

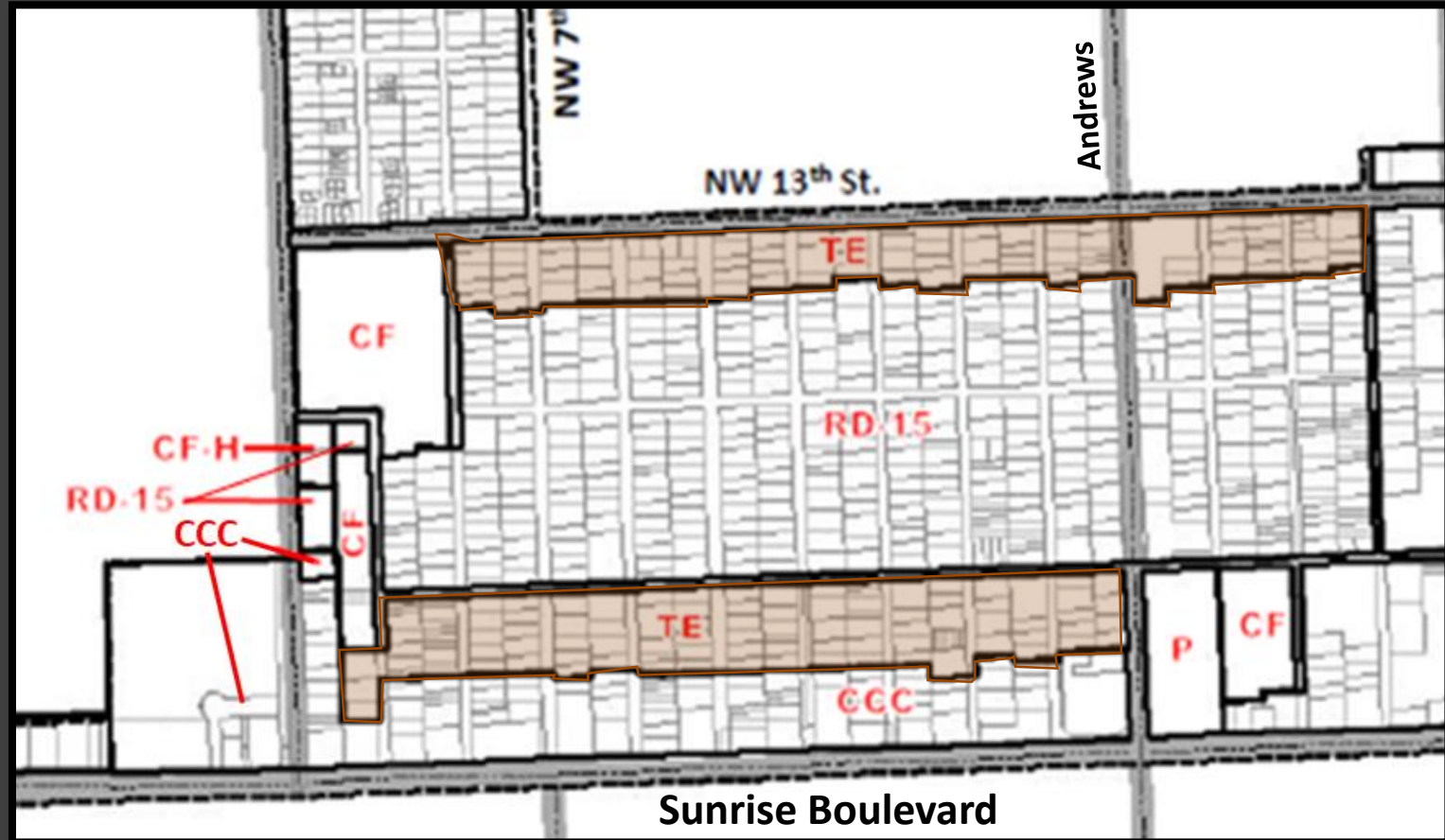
The following is proposed for the **Transition Edge** district:

PROPOSED TRANSITION EDGE (TE) ZONING DISTRICT

The TE district is appropriate for single and multi-story residential development abutting arterial corridors; and,

Provides an appropriate transition in scale to adjoining low rise residential areas.

Ideally, the TE district will attract redevelopment that encourages a mix of diverse housing types, especially townhomes and cluster developments.

