



This perspective sketch of a suburban town center illustrates the low scale of buildings in relation to the the width of the streets and the height of the street trees.

Intent

The Suburban Overlay District, largely consisting of more recent development that includes single-family neighborhoods, shopping centers, and business parks, is primarily comprised of Western Branch, Deep Creek, Great Bridge, Edinburgh, and the Etheridge Manor area. The development pattern within the Suburban Overlay District is typically low- to medium density, is more horizontal in form, and is more open to the sky. These guidelines address mixed-use and infill development within the Suburban Overlay District.

A mixed-use development is a single unified development that incorporates two or more different uses within

walking distance of one another, and may include a variety of housing types.

There are generally two types of mixed-use developments: vertical mixed-use, the provision of multiple uses within a building, and horizontal mixed-use, the arrangement of multiple uses on a site in a complex of related buildings. Connectivity among uses should be achieved with an open space system of streetscapes and parks. As pedestrian-oriented communities, mixed-use developments are intended to reduce sprawl and automobile trips.

Mixed-use development may be regionally or locally focused. A regional mixed-use and infill development is

highly accessible from major highways and includes a mix of uses, such as retail, restaurants, entertainment, and hotel, to create a destination that attracts users from a broad area. Regional mixed-use development may be co-located with special attractions, such as a waterfront promenade, a marina, an historic site, or other natural and cultural resources. Local mixed-use development provides a mix of services for the convenience of the users and residents of the development and adjacent neighborhoods.

Mixed-use development within the suburban overlay district should be permitted in accordance with city procedures.



Infill development should contribute to the revitalization of the existing community and neighborhood where such development is proposed. The newer house (right) with the wrap-around porch meets the build-to line and traditional architecture of the older houses on the street and is a good example of infill development. The setback of the house with brown shutters (center) detracts from the quality of this residential street.

Intent

Infill developments, other than as-of-right developments allowed under existing zoning, may be permitted in accordance with city procedures.

Infill development should contribute to the revitalization of the existing community and neighborhood where such development is proposed. Existing infrastructure, including roads and utilities, proximity to a variety of existing uses, and the desirability of being part of an established neighborhood are incentives for the construction of new buildings or the expansion of existing buildings within older neighborhoods.

Mixed use and infill developments and gateways are especially well suited in relation to transportation corridors, accessible waterfronts, transportation facilities and multi-modal transit hubs, town centers, and areas designated for revitalization. Critical factors associated with mixed use and infill developments are land use and density, careful planning, phasing, the economic climate, and construction costs.

Mixed used and infill developments and gateways can help to “reduce the negatives,” such as under-utilized or abandoned buildings, unsafe areas, and

dilapidated streetscapes. They should create appealing built environments in which to live, work, and play.