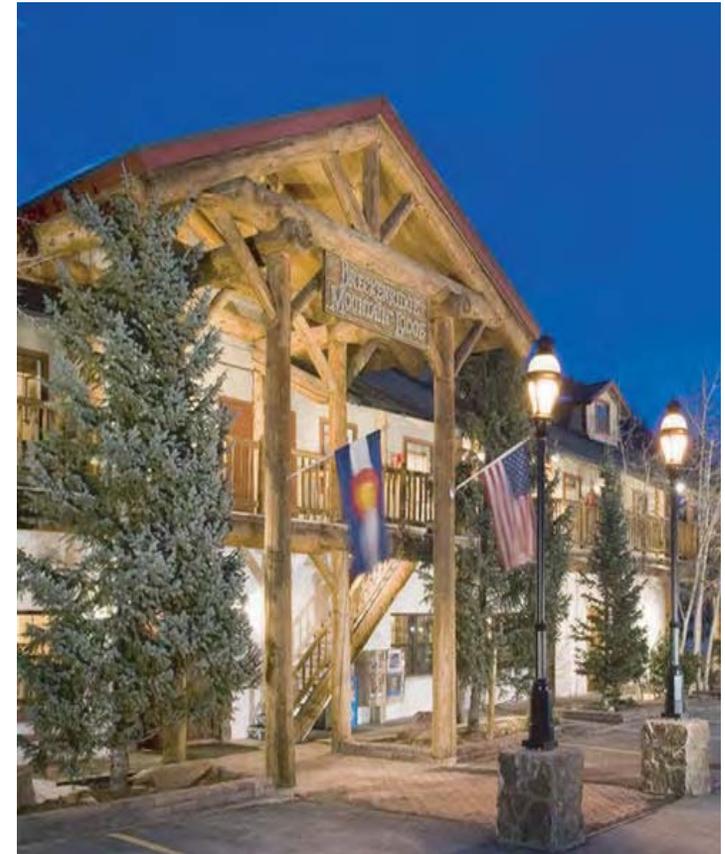
Transect: T4, T5
Land Use Districts: Commercial General

Form and Character:
2-4 stories
35-55 feet
Retail ground floor with office above
Multiple tenants
Surface parking

L1

LODGING

Boutique Hotel or Inn



Description

Transect: T4, T5
Land Use Districts: Visitor Mixed Use
 Hotel

Form and Character:
 2 - 3 stories
 25 to 45 feet
 25-50 rooms
 Surface and understructure parking

L2**LODGING****Mid-Size Hotel/Motel****Description****Transect:**

T4, T5, T6

Land Use Districts:

Downtown Mixed Use

Visitor Mixed Use

Hotel

Medium/High Density Residential

Form and Character:

3 - 4 stories

40 to 55 feet

100-150 rooms

Branded or flag hotel

Surface or underground parking

L3**LODGING**

Large Scale Resort Hotel

**Description**

Transect: T5, T6
Land Use Districts: Visitor Mixed Use
Hotel

Form and Character:
4 - 6 stories
45 to 75 feet
>200 rooms, conference space,
full-service restaurant(s)
Branded or flag hotel
Underground parking

INDUSTRIAL

Light Industrial/Service Commercial



Description

Transect: T3, T4
Land Use Districts: Industrial
 Commercial General

Form and Character:
 1-2 stories
 25-35 feet
 Single or multi-tenant
 Surface parking



Civic

Civic Center



Description

Transect: T4,T5,T6
Land Use Districts: Civic/Public

Form and Character:
 2-4 stories
 35-45 feet
 Civic Buildings
 Public plaza

CV2

Civic

Public Facility or Institution



Description

Transect: T4,T5,T6
Land Use Districts: Civic/Public

Form and Character:
2-4 stories
35-45 feet
Medium scale institutional buildings (school, hospital, college, government complex)
Surface or structured parking

OS1

OPEN SPACE

National Forest



Description

Transect:

N/A

Land Use Districts:

Open Space

National Forest

Form and Character:

Undeveloped and recreational open space

Limited recreational facilities and uses:

(campgrounds, cabins, ski area facilities, trails, interpretive facilities)



Description

Transect: N/A
Land Use Districts: Open Space

Form and Character:
Natural/undeveloped open space
Trails
Limited ancillary facilities and uses (restrooms, picnic areas, interpretive facilities)