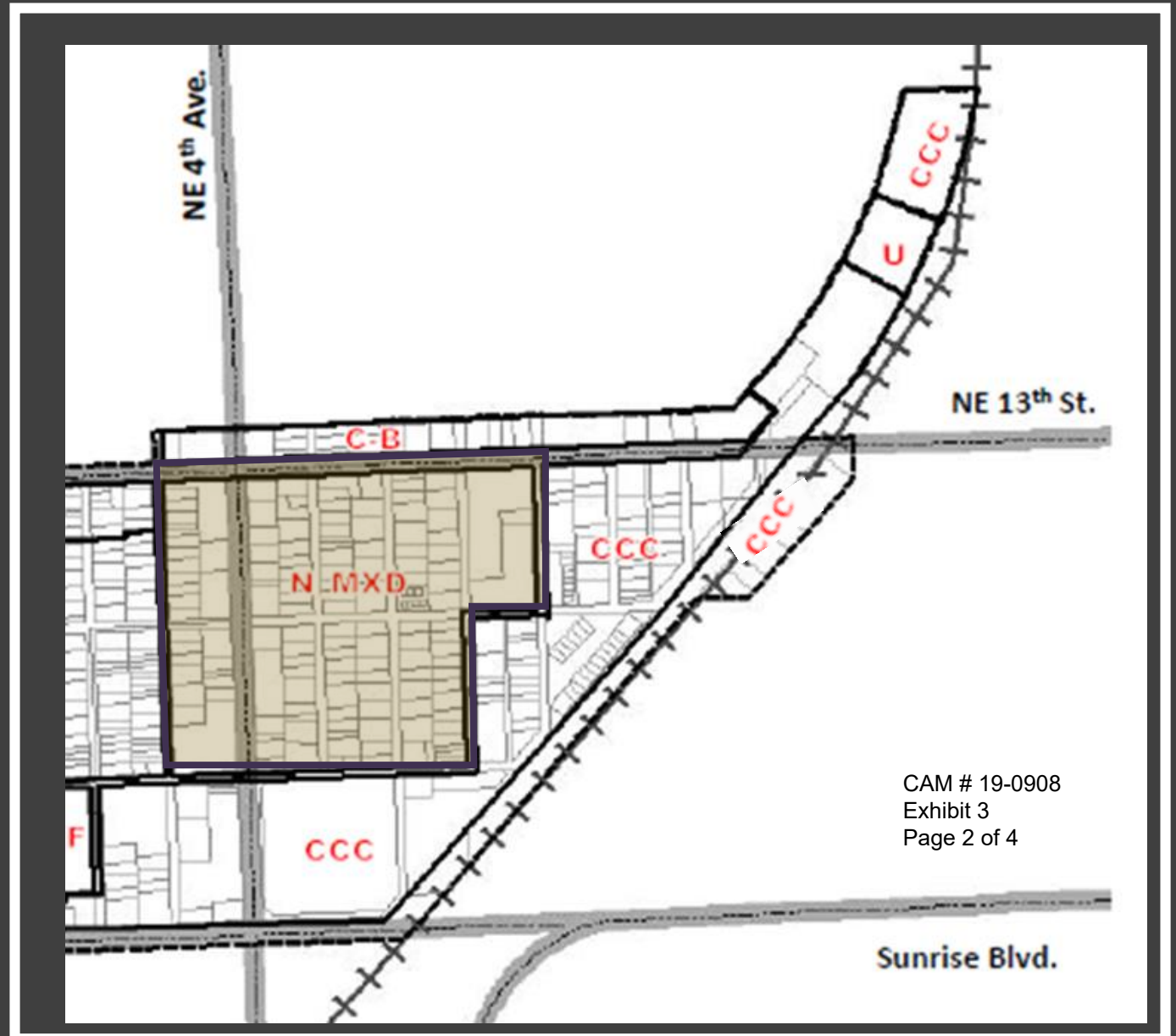


**PROPOSED
NEIGHBORHOOD MIXED USE (N-MXD) ZONING DISTRICT**

The following is proposed for the **Neighborhood Mixed Use** district:

Intended to provide opportunities for flexible use of properties in transitional areas at the edges of residential neighborhoods, while ensuring that the established residential character of these areas is preserved.

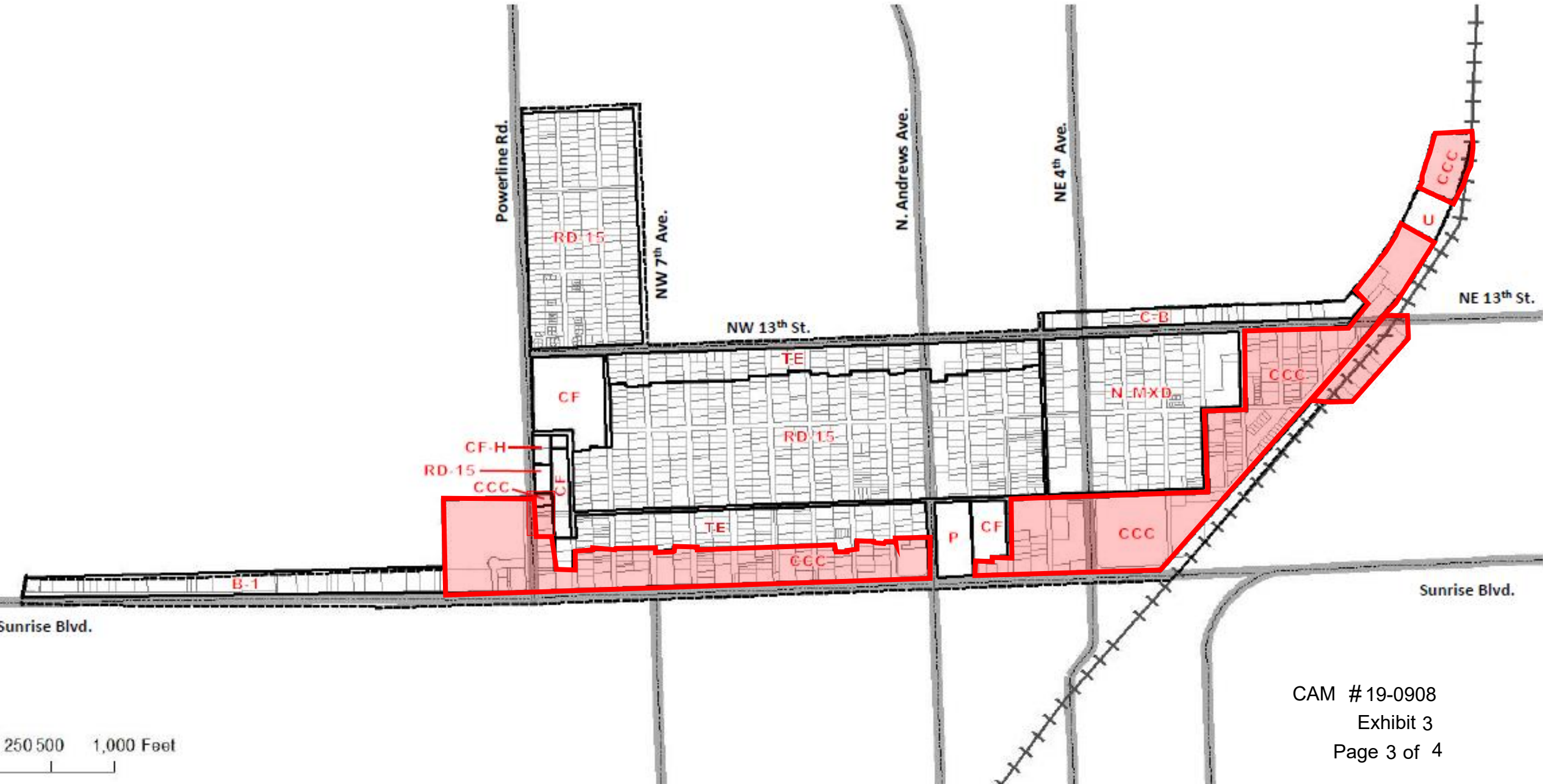
Also intended that the design enhancement standards of the N-MXD district will encourage new construction and redevelopment that will be harmonious with the existing adjacent residential neighborhoods and structures.



CAM # 19-0908
Exhibit 3
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Sunrise Blvd.

PROPOSED CENTRAL CITY CRA ZONING MAP



PROPOSED COMMUNITY COMMERCIAL CORRIDOR (CCC) ZONING DISTRICT

Community Commercial Corridor district:

The most intense proposed district

Accommodates uses like major employers, shopping, civic, office, and entertainment destinations, and multi-family residential uses

Located along existing commercial corridors (Sunrise and Progresso)

This district should experience the largest scale of redevelopment

Proposed depth – up to 300 feet (average)

The proposed depth is the maximum that can be included without exceeding flex strategy standards.

